

NAINA Town Planning Scheme No.9

(Part of Villages Belavali, Bherle, Bhingar, Chikhale, Kon, Lonivali, Sangade, Wardoli of Taluka Panvel, District -Raigad)

Preliminary Scheme

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

Table A

Original Plotwise Decisions of the Arbitrator

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1	Kashinath Pandu Patil, Fashi Shravan Shelke, Sitaram Dama Patil, Baban Dama Patil, Mathurabai Sakharam Tupe, Shevantibai Ramchandra Patil, Namdeo Goma Patil, Janardan Goma Patil, Dharma Goma Patil, Janabai Tukaram Shisve, Bhagubai Pundalik Gaykar, Raghubai Vishnu Patil, Mathura Arjun Paringe, Raghunath Damodar Gaykar, Chandrakant Damodar Gaykar, Balaram Damodar Gaykar, Pandurang Damodar Gaykar, Atmaram Damodar Gaykar, Sudam Damodar Gaykar, Arun Vaman Gaykar, Dilip Vaman Gaykar, Nanda Bhalchandra Raut, Subhadra Vaman Gaykar, Kishor Ananta Gaykar, Vinod Ananta Gaykar, Vikas Ananta Gaykar, Sunita Ananta Gaykar, Jijabai Gopal Naik, Rukmini Pandurang Kurangale, Lakshmibai Kushaba Paringe, Naresh Gopinath Gaykar, Ajay Gopinath Gaykar, Suman Gopinath Gaykar, Pravin Ramdas Gaykar, Sangita Ramdas Gaykar, Changuna Gopal Kurangale, Rajaram Sakharam Gaykar, Lakshmibai Ramdas Patil, Pandharinath	Borle	88/1	1	1	2500	22	1000		Shri Bhagwan Kashinath Patil & Janardhan Patil submitted their representation dated 16/12/2024 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.	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-9, 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. From planning point of view, the layout of the scheme is revised and reconstituted Final Plot No. 10, as delineated in plan No. 4, is hereby allotted to the

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Kanu Gaykar, Padmakar Kanu Gaykar, Madhukar Kanu Gaykar, Aadinath Kanu Gaykar, Sharda Sharad Bhagwat, Ravindra Mahadev Gaykar, Vilas Mahadve Gaykar, Girish Lakshman Gaykar, Urmila Lakshman Gaykar, Jayvanti Sudam Mundhe, Renuka Suresh Patil, Megha Moreshwar Patil, Sushma Govind Bhagwat, Padma Jayant Mhatre, Ashwini Ramchandra Bhonkar, Girijabai Mahadev Gaykar, Sitabai Ramchandra Tattu, Shantabai Prabhakar Thakur, Sadanand Shripad Behre, Surendra Shripad Behre, Yogesh Lakshman Gaykar, Narayan Ambo Bhopi, Bharat Ambo Bhopi, Kavita Haribhau Bhopi, Shashikant Haribhau Bhopi, Aparna Vilas Patil, Bhalchandra Purushottam Patankar, Bhagwan Kashinath Patil, Balaram Kashinath Patil, Archana Kashinath More, Sita Pandu Patil, Sulabha Sakharam Patil, Nirmala Padu Gadkari, Kamla BHau Gaykar, Lila Vithal Fadke, Atmaram Goma Patil, Chandrabhaga Goma Patil, Jagan Goma Patil, Sugandha Balaram Chorge, Sakharam Dattu Mhatre, Sharda Dattatreya Pawar, Sulaochna Narayan Gaykar, Yashwant Narayan Gaykar, Sandeep Narayan Gaykar, Rasika Bhagwan Mhatre, Kunda Pradip Gaykar, Komal Pradip Gaykar, Aatish Pradip Gaykar, Snehal Pradip Gaykar A P K Aai Kunda									Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
2	Nilesh Kailaschand Patani, Pranay Vilas Patani, Asha Dyanadev Dudhe, Nitin Kailaschand Patani, Likhit Vilas Patani	Borle	88/2	1	2	8900	5	3560		They did not appear for the hearing but submitted their representation dated 16/12/2024. Submission in the Representation: 1. 50% of their land has been taken in said TPS and thereafter again informed to deposit Rs. 2014000 as contribution from them. This is extremely wrong and is not acceptable to them.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 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.
3	Nanu Sitaram Patil	Borle	89/3	2	3	500	12	200		They neither attended the hearing nor submitted any representation	By mutation entry no 1635 the 7/12 extract of Gat No 89/3 is closed and therefore the Final Plot proposed for said gat no 89/3 is cancelled.
4	Executive Engineer Mumbai Road Development Department No.1, Vaibhav Eknath Dudhe	Borle	93/1/1	1	4	2550	6	1020		The officials of Dr. Vitthalrao Vikhe Patil Foundation and Shri. Eknath Dudhe appeared for the hearing on 16/12/2024 and also submitted their representation dated 16/12/2024 Submission in the Hearing & the Representation: 1. Earlier Gut 93/1 of Borle village admeasuring 5220sqm was jointly owned by M/s Vikhe Patil Foundation, MSRDC & Shri. Vaibhav Dudhe. Thereafter it was divided into (1) Gut No 93/1/1, area 2900sqm & jointly owned by MSRDC & Vaibhav Dudhe & (2) Gut No 93/B, Area 2500sqm owned by Vikhe Patil Foundation.	1. Draft Town Planning Scheme no. 9 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.
5	Dr. Vitthalrao Vikhe Patil Foundation	Borle	89/B/1	1	5	6890		6890	6940		2. In the original lands, development permission was granted by NAINA wide order No. CIDCO/NAINA/Panvel/Borle/BP 0509/CC/2020/0027 dated 24/02/2020. As per the sanctioned permission, a. Area of plot as per 7/12 = 11550 sq. mt. b. Area considered as per TILR = 10129.7 sq. mt. c. Proposed Road = 1852 sq. mt. d. Net Area = 8277.01 sq. mt. e. Permissible FSI/BUA = 0.5/ 4138 sq. mt. f. Proposed BUA = 3655.8 sq. mt.

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6	Dr. Vitthalrao Vikhe Patil Foundation	Borle	89/B/2	1	6	50		50		Thereafter Gat No 93/B was further subdivided into 93/B/1, 93/B/2, 93/B/3, therefore they requested to grant final plot for their land bearing Gut No. 93/B/1, 93/B/2, 93/B/3, 89/B/1, 89/B/2 and seperate Final Plot for Gut No 93/1/1 to Shri. Vaibhav Dudhe. 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. Thereafter wide letter dated 21/08/2024, they submitted TILR survey map showing the location of Gut No. 93/1/1. Thereafter, again hearing was arranged on 03/09/2025 to ascertain whether the sanctioned development permission dated 24/02/2020 was executed on site or the revalidation for the said permission was obtained. Senior Planner (BP-NAINA) was also called for the hearing. From the foundation, Dr. Gaikwad, Adv shri. Patil & shri. Ithape, Mr. Prasad Goregaonkar, Mr. Ajit Dhokane attended the hearing and also submitted representation dated 04/09/2025 & 16/09/2025. From NAINA, Smt. Kene, Senior planner and shri. Pawar, Associate planner attended the hearing and submitted note dated 09/09/2025. Submission of the foundation- 1. Due to COVID-19 lockdown (2020-21) and subsequent MMC interchange realignment by MSRDC, only partial execution (boundary wall)	<table><tr><td colspan="2">3. Accordingly, 7/12 extract of the lands have been changed as follows-</td><td colspan="2"></td><td colspan="2"></td></tr><tr><td>Original lands</td><td>After Dev Permission</td><td colspan="4">MMC</td></tr><tr><td>Gut No.</td><td>Area</td><td>Gut No.</td><td>Area</td><td>Owner</td><td>Acq.</td></tr><tr><td></td><td>Sq. mt</td><td></td><td>sq. mt.</td><td></td><td></td></tr><tr><td>89/1</td><td>5500</td><td>89/B/1</td><td>6890</td><td>Found.</td><td></td></tr><tr><td>89/2</td><td>1000</td><td>89/B/2</td><td>50</td><td>Found.-Road</td><td></td></tr><tr><td>93/1</td><td>5050</td><td>93/B/1</td><td>320</td><td>Found.</td><td>320</td></tr><tr><td>PWD</td><td>570</td><td>93/B/2</td><td>850</td><td>Found.-O/S</td><td>850</td></tr><tr><td></td><td></td><td>93/B/3</td><td>890</td><td>Found.- Road</td><td>890</td></tr><tr><td></td><td></td><td>93/1/1</td><td>1130</td><td>Dudhe</td><td></td></tr><tr><td></td><td></td><td></td><td>570</td><td>PWD</td><td></td></tr><tr><td></td><td></td><td></td><td>1420</td><td>MSRDC</td><td>1420</td></tr><tr><td>Total</td><td>12120</td><td></td><td>12120</td><td></td><td></td></tr></table> 4. As per the PWD Notification, 2230 sq. mt area of Gut No. 93/2 [93/2 (Dudhe-170), 93/B/1 (Foundation.-320), 93/B/2(Foundation-850), 93/B/3(Foundation.-890)] has been notified for acquisition for the purpose of the Multimodal Corridor (MMC). Accordingly, as per above table, the land remain with the foundation is 6940 sq. mt. The land remain with shri. Dudhe is 1130 sq. mt, but as per MSRDC plan, it is under acquisition of MMC and therefore final plot is not allotted to shri. Dudhe. 5. CIDCO, wide order No. CIDCO/NAINA/Panvel/Borle/BP-00509/ CC/2020/0026 dated 24/02/2020 granted CC for development permission in the original land bearing Gut No. 89/1, 89/2, & 93/1 of village Borle,. The total area of the land, as per 7/12 extract, is 11550 sq. mt. and the considered area as per measurement is 10129.7 sq. mt. After deducting the area underproposed road, the net area was 8277.01 sq. mt. The permissible FSI was 0.5 and accordingly 4138.50 sq. mt. BUA was permissible and the sanctioned BUA was 3655.80 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	3. Accordingly, 7/12 extract of the lands have been changed as follows-						Original lands	After Dev Permission	MMC				Gut No.	Area	Gut No.	Area	Owner	Acq.		Sq. mt		sq. mt.			89/1	5500	89/B/1	6890	Found.		89/2	1000	89/B/2	50	Found.-Road		93/1	5050	93/B/1	320	Found.	320	PWD	570	93/B/2	850	Found.-O/S	850			93/B/3	890	Found.- Road	890			93/1/1	1130	Dudhe					570	PWD					1420	MSRDC	1420	Total	12120		12120		
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89/2	1000	89/B/2	50	Found.-Road																																																																																					
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PWD	570	93/B/2	850	Found.-O/S	850																																																																																				
		93/B/3	890	Found.- Road	890																																																																																				
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1	2	3A	3B	3C	4	5	6	7	8	9	10
										could be undertaken on site. 2. The commencement certificate was revalidated upto 24/02/2024 subject to TPS-9 final approval. 3. They requested that final plot be safeguarded by proportionate readjustment of adjoining FP, so that their final holding is not disproportionately diminished. In case such physical readjustment is not feasible, they request that compensatory TDR/FSI of equivalent value be granted in accordance with the provisions of MR & TP Act and TPS Regulations. 4. Earlier they received permission for Pilot training centre and the trust will continue the said user. Submission of NAINA CC/ACC was issued in Building permission No.509 on 24/02/2020 and now it is lapsed.	course of development or which is already built upon. The contents of the draft scheme is mentioned in section 64 of the said Act. It stipulates that upto 10% of the total area covered under the scheme shall be reserved for providing housing accommodation to the members of economically weaker section and 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. 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											the Commencement Certificate/Amended Commencement for the said land was issued under BP 509 on 24/2/2020 and has now lapsed. 7. Therefore, it is necessary to obtain a proportionate contribution of land from the said original holding towards TPS 9. In this regard, it has been considered that the development permission has been granted earlier, and the developer had accordingly paid the requisite development charges. Consequently, the authority had proposed 100% of the final plot area in the sanctioned Drafft 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.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.

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1	2	3A	3B	3C	4	5	6	7	8	9	10
7	Executive Engineer Mumbai Road Development Department ?, Nama savalaram Patil, Shama savalaram Patil, Sakhubai Chahu Patil, Suman Namdev Patil, Vimal Dhondiram Patil, Vithabai Namdev Patil, Pravin Eknath Patil, Dyandev Eknath Patil, Sunita Eknath Patil, Manisha Chandrakant More, Vaijayanti Anil Pawar, Nikhil Nana Patil, Anusaya Jethu Patil, Achita Nama Patil, Sagar Nana Patil, Tukaram Jethu Patil, Nikita Nana Patil, Vanita Pramod Usatkar, Gita Gopal Dukare	Borle	94	2	7	1640	7	656		Shri Sagar Nana Patil, Shri Tukaram Jetu Patil, Shri Nikhil Nana Patil have submitted their representation dated 16/12/2024 but did not appear for the hearing. Submission in the Representation- 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-9. 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 withdraw TPS-9, 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 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-9, 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. 6. As per the 7/12 extract of Gut No. 94, an area of 40 sq. mt. falls under the jurisdiction of the PWD, while the remaining 2740 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 1100 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1640 sq. mt. shall remain with the landowners. 7. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											additional survey nos and additional area was given as annexure 1. Accordingly 104 Sqm from Gut no 94 will be required for widening of Expressway. For the said land, seperate FP No 7-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 7 is granted. Reconstituted Final Plot No. 7 & 7-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
8	Ram Hoshiram Patil Executive Engineer Mumbai Road Development Department No. 1	Borle	95/1	1	8	4220	8	1688		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 95/1 admeasuring 5410 sq. mt., an area of 420 sq. mt. falls under the jurisdiction of the PWD, while the remaining 4990 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 570 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 4420 sq. mt. shall remain with the landowners. 3. Executivee engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 145 Sqm from Gut no 95/1 will be required for widening of Expressway. For the said land, seperate FP No 12-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 12 is granted. Reconstituted Final Plot No. 12 & 12-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.

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9	Sanjay Motilal Jain , Executive Engineer Mumbai Road Development Department No.1, Abhijeet Uttamrao Jadhav, Satyavhan Kanha Naik	Borle	57	1	9	1130	24	452		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 57, an area of 100 sq. mt. falls under the jurisdiction of the PWD, while the remaining 2230 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 1100 sq. mt. 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. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 137 Sqm from Gut no 57 will be required for widening of Expressway. For the said land, separate FP No 24-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 24 is granted. Reconstituted Final Plot No. 24 & 24-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
10	Shobha Ramesh Marathe	Borle	87/2	1	10	2830	21	1132		They neither attended the hearing nor submitted any representation. However shri. Balaji Patil submitted a representation dated 08/07/2025. Submission- 1. He has purchased the original land bearing Gut No. 87/2 from smt. Shobha Marathe wide sale deed dated 06/2020 and its ownership right has been put up on his name wide mutation no. 1598. 2. Accordingly he requested to grant FP NO. 21 in his name.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in the location to nearby area and change in name of the owners as per the updated 7/12 extract. 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.

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Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
11	Balaram alias Bala Gopal Patil, Shanivar Gopal Patil	Borle	83/1/A	1	11	3650	9	1460	1460	Shri Shanivar Gopal Patil & Shri Balaram Gopal Patil have submitted their representation dated 16/12/2024 but did not appear for the hearing. Submission in Representation: 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-9. 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 withdraw TPS-9, under section 87 of MR & TP Act 1966.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the PWD Notification, an area of 1060 sq. mt. has been combinedly notified for acquisition in Gut No. 83/1/A and 83/1/B for the purpose of the Multimodal Corridor (MMC) and the balance area of 3650 sq. mt. shall remain with the landowners. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 305 Sqm from Gut no 83/1 will be required for widening of Expressway. For the said land, separate FP No 11-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 11 is granted. Reconstituted Final Plot No. 11 & 11-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC..
12	Narayan Ambo Bhopi, Bharat Ambo Bhopi, Kavita Haribhau Bhopi, Shashikant Haribhau Bhopi, Archana Kashinath More, Aparna Vilas Patil	Borle	83/1/B	2	12						
13	Kamalakar Hoshiram Patil	Borle	83/2	2	13	2220	11	888		Shri Kamalakar Hoshiram Patil did not attend the hearing but submitted a representation dated 29/1/2025. Submission in representation: 1. Government has enforced NAINA Town Planning Scheme on the farmers through NAINA Authority and therefore it is not accepted to them. 2. They demanded to grant the developed plot of 80% of their original land and to grant	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. Considering the area of reservations and amenities in TPS-9, the request to grant the final plot of a minimum of 80% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										3FSI on it. 3. They have strong objection to payment of Betterment Charges and other charges. 4. Their Residential houses in Gaothan and outside Gaothan shall be regularised, Sanad shall be granted and their land shall be acquired under Land Acquisition Act 2013.	4. As per the PWD Notification, an area of 330 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 2220 sq. mt. shall remain with the landowners. 5. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 175 Sqm from Gut no 83/2 will be required for widening of Expressway. For the said land, seperate FP No 9-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 9 is granted. Reconstituted Final Plot No. 9 & 9 -M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
14	Ashok Damu Patil, Dattu Damu Patil, Yashwant Damu Patil, Govind Damu Patil	Borle	115/0	1	14	5920	221	2368		They did not attend the hearing but Shri Dattu Damu Patil, Shri Yashwant Damu Patil, Shri Ashok Damu Patil & Shri Govind Damu Patil submitted a representation dated 16/12/2024 Submission in the Representation- 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-9. 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	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-9, 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										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-9, under section 87 of MR & TP Act 1966.	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 original land bearing gat no 115/0 and proposed final plot 221 is situated adjoining to the GAIL Center at Borle as per GAIL's submission, 15m buffer zone shall be kept from the boundary of the Gail Center. Therefore the Layout of the scheme has been revised & reconstituted 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.
15	Namdev Goma Patil, Janardan Goma Patil, Dharma Goma Patil, Janabai Tukaram Shisave, Bhagubai Pundalik Gaykar, Mathurabai Arjun Paringe, Raghubai Vishnu Patil, Devakibai Marya Patil, Fashibai Maruti Mali, Janakibai Joma Patil	Borle	102/0	1	18	1080	10	432		They did not attend the hearing but Shri Dharma Goma Patil has submitted a representation datedd 16/12/2024 Submission in the representation: 1. Submission in the Representation- 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-9. 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.	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-9, 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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-9, 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. 6. As per the PWD Notification, an area of 3420 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1080 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to change in location in nearby area and FP No. Final Plot No. 8, as delineated in plan No. 8, 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.
16	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	81/1	1	19	710	14	284		They have attended the hearing but not submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in location to nearby area and FP No. 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.
17	Balaram Kashinath Patil, Bhagwan Kashinath Patil	Borle	81/2	2	20	460	13	184		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the PWD Notification, an area of 120 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 460 sq. mt. shall remain with the landowners. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 89 Sqm from Gut no 81/2 will be required for widening of Expressway. For the said land, separte FP No 22-M has been granted in the

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 22 is granted. Reconstituted Final Plot No. 22 & 22-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
18	Indian Motherland Realities L. L. P.	Borle	35/2/C	1	21	1870	15	748	4524	They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract and PWD Notification, following area have been acquired/notified for acquisition for the purpose of the Multimodal Corridor (MMC). Gut No. Total Area. Highway Acq MMC Acqu. Remaining OP area 56/2. 2130 - 850. 1280 82/2. 5230 - 1450 3780 121/3. 2840. - 1690. 1150 35/4/B. 2900. 920 1400. 580 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 337, 219, 443 Sqm from Gut no 82/2, 121/3, 35/4B resp. will be required for widening of Expressway. For the said land, seperate FP No 13-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 13 is granted. Reconstituted Final Plot No. 13 & 13-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
19	Indian Motherland Realities L. L. P.	Borle	56/2 (P-MMC)	1	22	1280		512			
20	Indian Motherland Realities L.L.P.	Borle	71/1/A	1	23	2650		1060			
21	Indian Motherland Realities L.L.P., Dilip Dattu Patil, Rajesh Dattu Patil	Borle	82/2 (P-MMC)	1	24	3780		1512			
22	Indian Motherland Realities L.L.P	Borle	121/3 (P-MMC)	1	25	1150		460			
23	Executive Engineer Mumbai Road Development Department No.1, Indian Motherland Realities L. L. P.	Borle	35/4/B	1	218	580	232				
24	Gopinath Vithu Patil, Prakash Vithu Patil, Shantabai Motiram Patil,	Borle	79/0	1	26	3520	17	1408		They did not appear for the hearing but Shri Gopinath Vithu Patil submitted a representation dated 16/12/2024.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It

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1	2	3A	3B	3C	4	5	6	7	8	9	10
	Kishor Ram Patil, Sangita Ramesh Mhatre, Anjana Ram Patil, Suman Ram Patil, Anusaya Ananta Patil, Naresh Ananta Patil, Pradeep Ananta Patil, Kalpana Janardhan Patil, Akshata Vijay Mhatre, Chandrakala Bhagwan Patil, Bhupendra Bhagwan Patil, Sharmila Sanjay Valilkar									Submission in the Representation- 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-9. 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 withdraw TPS-9, under section 87 of MR & TP Act 1966.	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-9, 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, subject to change in the name of the owners as per the updated 7/12 extract and FP no. 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.
25	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	35/2/B	1	27	2810	32	1124	50464	Director Panvel Properties Pvt Ltd submitted their representation date 23/12/2024. The points in representation are as follows: 1. They do not accept the final plot no 32 offered in draft project. They hold 409 guntha land in TPS 9 and additional they own land in Village Arivali (SPA - MSRDC) adjacent to survey no 35/2. Therefore they requested the allotment of final plot adjacent to SPA -MSRDC Boundary on their original land. 2. The final plot should comprise atleast 50% area of Original plot	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-9, 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. As per the 7/12 extract, an area of 1500 sq. mt.of Gut
26	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	35/2/D	1	28	8900		3560			
27	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	35/2/E	1	29	3240		1296			
28	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	39/1	1	30	14440		5776			

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1	2	3A	3B	3C	4	5	6	7	8	9	10
29	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	43/0	1	31	4450		1780		3. The Contribution to be waived entirely on equitable grounds.	No. 90, and an area of 550 sq. mt. of Gut No. 124 falls under the jurisdiction of the PWD. Also as per the PWD Notification, an area of 2410 sq. mt. has been notified for acquisition in Gut No. 90 and an area of 1370 sq. mt has been notified for acquisition in Gut No. 124, for the purpose of the Multimodal Corridor (MMC). 5. In the sanctioned Draft Scheme the Final Plot No 32 has been granted on part of their original land and along 20m wide DP Road. 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 plot is maintained as per 7/12 extract of the original lands subject to the decision in the Suit No. 153/2012.in Gut No 44/2. 7. Executivee engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 301 Sqm & 139 sq. mt from Gut no 90, 124 resp. will be required for widening of Expressway. For the said land, seperate FP No 32-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 32 is granted. Reconstituted Final Plot No. 32 & 32 M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
30	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	44/2	1	32	4630		1852		Shri Chandrakant Bhuraji Patil has submitted their representation dated 15/1/2025 regarding survey no 44/2.	
31	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	45/0	1	33	2430		972		Submission in the Representation-	
32	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	49/0	1	34	6370		2548		1. The land bearing gat no 44/2 is their ancestor land and his father recieved the said land by partition.	
33	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	51/2	1	35	960		384		2. Regarding the said land a Special Suite No. 153/2012 is pending in the court of Civil Judge Panvel and therefore they have objection to grant FP no 32.	
34	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	54/2	1	36	3090		1236			
35	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	61/0	1	37	1770		708			
36	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	64/0	1	38	1160		464			
37	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	66/1	1	39	1440		576			
38	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	67/0	1	40	3160		1264			
39	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	68/1/B	1	41	3600		1440			
40	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	70/0	1	42	2150		860			
41	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	73/1	1	43	1110		444			
42	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	73/3	1	44	5470		2188			
43	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	74/0	1	45	4980		1992			

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1	2	3A	3B	3C	4	5	6	7	8	9	10
44	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	84/2	1	47	4840		1936			
45	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	85	1	48	2780		1112			
46	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	86/1	1	49	4580		1832			
47	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	86/2	1	50	1570		628			
48	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	86/4	1	51	5970		2388			
49	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	86/5	1	52	1160		464			
50	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	87/3	1	53	1390		556			
51	Executive Engineer Mumbai Road Development Department No.1, Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	90(P-MMC)	1	54	1500		600			
52	Executive Engineer Mumbai Road Development 1, Panvel Properties Private Ltd. Tarfe Director Kirti Jamanadas Doshi	Borle	124/0 (P-MMC)	1	55	2250		900			
53	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	71/1/B	1	56	2660		1064			
54	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	71/2	1	57	5290		2116			
55	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	77/1	1	58	5540		2216			
56	Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	86/3/A	1	59	10470		4188			

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Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
57	Radhabai Baliram Patil, Harishchandra Baliram Patil, Prakash Baliram Patil, Subhash Baliram Patil, Jayashree Janardan Patil, Guna Bhagwan Gawade	Borle	73/2	2	60	1310	34	524		They did not appear for the hearing but Shri Harishchandra Baliram Patil submitted a representation dated 16/12/2024. Submission in the Representation- 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-9. 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 withdraw TPS-9, 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 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-9, 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, subject to change in the name of the owners as per the updated 7/12 extract and FP no. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
58	Simple Devendra Achaliya	Borle	84/3	1	61	1310	35	524		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 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.
59	Aakash Sachin Agrawal	Borle	18	1	62	590	166	236		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the PWD Notification, an area of 1990 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 590 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.166, as 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	Shree. Radhakrishna Temple Panvel Wahiwardar Prabhakar Ganapat Samel, Executive Engineer Mumbai Road Development Department No.1	Borle	55/1	1	63	650	165	260		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 55/1, an area of 1100 sq. mt. falls under the jurisdiction of the PWD, while the remaining 1630 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 980 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 650 sq. mt. shall remain with the landowners. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 182 Sqm from Gut no 55/1 will be required for widening of Expressway. For the said

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											land, separate FP No 165-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 165 is granted. Reconstituted Final Plot No. 165 & 165-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
61	Gangubai Atmaram Bhopi	Borle	19/2/A	2	64	500	121	200	200	Shri Shantaram Patil & Smt. Gangubai Atmaram Bhopi submitted their representation dated 16/12/2024 Submission in the Representation- 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	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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
62	Shantaram Gotiram Patil	Borle	19/2/B	1	65					and TPS-9. 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 withdraw TPS-9, under section 87 of MR & TP Act 1966.	2. Considering the area of reservations and amenities in TPS-9, 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. 6. As per the PWD Notification, an area of 5520 sq. mt. has been combinedly notified for acquisition in Gut No. 19/2/A and 19/2/B for the purpose of the Multimodal Corridor (MMC) and the balance area of 500 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 121, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
63	Vasant Shankar Korde, Ravindra Shankar Korde, Sharad Shankar Korde, Suman Madhukar Shingare , Shilpa Yashwant Keluskar, Ranjana Ramchandra Korde, Smita Sameer Shetye, Chetana Abhijet Vanage, Uday Ramchandra Korde, Bharti Harishchandra Korde, Nitin Kashinath Sakhare, Chetan Kashinath Sakhare, Aasha Khanderao Singasane	Kon	34/2	1	66	3990	44	1596	3004	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Reconstructed 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
64	Vasant Shankar Korde, Ravindra Shankar Korde, Sharad Shankar Korde , Suman Madhukar Shingare, Shilpa Yashwant Keluskar , Ranjana Ramchandra Korde, Smita Sameer Shetye , Chetana Abhijet Vanage, Uday Ramchandra Korde, Bharti Harishchandra Korde, Nitin Kashinath Sakhare, Chetan Kashinath Sakhare, Aasha Kanderao Shingasane,	Kon	35/2	1	67	3520		1408			
65	Janabai Namdev Mhatre, Chandan Namdev Mhatre, Lakha Kendya Mhatre, Prakash Namdev Mhatre, Nyaneshwar Namdev Mhatre, Janu Kendya Mhatre, Namrata Nandakumar Gharat, Sunanda Dilip Gharat, Jyoti Jitendra Bagkar, Ramesh Gosavi Mhatre, Lalita Gosavi Mhatre, Suresh Gosavi Mhatre, Manjula Gosavi Mhatre,	Kon	34/1	2	68	4480	45	1792		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 the updated 7/12 extract. Reconstructed 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.
66	Khandu Dagadu Mundhe, Pandurang Dagadu Mundhe, Chandrakant Dagadu Mundhe, Rajaram Dagadu Mundhe, Arun Dagadu Mundhe, Muktabai Sadanand Kamekar, Sunita Ganesh Thanage	Kon	44/4	1	69	4510	46	1804		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 the updated 7/12 extract. Reconstructed 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
67	Vishnu Lakshman Korde	Kon	43/2	1	70	880	47	352		Shri Shrikant Vishnu Korde submitted a representation dated 19/12/2024: 1) They agreed to the location and shape of the proposed final plot no. 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. 9 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-9, 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-9. 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. 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.
68	Gangabai Changa Mhatre, Ganesh Changa Mhatre, Jayavant Changa Mhatre, Yamuna Dhondu Waghmare, Sharada Mahadev Kondilkar, Vimal Changa Mhatre, Kamal Changa Mhatre	Kon	43/1	2	71	4940	48	1976		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 the updated 7/12 extract. Reconstructed 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.
69	Ramchandra Bama Mhatre, Lakshman Bama Mhatre, Ganesh Bama Mhatre, Tarabai Dattu Bhagat, Hirabai Sudam Jambhale, Shaila Vishnu Patil, Mai Eknath Thombare, Pushpa Jagganath Sangdekar, Prakash Bharat Mhatre, Yogesh Bharat Mhatre, Vijayanti Kamalakar Mhatre, Indubai Bharat Mhatre	Kon	44/1	2	72	1970	49	788		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 the updated 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
70	Mahadi Ambo Mhatre, Baby Bhiku Dukare, Ladki Padu Pawar, Shaila Balaram Mhatre, Ranjana Vilas Bhagit, Phashi Amar Patel, Narayan Pundalik Patel, Vithabai Dehu Patil, Shakuntala Chandrakant Gavade	Kon	44/2/A	1	73	1440	50	576		Shri Khandu Ambo Mhatre submitted a representation dated 16/12/2024 Submission in the Representation- 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-9. 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 withdraw TPS-9, 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 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-9, 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. 50, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
71	Gopal Janu Mhatre	Kon	27/2/3	2	74	990	52	396	1164	Shri Gopal Janu Mhatre submitted a representation dated 16/12/2024 Submission in the Representation- 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-9. 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-9, 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.
72	Gopal Janu Mhatre	Kon	45/2/B	2	75	1920		768		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-9, under section 87 of MR & TP Act 1966.	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. 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.
73	Anjali Dwarkanath Tandel	Kon	45/2/A	2	76	3020	53	1208		Shri Dwarkanath Ganpat Tandel attended the hearing on 17/12/2024 & submitted their say as under: 1) They have not agreed to the location of the proposed final plot no 53. They submitted that their residential house, one chawl, & a well existed on their original land bearing Gut no 76 & therefore requested to grant final plot on their original gut no. 2) They requested to grant the final plot of a	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. In the sanctioned Development Plan, Gut No. 45 is affected by the reservation of Central Park. Also the sub-division plan of Gut No. 45 into 45/1, 2A, 2B is not available and not submitted by the landlord also. The sanctioned draft scheme proposal is confirmed. Final Plot No. 53, as delineated in plan No. 4, is hereby

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										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.	allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
74	Manju Dhanraj Raminaa	Kon	45/3	1	77	1160	54	464		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
75	Reshma Revnath Bhopi, Rupali Bharat Gharat, Harshala Bharat Gharat, Dattaprasad Bharat Gharat, Karuna Gurunath Mhatre, Rachna Naresh Mhatre, Ratan Harishchandra Gharat	Kon	45/1	1	78	2400	55	960		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 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.
76	Janu Lakhu Patil	Sangade	123/0	1	79	1590	56	636		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Final plot no.56 in the sanctioned draft scheme has been relocated in original Sangade village. Accordingly, reconstituted 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.
77	Chunnilal Raychand Shah	Kon	50/1	1	80	100	58	40		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											As per the PWD Notification, an area of 3670 sq. mt. 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. From planning point of view, reconstructed 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
78	Kohinoor Kirti Doshi	Kon	50/2	1	81	3800	59	1520		Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. Final Plot no 59, 84, 91 & 92 be allotted to them as single consolidated plot in single name instead of 4 separate plots. Alternatively they requested to allot a single consolidated plot in leiv of 2 separate plot no 91 & 92. 2. The final plot should be comprised of 50% area of original plot 2. Contribution to be waived on equitable ground	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the PWD Notification, an area of 3200 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 3800 sq. mt. shall remain with the landowners. As per their request, Final plot No. is shifted near to FP No.89, 91 & 92 and reconstructed as Final plot no. 86. Accordingly, Final Plot No. 86, as 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 PWD/acquisition for MMC.
79	Sanjay Sanchalaal Chajed	Chikhale	87/1/1 (P-MMC)	1	83	1700	60	680		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the PWD Notification, an area of 100 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1700 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 PWD/acquisition for MMC and change in FP No. Accordingly, Final Plot No. 59, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
80	Sudam Nama Patil, Ramchandra Nama Patil, Vithabai Kamalakar Patil	Borle	107/0	2	84	2140	61	856		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the PWD Notification, an area of 1430 sq. mt. has been combinedly notified for acquisition in Gut No. 107 for the purpose of the Multimodal Corridor (MMC) and the balance area of 2140 sq. mt. shall remain with the landowners. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 2100 Sqm from Gut no 107 will be required for widening of Expressway. For the said land, separeate FP No 61-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 61 is granted. Reconstituted Final Plot No. 61 & 61-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
81	Ravindra Motiram Patil, Baliram Motiram Patil, Nanda Sitaram Mundhe, Kunda Ganesh Mhatre, Anandi Motiram Patil, Balaram Budhaji Patil, Tukaram Budhaji Patil, Barku Budhaji Patil, Janabai Shantaram Gaykar	Sangade	170/1 (P-MMC)	2	85	1000	62	400		Shri Macchindranath Balaram Patil, on behalf of Balaram Budhaji Patil, Tukaram Budhaji Patil, Barku Budhaji Patil, attended the the hearing on 17/12/2024 & also submitted a representation dated 17/12/2024. Submission in the hearing: Naina project is not accepted to them and therefore they are not willing to accomodate in TPS 09. Submission in the Representation- 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	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										obtained prior to the preparation of the IDP and TPS-9. 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 withdraw TPS-9, under section 87 of MR & TP Act 1966.	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. 6. As per the PWD Notification, an area of 700 sq. mt. has been notified for acquisition in Gut No. 170/1 for the purpose of the Multimodal Corridor (MMC) and the balance area of 1000 sq. mt. shall remain with the landowners. Final plot no.62 in the sanctioned draft scheme has been relocated in original Sangade village. Accordingly, reconstituted Final Plot No. 303, as 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 PWD/acquisition for MMC.
82	Manubai Pundalik Khutarkar, Manda Madhukar Lahane	Borle	87/1	2	86	2280	65	912		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Final plot no.65, in the sanctioned draft scheme, has been relocated in original Borle village. Accordingly, reconstituted Final Plot No. 234, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
83	Bhimabai Sudam Gadkari, Ram Sudam Gadkari, Bharat Sudam Gadkari, Suvama Subhash Patil, Lakshman Sudam Gadkari, Executive Engineer Mumbai Road Development Department No.1	Chikhale	100/1/1	2	87	450	64	180		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 100/1/1, an area of 680 sq. mt. falls under the jurisdiction of the PWD and as per other rights, 80 sq. mt falls under jurisdiction of Railway, while the remaining 370 sq. mt. is owned by the respective landowners. In the sanctioned draft scheme proposal, area of OP no. 87 and FP No.64 are corrected as 370 sq. mt and 148 sq. mt. respectively. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Accordingly, reconstituted 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.
84	Sudhir Sanchalal Chajjed	Chikhale	100/2/1	1	88	520	68	208		They neither attended the hearing nor submitted any representation.	As per 7/12 extract of Gut No. 100/2/1, the total area of 520 sq. mt falls under the jurisdiction of Railway for Panvel-Karjat Railway. Therefore FP proposed for said original land is cancelled.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
85	Kamlakar Kamrya Gaykar, Jijabai Ramkrushna Shelke, Taibai Sudam Patil, Latabai Sudam Patil, Vanita Vitthal Gaykar, Anil Vitthal Gaykar, Sneha Vitthal Gaykar, Guna Arjun Gaykar, Ganesh Arjun Gaykar, Balaram Arjun Gaykar, Balkrushna Arjun Gaykar, Pramila Arjun Gaykar, Executive Engineer Mumbai Road Development Department No.1	Chikhale	85/1 (P)	2	89	1520	69	608		They did not appear for the hearing but Smt Vanita Vitthal Gaykar, Shri Anil Vitthal Gaykar & 10 Others have submitted a representation dated 17/12/2024. Submission in the Representation- 1. Most of the farmers strongly oppose NAINA & NAINA TPS 09 and therefore they do not want to be part of it. 2. NAINA project is extremely harmful to farmers and will encroach on their property and rights. 3. NAINA project will permanently destroy their houses, agriculture lands, and their means of employment. 4. NAINA project will cause environmental damage since cutting of trees can disturb the environmental balance. 5. Their community life, culture, will be disrupted by NAINA Project, and it will have a huge impact on them and their next generation. Accordingly they requested to withdraw TPS-09, under section 87 of MR & TP Act 1966.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 85/1, an area of 2900 sq. mt. falls under the jurisdiction of the PWD and 190 sq. mt falls under jurisdiction of Railway, and in the other rights 680 sq. mt was acquired for Mumbai-Pune Expressway flyver, while the remaining 1330 sq. mt. is owned by the respective landowners. In the sanctioned draft scheme proposal, the area of OP No. 89 and FP No. 69 are corrected as 1330 sq. mt and 532 sq. mt respectively. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Accordingly, reconstituted 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
86	Arun Mahadev Patil, Machhindranath Mahadev Patil, Ranjana Mahadev Patil, Jijabai Mahadev Patil	Sangade	148/0(P)	1	90	1074	70	429.6		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. An area of 7066 sq. mt. falls under the jurisdiction of TPS-2, while the remaining 1074 sq. mt. is included in TPS-9 The sanctioned draft scheme proposal is confirmed, subject to change in no and slight shift in location. Accordingly, 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.
87	Namdev Zhiper Mhatre	Borle	35/2/A	2	91	3770	73	1508		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 the updated 7/12 extract. Final Plot No. 73, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
88	Executive Engineer Mumbai Road Development Department No.1 Jyoti Jagganath Gadkari, Prakash Mangalya Gadkari, Fashibai Hiru Patil, Baliram Manglya Gadkari, Ramesh Jayram Gadkari, Rina Jagganath Gadkari, Roshan Jagganath Gadkari, Vinod Padu Gadkari, Subhash Padu Gadkari,	Chikhale	134/3(P)	1	92	3390	74	1356		Shri Baliram Gadkari, Shri Ramesh Jayaram, Gadkari & Shri Vinod Padu Gadkari attended the hearing on 17/12/2024. Submission in the hearing: Naina project is not accepted to them and therefore they are not willing to accomodate in TPS 09.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 134/3, an area of 250 sq. mt. falls under the jurisdiction of the PWD, as per other rights 760 sq. mt was acquired for Mumbai Pune Expressway flyover, while the remaining 3390 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 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.
89	Vardhaman Mishrilaal Lunkad, Vivek Vasantrao Rahatkar, Anil Uttamchandrajji Khivansara, Subhash Uttamchandrajji Khivansara	Chikhale	133/5	1	93	3900	76	1560		Shri Vardhaman Lunkad attended the hearing and submitted a representation dated 11/01/2025 & 18/03/2025. Submission - Cost-Related Concerns: 1) Discrepancy in Valuation: Cost considered of our existing 3900 sq. mtrs. Land bearing Gat No. 133/5 is 7 96, 33,000, while the development cost towards allotment of 1560 sq. mtr. Land (40% of original land piece) bearing Plot No. 76 under TPS 9 is considered to be ₹ 2,07,87,000 (50% i.e. * 1,03,93,500 is asked from us). This disparity is neither justifiable nor acceptable. 2) Incorrect Valuation: The valuation used is inaccurate. A valuation from the Panvel Registration Office for 2014 shows a value of our land as * 1, 15,92,000 due to the land's highway-front location (copy attached). This must be revised to reflect the current year. 3) Inequitable Land Allocation: Allocating only 40% of the original 3900 sq. mtrs. (i.e. 1560 sq. meters) while charging costs higher than the land value is unjustifiable. 4) Development Contribution: We are surrendering 60% of our land for society development. This effectively means we are already contributing significantly, and this loss must be accounted for	1. Draft Town Planning Scheme no. 9 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. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-9. 4. Their original land bearing Gut No. 133/5 is adjoining to Mumbai-Pune Expresway having restricted access and affected by the reservation of Growth Centre in sanctioned IDP. Existing access road is not seen on the plan. The proposed FP is located on 15 mt. wide road and commercial user is permissible, as per the provisions of the regulations. The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Location-Based Issues: 1) Highway Front Advantage Overlooked: Our land is located on the highway front, and its purchase involved a higher cost. Your consideration of it as general land is unjustifiable. 2) Proximity to Railway Station: Our site is just 200 mtrs. From the proposed new suburban railway station. By reallocating our plot, we lose the benefits of both the station and the highway front. 3) Growth Center Proposal: The proposed growth center on our land demonstrates its prime potential. The same principle should apply when allotting a plot to us. Demands & Suggestion: 1) Allotment Location: We request a plot on a road with a width of 24 mtrs. or more, to preserve surrender value of our land which has access to both highway-front and suburban railway station. 2) Development Costs: Development costs imposed on us should be waived, and we should receive additional commercial benefits aligned with the land's commercial potential. 3) Compensation for Growth Center Reservation: Under Section 4.5 of your Growth Center Development Policy, as per your booklet of Questions & Answers Annexure, we request allotment of 1000 sq. mtr. of constructed premises on ground floor (on the surrendered portion of our land, whenever you construct this portion of reserved growth center. We are willing to bear construction cost for the same as compensation for losing commercial benefits. 4) Additional FSI: Please include a provision for additional commercial FSI other than the current 2.5 FSI for future construction on our allotted plot. 5) Revised Location Near Multi-modal Corridor: A new interchange point for the multimodal corridor is being developed, but it is far from our allocated plot. Allocating a plot closer to this corridor would restore the highway and	

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										railway station benefits we have lost. 6) Amenity Space Policy: As per the policy for amenity spaces, we request similar considerations for commercial benefits when allocating our plot. They request arbitrator intervention to ensure justice by addressing & reviewing the inequities & suggestion objections highlighted for fair resolution.	
90	Balaram Bama Gadkari , Namdev Bama Gadkari, Pandurang Bama Gadkari, Dilip Bama Gadkari, Executive Engineer Mumbai Road Development Department No.1	Chikhale	134/2/1	2	94	1720	77	688		Shri Balaram Bama Gadkari attended the hearing on 17/12/2024 and submitted their say as under. Submission - 1) They do not agree with NAINA Project. 2) They do not want to participate in NAINA TPS 09. 3) In case the project is imposed, they have requested to give 100% plot area. Also plots shall be subdivided in accordance with the Pot Hissas mentioned in 7/12 extract 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.	1. Draft Town Planning Scheme no. 9 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-9, 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. As per the 7/12 extract of Gut No. 134/2//1, an area of 840 sq. mt. falls under the jurisdiction of the PWD, an area of 250 sq. mt falls under the jurisdiction of Railway for Panvel-Karjat, while the remaining 1490 sq. mt. is owned by the respective landowners. In the sanctioned draft scheme proposal, the area of OP No. 94 and FP No. 77 are corrected as 1490 sq. mt and 596 sq. mt respectively. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for railway. Accordingly, reconstructed Final Plot No. 80B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
91	Aalya Dama Patil	Borle	108/3	1	95	370	78	148		Land owner attended the the hearing and also submitted a representation dated 16/12/2024. Submission in the hearing: Naina project is not accepted to them and therefore they are not willing to accomodate in TPS 09. Submission in the Representation- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for	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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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-9. 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 withdraw TPS-9, under section 87 of MR & TP Act 1966.	TPS-9, 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. 6. As per the PWD Notification, an area of 1300 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 370 sq. mt. shall remain with the landowners. Final plot no.78, in the sanctioned draft scheme, has been relocated in original Borle village. Accordingly, reconstituted Final Plot No. 222B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
92	Krushna Maruti Chaudhary, Executive Engineer Mumbai Road Development Department No.1	Chikhale	133/2 (P)	2	96	1350	79	540		Shri Krushna Maruti Choudhary appeared for the hearing on 17/12/2024 & and also submitted a representation. Submission in the hearing- 1) They have not agreed to the location of the proposed final plot no.79. Their existing land bearing Gut No 133/2 is near to Chikhale Railway Station but in lieu of that final plot FP No 79 has been allocated in Borle village, so they have requested to give the Final Plot in their original land holding. 2) They requested to grant the final plot of a minimum of 70% area of their original land.	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. The original land bearing Gut No. 133 is affected by Growth Centre reservation in the sanctioned Development Plan. and therefore request to give final plot in the original land can not be considered.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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) They have submitted written application, in order to mention all the points in detail 8) They did not receive monetary compensation for their land acquired for Mumbai-Pune expressway. 9) They rented a part of their land holding for an advertisement board and want to continue the same. Submission in the Representation- 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-9. 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	3. Considering the area of reservations and amenities in TPS-9, the request to grant the final plot of a minimum of 70% of the original land can not be considered. 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 and sent to all land parcels and their respective owners. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. 7. Considering the extent of land reserved for public purposes and amenities in TPS-9, the request for allotment of a final plot equivalent to a minimum of 70% of the original land can not be considered. 8. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-9. 9. For concession in the marginal spaces, a new regulation has been proposed. 10. As per the 7/12 extract of Gut No. 133/2, an area of 3750 sq. mt. falls under the jurisdiction of the PWD, while the remaining 1350 sq. mt. is owned by the respective landowners. 11. Their original land bearing Gut No. 133/2 is adjoining to Mumbai-Pune Expressway having restricted access and affected by the reservation of Growth Centre in sanctioned IDP. Existing access road is not seen on the plan. The proposed FP is located on 15 mt. wide road. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	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-9, under section 87 of MR & TP Act 1966.	landowners and the area under the PWD. And change in FP No. 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.
93	Savita Anant Patil, Bhushan Anant Patil, Shantaram Chintu Patil, Dharma Chintu Patil, Bhagwan Chintu Patil, Gangabai Chintu Patil, A.No.2 che aapak Savita, Executive Engineer Mumbai Road Development Department No.1	Chikhale	128/1/B(P)	2	97	1320	82	528		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 128/1/B, an area of 1500 sq. mt. falls under the jurisdiction of the PWD, while the remaining 1320 sq. mt. is owned by the respective landowners. From planning point of view, the location of FP is changed to nearby location and No is changed. Accordingly, reconstituted 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD.
94	Rachna Kirti Doshi	Kon	49/1	1	98	3010	86	1204		Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. From planning point of view, the location of FP is changed to nearby location and No is changed. Accordingly, reconstituted 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.
95	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allbaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	49/2	1	99	1370	85	548		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. From planning point of view, the location of FP is changed to nearby location and No is changed. Accordingly, reconstituted Final Plot No. 79, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
96	Kohinoor Kirti Doshi	Kon	49/3	1	100	1950	84	780		Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. Final Plot no 59, 84, 91 & 92 be allotted to them as single consolidated plot in single name instead of 4 seperate plots. Alternatively they requested to allot a single consolidated plot in leiv of 2 seperate plot no 91 & 92. 2. The final plot should be comprised of 50% area of original plot 2. Contribution to be waived on equitable ground.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per their request, final plot has been shifted near to FP no.91 Accordingly, reconstituted Final Plot No. 88, as 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	Vithhal Dharma Shisave, Janabai Dharma Shisave, Pushpa Balaram Shisave, Seema Santosh Nare , Pooja Sachin Mhatre, Priya Balaram Shisave	Kon	49/4	2	101	3030	81	1212		They did not attend the hearing but Shri Vitthal Dharma Shisave submitted a representation dated 21/1/2025. Submission via representation: The landowner & his sons are residents of Kon Village and they have their earing through agriculture. They have no objection for the development of country but they want appropriate compensation as project affected as follows: 1) They have requested to update landowner names, as Smt Janabai Dharma Shisave is not alive. They have submitted death certificate to verify & requested to update the names of landowners. 2) They requested to waive off the development charges & requested for 50% plot area with free hold land holdings. 3) After finalisation of Plot, the ownership shall be updated within one to two months and to inform them via letter. 4) They requested for Project Affected certification along with following facilities: Preferance for jobs/ buisness with NAINA / CIDCO, Free education in schools, Free entry and education for Games & Gaming Facilities, Provision of Auditoriums for celebration of festivities and other events. 5) To update their name on FP allotted against survey no 50/2 of Kon. 6) Area of Survey no 49/4 is 3030sqm, it is requested to subdivide and to give seperate plot for area of 1515sqm	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-9, 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 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. 5) For sub-division of the final plot, they have to submit the proposal to NAINA authority after sanction of the preliminary scheme. The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract and change in location to nearby area. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
98	Dharma Kathor Shisave, Hasuram Kathor Shisave, Changi Kashinath Patil, Kamali Kathor Shisave, Mai Kathor Shisave, Neerabai Kathor Shisave	Kon	49/5	2	102	2245	83	898		Vishwanath Dharma Shisve on behalf of his father Shri Dharma Kathor Shisave appeared for the hearing on 17/12/2024 & submitted their say as under: 1) They have agreed to the location of the proposed final plot no 83. 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. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-9, 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-9. 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 865 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 2245 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 and change in No. Accordingly, Reconstituted Final Plot No. 82, as 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	Krushna Savalaram Gharat, Baliram Savalaram Gharat, Mathurabai Haribhau Mhatre, Janabai Savalaram Gharat	Kon	48/5	2	103	2960	87	1184		Land owner did not attend the hearing but Shri Baliram Savlaram Gharat submitted a representation dated 17/12/2024. Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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, subject to change in No. Reconstituted Final Plot No. 84, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
100	Anita Aabaji Phadake, Tai Bhau Gharat	Kon	33/1	2	104	6020	88	2408		Land owner did not attend the hearing but Smt. Anita Ambaji Phadke submitted a representation dated 20/12/2024. Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. 4. Dy SLR has not yet carried out the joint survey of the lands under the scheme. 5. GAIL gas pipe line passes through TPS-10 area, and it's receiving station is located in the	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-9, 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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-9, under section 87 of MR & TP Act 1966.	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. From planning point of view, location of FP is shifted to nearby area and renumbered as FP 85. Accordingly, 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.
101	Kirti Jmanadas Doshi	Kon	28/2	1	105	700	89	280	3624	Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. The final plot should be comprised of 50% area of original plot 2. Contribution to be waived on equitable ground	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 87, as 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	Kirti Jamanadas Doshi	Kon	28/4/E	1	106	1500		600			
103	Kirti Jamanadas Doshi	Kon	29/2	1	107	1650		660			
104	Kirti Jmanadas Doshi	Kon	31/1	1	108	700		280			
105	Kirti Jmanadas Doshi	Kon	31/2	1	109	1300		520			
106	Kirti Jmanadas Doshi	Kon	32/1/B	1	110	730		292			
107	Kirti Jmanadas Doshi	Kon	48/3	1	111	2480		992			
108	Kohinoor Kirti Doshi	Kon	48/1	1	112	3790	91	1516		Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. Final Plot no 59, 84, 91 & 92 be allotted to them as single consolidated plot in single name instead of 4 separate plots. Alternatively they requested to allot a single consolidated plot in leiv of 2 separate plot no 91 & 92. 2. The final plot should be comprised of 50% area of original plot 2. Contribution to be waived on equitable ground	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in No. 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.
109	Kohinoor Kirti Doshi	Kon	32/4	1	113	450	92	180		Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. Final Plot no 59, 84, 91 & 92 be allotted to them as single consolidated plot in single name instead of 4 separate plots. Alternatively they requested to allot a single consolidated plot in leiv of 2 separate plot no 91 & 92. 2. The final plot should be comprised of 50% area of original plot	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 92, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										2. Contribution to be waived on equitable ground.	
110	Suresh Dattatrey Mhatre, Kashinath Zhipar Mhatre	Kon	48/2	1	114	3620	93	1448		Shri Suresh Dattatrey Mhatre & Shri Kashinath Zhiprya Mhatre attended the hearing on 18/12/2024 & submitted their representation also. 1) They have agreed to the location of the proposed final plot no 93. 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 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. Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. 4. Dy SLR has not yet carried out the joint survey of the lands under the scheme. 5. GAIL gas pipe line passes through TPS-10 area, and it's receiving station is located in the	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-9, the request to grant the final plot of a minimum of 70% 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. 6. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-9. 7. For concession in the marginal spaces, a new regulation has been proposed. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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-9, under section 87 of MR & TP Act 1966.	
111	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allbaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	48/4	1	115	3410	94	1364		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
112	Yusuf Khan Akbar Khan, Yakub Beg Trust Panvel Tarfe Chief Trustee, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allabaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg	Kon	35/1	1	116	4070	95	1628		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
113	Nilesh Chunnilal Shah, Chunnilal Raichand Shah	Borle	35/1	1	117	4580	96	1832		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
114	Vandana Pandurang Gharat, Dattatrey Pandurang Gharat , Sapna Jagan Bhoir, Kailas Pandurang Gharat, Ananta Pandurang Gharat	Kon	33/2	2	118	8550	97	3420		Land owner did not attend the hearing but Shri Dattatrey Pandurang Gharat & Shri Anat Pandurang Gharat submitted a representation dated 20/12/2024. Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to surrender" has been changed from 60:40 to	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 97, as 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	Sudha Pravin Shikhare	Chikhale	133/1/A(P)	1	119	3800	98	1520		They did not attend the hearing but Shri. Abhijeet Shikhare submitted a representation dated 07/05/2025. 1) They have been allotted FP NO. 98 in TPS-9 and FP NO.125 in TPS-10 for their original lands Gut No. 133/1/A(p) and 133/4/B in Chikhale. Therefore they requested to grant adjoining final plots in one TPS. 2) They requested to grant the final plot of a minimum of 80% area of their original land. 3) The ownership shall be changed to Abijeet P. Shikhare. 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	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the sanctioned Development Plan of NAINA, Gat no 133/1 is affected by the Growth center and therefore they have been given FP at another location. Also, the lands from different TPS cannot be granted Final Plot in one of the Schemes, and therefore applicants request cannot be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 98, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										shall be granted and for that, the premium shall not be charged.	
116	Amit A. Tekchandani	Chikhale	128/1/D(P)	1	120	3850	99	1540		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
117	Dattatrey Damodar Patankar, Devram Bhikaji Doke, Shreekant Shankar Rahate, Vilas Sandeepan Chavhan, Execurive Engineer Mumbai Road Development Department No. 1, Yukej Resort Pvt. Ltd, Mahammad Umar Mahammad Irfan Monariya, Mohammad Saad Mohammad Irfan Monariya	Chikhale	135/1(P)*	1	121	578	122	231.2	231.2	They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per the 7/12 extract of Gut No. 135/1, an area of 1380 sq. mt. falls under the jurisdiction of the PWD, while the remaining 17120 sq. mt. is owned by the respective landowners. 3. Out of the total area of 135/2 & 135/2, an area of 578 sq. mt. is included in the said scheme and remaining area is in other schemes.
118	Bama Gotiram Mhatre, Krushna Gotiram Mhatre, Tulshiram Gotiram Mhatre, Eknath Gotiram Mhatre, Harishchandra Gotiram Mhatre, Changubai Dharma Patil, Maibai Narayan Phadake	Chikhale	135/2(P)*	2	122						The sanctioned draft scheme proposal is confirmed. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
119	Prachi Prabhakar Satam	Chikhale	129/5	1	123	4700	101	1880		They neither attended the hearing nor submitted any representation. However shri. Naresh Birajdar submitted a representation dated 29/05/2025. Submission- He requested to grant final plot on main road. Shri Naresh Birajdar & Shri Chandrakant Birajdar submitted their representation dated 22/08/2025: Submission- They have requested to update their name and address as per updated 7/12 extract	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The location of the final plot is shifted and its no is changed. Accordingly, reconstituted 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.
120	Lakshmi Shivkumar Rajbhar	Kon	47/4	1	124	2880	102	1152		Smt. Laxmi Rajbhar submitted a representation dated 18/12/2024. Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											The sanctioned draft scheme proposal is confirmed. Final Plot No. 102, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
121	Balaram Hiru Shisave	Kon	47/2/A	1	125	3000	103	1200		They did not attend the hearing, but Shri Balaram Hiru Shisave submitted a representation dated 18/12/2024. Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 103, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
122	Dharma Kathor Shisave	Kon	47/1	2	126	2020	104	808		Shri Dharma Kathor Shisave attended the hearing on 17/12/2024 & submitted their say as under: 1) They have not agreed to the location of the proposed final plot no 104, they submitted that	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Their original land bearing Gut No. 47 is affected by the reservation of Growth Centre and DP road. They

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										their residential house, 2 chawls & a well are existed in their original land bearing gut no 47/1 and therefore requested to grant final plot in their original land only. 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.	have been granted final plot on junction of 20 mt. and 15 mt. wide roads. The sanctioned draft scheme proposal is confirmed. Final Plot No. 104, as 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	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allbaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	47/3	1	127	3840	105	1536		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
124	Maya Kamalu Shisave, Hiru Kamalu Shisave, Gangubai Balya Shesave Urf Laxmi Mahadev Patil	Kon	44/3	2	130	3020	106	1208		Smt Maya Kamlu Shisave attended the the hearing on 18/12/2024 & submitted their say as under: 1) They have agreed to the location of the proposed final plot no 106. 2) They requested to grant the final plot of a minimum of 50 % area of their original land. 3) They requested to grant 3.00 FSI 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	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Shri Kanha Maya Shisve submitted a representation datedd 18/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 6. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-9. 7. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in No. 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.
125	Kirti Jmanadas Doshi	Kon	29/9	1	131	760	108	304	1084	Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. The final plot should be comprised of 50% area of original plot 2. Contribution to be waived on equitable ground	Draft Town Planning Scheme no. 9 was 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.
126	Kirti Jmanadas Doshi	Kon	43/4	1	132	1950		780			

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Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
127	Ashok Khandu Mhatre	Kon	43/3	1	133	2680	109	1072		Shri Ashok Khandu Mhatre submitted a representation dated 20/12/2024 Submission in representation- 1) They requested to grant the final plot of a minimum of 50 % area of their original land. 2) The possession of the Final plot shall be handed over within 2 months. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) They have requested for Project Affected certification along with following facilities: Preference for jobs/ buisness with NAINA / CIDCO, Free education in schools, Free entry and education for Games & Gaming Facilities, Provision of Auditoriums for celebration of Festivities and other events.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-9, 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 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, subject to change in the name of the owners as per the updated 7/12 extract. 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.
128	Ashok Khandu Mhatre, Sunil Khandu Mhatre	Kon	25/2	2	134	350	110	140		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
129	Balaram Kashinath Patil, Nirmala Padu Gadkari, Kamala Bhau Gaykar, Lila Vitthal Phadke, Sulabha Sakharam Patil, Bhagwan Kashinath Patil	Borle	86/3/B	2	135	2230	111	892		Shri Bhagwan Kashinath Patil submitted a representation dated 16/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are	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-9, 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,

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 111, as 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	Ramabai Kamlu Sawant, Changuna Rama Gaikwad, Gangubai Raghunath Kambale, Suman Shankar Gaikwad, Pradip Raghunath Kamble, Sugandha Ambaji Kambale, Ashalata Kiran Babar, Gautam Ambaji Kamble, Rajendra Ambaji Kamble, Suvarna Santosh Gaikwad	Kon	34/4	2	136	2270	112	908		Shri Pradip Kambale attended the hearing on 18/12/2024 & submitted their say as under: 1) They have agreed to the location of the proposed final plot no 112. 2) They requested to grant the final plot of a minimum of 60 % area of their original land. 3) They requested to grant 1.00 FSI 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. 9 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-9, 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-9. 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. 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.
131	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allbaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	34/5	1	137	1700	113	680		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
132	Arun Khandu Mhatre, Ashok Khandu Mhatre,	Kon	34/3	1	138	4000	114	1600		Shri Arun Khandu Mhatre submitted a representation dated 20/12/2024	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Sunil Khandu Mhatre, Sharadabai Subhash Patil, Sangita Subhash Patil									Submission in the representation- 1) They requested to grant the final plot of a minimum of 50 % area of their original land. 2) The possession of the Final plot shall be handed over within 2 months. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) They have requested for Project Affected certification along with following facilities: Preference for jobs/ buisness with NAINA / CIDCO, Free education in schools, Free entry and education for Games & Gaming Facilities, Provision of Auditoriums for celebration of Festivities and other events. 5) The name of the landowners in original gut no 34/3 shall be rectified as per the updated 7/12 extract.	2. Considering the extent of land reserved for public purposes and amenities in TPS-9, 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 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, subject to change in the name of the owners as per the updated 7/12 extract. 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.
133	Hanumant Ramchandra Patil, Hiraman Ramchandra Patil, Hausabai Ramchandra Patil, Pushpabai Ramchandra Patil, Hirabai Ramchandra Patil, Janabai Ramchandra Patil, Shaila Ramachandra Patil	Borle	36/0	2	139	900	115	360	692	Shri Hanumant Ramchandra Patil submitted a representation dated 16/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to surrender" has been changed from 60:40 to	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 EIA Notification, 2006. 2. Considering the area of reservations and amenities in TPS-9, the request to grant the final plot of a minimum of

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
134	Hanumant Ramchandra Patil, Hiraman Ramchandra Patil, Hausabai Ramchandra Patil, Pushpabai Ramchandra Patil, Hirabai Ramchandra Patil, Janabai Ramchandra Patil, Shaila Ramachandra Patil	Borle	38/0	2	140	830		332		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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 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.
135	Akhatarbanu Ikbaal Raut, Sharfuddin Allisahab Patel, Naseema M.A. Patel, Sajeeda Saibaaz Mulla, Rukiya Bibi Mahamudmiya Patel, Husenmiyaa M.A. Patel, Anjun M.A. Patel, Hidayat M.A. Patel, Multajeem M.A. Patel, Farhad Saleem Gujar, Noorhasan Allisahab Patel, Radiyaa Begam Allisahab Patel, Eishabibi Allisahab Patel, Jainabi Ibrahim Patel, Abdul Rauf Ibrahim Patel, Mohammad Iqbal Ibrahim Patel, Mahamad Aslam Ibrahim Patel, Mukhtaar Mahmudmiyaa	Kon	29/3	1	141	6130	116	2452		Shri Sarifuddi Allisahab Patel, Shri Mohamad Aslam Ibrahim Patel, Norahran Allisahab Patel, attended the hearing on 11/12/2024 & also submitted a representation dated 18/12/2024 Submission: 1) They have strong opposition to the NAINA Project & are not willing to participate in the scheme. The levied contribution fee is too high and the returns are less and therefore they don't want to surrender their agricultural land to NAINA against the plot from NAINA. 2) They requested to cancel the said TPS 9 under the provision of Section 87 of MR&TP Act 1997"	1. Draft Town Planning Scheme no. 9 was 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, subject to change in the name of the owners as per the updated 7/12 extract. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Patel, Mahamad Saleem Mahamudmiyaa Patel, Sana Abubkar Fasate , Danesh Jahur Patel, Aarfaat Jahur Patel, Ibrahim Jahur Patel										
136	Rachna Kirti Doshi	Kon	28/4/B	1	142	2300	117	920	3556	Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. They requested that single consolidated plot be allotted to them in lieu of 2 separate plots 117 & 118 2. The final plot should be comprised of 50% area of original plot 3. Contribution to be waived on equitable ground	Draft Town Planning Scheme no. 9 was 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.
137	Rachna Kirti Doshi	Kon	31/3	1	143	2100		840			
138	Rachna Kirti Doshi	Kon	32/2/A/3 /A	1	144	830		332			
139	Rachna Kirti Doshi	Kon	32/2/B/3/ B	1	145	800		320			
140	Rachna Kirti Doshi	Kon	33/4	1	146	2860		1144			
141	Rachna Kirti Doshi	Kon	29/1	1	147	760	118	304	1904	Rachna Doshi vide letter date on 23/12/2024 submitted representation the points in representation are as follows: 1. They requested that single consolidated plot be allotted to them in lieu of 2 separate plots 117 & 118 2. The final plot should be comprised of 50% area of original plot 3. Contribution to be waived on equitable ground	Draft Town Planning Scheme no. 9 was 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.
142	Rachna Kirti Doshi	Kon	29/6	1	148	4000		1600			
143	Balaram Namdev Kambale , Haribhau Namdev Kambale, Baliram Naamdev Kambale , Parvati Naamdev Kambale	Kon	29/4	2	149	5120	119	2048		Shri Haribhau Namdev Kambale & Shri Baliram Namdev Kambale submitted a representation dated 18/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 119, as 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	Dinkar Aambo Mhatre, Shevanta Aambo Mhatre, Ananta Aambo Mhatre, Chetana Ragho Mhatre, Sheetal Ragho Mhatre, Priyanka Ragho Mhatre, Vaibhav Ragho Mhatre , Nishaant Ragho Mhatre , A.N.3,4,5 & 6 A.PA.K. Aai Kamla Ragho Mhatre, Hirabai Aambo Mhatre, Janabai Dharma Mhaskar	Kon	29/5/B	2	150	4300	120	1720		Shri Dinkar Ambo Mhatre attended the hearing on 18/12/2024 & submitted their say as under : 1) They have agreed to the location of the proposed final plot no 120. 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. 9 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-9, 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-9. 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. 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.
145	Manda Aalo Mhatre	Kon	29/5/A	2	151	1000	123	400		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
146	Lakshmibai Vasudev Mhatre, Khandu Vasudev Mhatre, Mahadev Vasudev Mhatre, Ramachandra Vasudev Mhatre, Laxman Vasudev Mhatre, Ashok Vasudev Mhatre, Vijay Vasudev Mhatre, Pushpalata Nitin Ruthe	Borle	46/0	1	152	2050	124	820		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
147	Rahul Ramchandra Gharat	Kon	33/5	1	153	3920	126	1568		Shri Rahul Ramchandra Gharat attended the hearing on 26/3/2025 & submitted their say as under: 1) They have agreed to the location of the proposed final plot no 126. 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 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. 9 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-9. 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. 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.
148	Jainabi Ibrahim Patel, Mohammad Jahur Ibrahim Patel, Abdul Rauf Ibrahim Patel, Mohamad Iqbal Ibrahim Patel, Mohamad Aslam Ibrahim Patel, Akhtar Banu Ikbaal Raut	Kon	26/1	1	154	3600	127	1440		Shri Abdul Rauf Ibrahim Patel, Shri Mohamad Iqbal Ibrahim Patel, Shri Mohamad Aslam Ibrahim Patel attended the hearing on 11/12/2024 & also submitted a representation datedd 18/12/2024 Submission: 1) They have strong opposition to the NAINA Project & are not willing to participate in the scheme. The levied contribution fee is too high and the returns are less and therefore they dont want to surrender their agricultural land to NAINA against the plot from NAINA. 2) They requested to cancel the said TPS 9 under the provision of Section 87 of MR&TP Act 1997	1. Draft Town Planning Scheme no. 9 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. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
149	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allabaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	26/2/C	1	155	4360	128	1744		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
150	Mahamudmiya Allisahab Patel, Sarifuddi Allisahab Patel, Norahran Allisahab Patel, Mumtaaz Mahmad Abdul Patel, Radiya Begam Patel, Jainabe Ibrahim Patel, Mahmad Jahur Ibrahim Patel, Abdul Rauf Ibrahim Patel, Mahamad Ikbaal Ibrahim Patel, Mahamad Aslam Ibrahim Patel, Akhtarbanu Ikbaal Raut, Mukhtar Mahamudmiya Patel, Rukayabibi Mahamudmiya Patel	Kon	32/1/A	1	156	2680	129	1072		Shri Sarifuddi Allisahab Patel, Shri Mohamad Aslam Ibrahim Patel, Norahran Allisahab Patel attended the hearing on 11/12/2024 & also submitted a representation dated 18/12/2024 Submission: 1) They have strong opposition to the NAINA Project & are not willing to participate in the scheme. The levied contribution fee is too high and the returns are less and therefore they don't want to surrender their agricultural land to NAINA against the plot from NAINA. 2) They requested to cancel the said TPS 9 under the provision of Section 87 of MR&TP Act 1997	1. Draft Town Planning Scheme no. 9 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. 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.
151	Gajanan Mahadu Gharat, Naamdev Mahadu Gharat, Lakshman Mahadu Gharat, Anubai Tukaram Shelke, Taibai Ganesh Shetkande, Sangita Ramchandra Gharat, Rajesh Ramchandra Gharat, Rasika Ramchandra Gharat	Kon	33/3/6	1	157	3160	130	1264		Shri Chandrakant Gharat submitted a representation dated 19/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under the scheme.	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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-9, under section 87 of MR & TP Act 1966.	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. 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.
152	Balaram Ragho Gharat	Kon	32/5	1	158	2000	131	800		Shri Balaram Ragho Gharat submitted a representation dated 27/03/2025 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											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.
153	Bharat Ganu Patil, Ram Ganu Patil, Laxman Ganu Patil, Vishnu Ganu Patil, Bhagwan Ganu Patil, Vithabai Sakham Mhatre, Janabai Raghunath Patil, Suryakant Narayan Patil, Somnath Narayan Patil, Vaijayanta Bhai Bhoir, Manisha Narayan Patil, Jyoti Narayan Patil, Kavita Narayan Patil, Lakshmi Narayan Patil, Apak of A. No. 9, 12, 13. Mother is Lakshmi	Borle	59/0	2	159	1340	154	536	6680	Shri Laxman Ganu Patil submitted a representation dated 16/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 6. Executive engineer MSRDC vide letter no
154	Bharat Ganu Patil, Ram Ganu Patil, Laxman Ganu Patil, Vishnu Ganu Patil, Bhagwan Ganu Patil, Vithabai Sakham Mhatre, Janabai Raghunath Patil, Suryakant Narayan Patil, Somnath Narayan Patil, Vaijayanta Bhai Bhoir, Manisha Narayan Patil, Jyoti Narayan Patil, Kavita Narayan Patil, Lakshmi Narayan Patil, A. No. 9, 12, 13. A. P. K. Mother Lakshmi	Borle	66/4	2	160	6630		2652			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
155	Bharat Ganu Patil, Ram Ganu Patil, Laxman Ganu Patil, Vishnu Ganu Patil, Bhagwan Ganu Patil, Vithabai Sakharam Mhatre, Janabai Raghunath Patil, Suryakant Narayan Patil, Somnath Narayan Patil, Vaijayanta Bhau Bhoir, Manisha Narayan Patil, Jyoti Narayan Patil, Kavita Narayan Patil, Lakshmi Narayan Patil, A. No. 9, 12, 13. A. P. K. Mother Lakshmi	Borle	82/3	2	161	2580		1032		Shri Pratap Kachare & other 2 vide letter dated 17/12/2024 informed that the original lands are purchased by them & therefore requested to send notice to them accordingly & hearing notice was send vide letter.	MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 182 Sqm from Gut no 82/4 will be required for widening of Expressway. For the said land, seperate FP No 154-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 154 is granted. Reconstituted Final Plot No. 154 & 154-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
156	Bharat Ganu Patil, Ram Ganu Patil, Laxman Ganu Patil, Vishnu Ganu Patil, Bhagwan Ganu Patil, Vithabai Sakharam Mhatre, Janabai Raghunath Patil, Suryakant Narayan Patil, Somnath Narayan Patil, Vaijayanta Bhau Bhoir, Manisha Narayan Patil, Jyoti Narayan Patil, Kavita Narayan Patil, Lakshmi Narayan Patil, A. No. 9, 12, 13. A. P. K. Mother Lakshmi	Borle	82/4/A	2	240	6150		2460			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
157	Dattu Maruti Patil, Gopinath Maruti Patil, Sonu Kanu Gharat, Bayo Mahadev Kadav, Barkubai Ram Patil, Sangeeta Ramdas Bhoir, Kalpana Vitthal Patil, Gunabai Balaram Patil, Janardan Balaram Patil, Machindra Balaram Patil, Surekha Balaram Patil, Sunanda Balaram Patil, Shantabai Pundalik Patil, Ganesh Pundalik Patil, Ramakant Pundalik Patil, Kamal Laxman Kharke, Lata Yashwant Mhatre, Chandrabhaga Sudam Patil, Ranjana Krushna Bhagat, Bhagyashree Bhagwan Chaudhary, Padma Sudam Patil, Jagadish Sudam Patil, Bapu Dhondu Tandel	Borle	48/0	1	162	1490	133	596		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
158	Gangubai Atmaram Bhopi	Borle	68/1/A	2	163	3960	134	1584	2028	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
159	Gangubai Atmaram Bhopi	Borle	72/2	2	164	1110		444			
160	Ambo Nathu Patil	Borle	47/0	2	165	3590	135	1436		Shri Ramesh Ambo Patil submitted a representation dated 16/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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. 135, as 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	Janu Sitaram Patil, Posha Sitaram Patil, Shalik Rama Patil, Narayan Rama Patil, Vasant Rama Patil, Jagan Rama Patil, Dnyandev Rama Patil, Muktabai Chandrakant Mukadam, Yamuna Narayan Kondilkar, Dattu Dama Patil, Raghunath Dama Patil, Shevantibai Ganu Patil, Gangubai Atmaram Bhopi	Borle	69/0	1	166	500	163	200		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
162	Narayan Zhemba Gharat, Gajanan Mahadu Gharat, Namdev Mahadu Gharat , Lakshman Mahadu Gharat, Anubai Tukaram Shelke, Taibai Ganesh Shitkande, Laxmi Shivkumar Rajbhar, Jayavanti Nana Bhopi, Krushna Savalaram Gharat, Baliram Savalaram Gharat, Mathurabai Haribhau Mhatre, Janabai Savalaram Gharat, Sangita Ramchandra Gharat, Rajesh Ramchandra Gharat, Rasika Ramchandra Gharat	Kon	30/0	1	167	580	164	232		Shri Chandrakant Gharat & Shri Suresh Narayan Gharat submitted a representation dated 19/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 164, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
163	Balaram Ragho Gharat, Narayan Zheba Gharat, Vandana Pandurang Gharat, Dattatrey Pandurang Gharat , Sapna Jagan Bhoir, Kailas Pandurang Gharat, Anant Pandurang Gharat, Sangita Ramchandra Gharat, Lakshmi Shivkumar Rajbhar, Jayavanti Nana Bhopi,	Kon	31/4	1	168	2000	136	800		Shri Chandrakant Gharat & Shri Balaram Ragho Gharat submitted a representation dated 19/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been	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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Gajanan Mahadu Gharat, Lakshman Mahadu Gharat, Rajesh Ramchandra Gharat, Rasika Ramchandra Gharat, Anubai Tukaram Shelke, Taibai Ganesh Shetkande, Naamdev Mahadu Gharat, Janabai Haribhau Mhatre, Baliram Savalaram Gharat, Krushna Savalram Gharat, Taramti Haribhau Mhatre									taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	2. Considering the area of reservations and amenities in TPS-9, 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. 136, as 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	Pandurang Shivaji Patil, Suresh Shivaji Patil, Saraswati Madhusudan Patil, Padmavati Krushnakant Patil, Jayawanti Jayvant More, Sadhana Anant Gholap, Manjiri Kamalkant Bhagat, Monika urf Madhuri Madhukar Gholap	Kon	29/8	1	169	2210	137	884		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 137, as 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	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allbaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	29/7	1	170	1670	138	668		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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 accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
166	Yusuf Khan Akbar Khan, Yakub Beg Trust Panvel Tarfe Chief Trustee, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allabaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg	Kon	25/1	1	171	1750	139	700		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
167	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allabaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	26/2/B	1	172	3500	140	1400		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 140, as 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	Hausu Kathor Shisave	Kon	28/1	1	173	600	141	240		Shri Hausu Kathor Shisave attended the hearing on 10/3/2025 & Submitted their say as under: 1) They have not agreed to the location of the proposed final plot no 141, they mentioned that for their original lands bearing 28/5/E & 28/1, 2 final Plots 148 & 141 are proposed at different locations and therefore they requested to grant combined final plot at location of FP No 141. 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 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. 9 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-9. 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 their request, final plot nos. 141 & 148 are combined and a single final plot no. 141 has been granted in place of FP 141. Accordingly, reconstituted Final Plot No. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
169	Yusuf Khan Akbar Khan, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allabaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	26/2/A	1	174	8160	143	3264	3584	Shri Ashok Khandu Mhatre & Shri Arun Khandu Mhatre in their representation datedd 18/12/2024 stated that, in the 7/12 extract of gut no 26/2/A, their names are included as tenants in the other right column. Final Plot no 143 is proposed for the said gut no, but their names are not included in form A of said plot. therefore, they requested to give justice to them	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed with change in shape and subject to incorportaion of names of all the tenants in the other right column of said Final Plot Final Plot No. 143, as 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	Yusuf Khan Akbar Khan, Yakub Beg Trust Panvel Tarfe Chief Trustee, M.Tasleem Mohamad Husen, Imran Saleem Khan, Allabaksh Appalal Mulla, Alhaaj M. Mustafa Yakub Beg	Kon	28/3	1	175	800		320			
171	Ashok Gangadhar Puranik, Anand Gangadhar Puranik, Atul Gangadhar Puranik	Kon	26/3	1	176	2940	144	1176		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
172	Ramchandra Vasudev Mhatre, Laxmibai Vasudev Mhatre, Khandu Vasudev Mhatre, Mhadev Vasudev Mhatre, Lakshman Vasudev Mhatre, Ashok Vasudev Mhatre, Vijaya Vasudev Mhatre, Pushpalata Nitin Ruthe	Kon	27/1	1	177	630	145	252	1052	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
173	Laxmibai Vasudev Mhatre , Khandu Vasudev Mhatre , Mahadev Vasudev Mhatre , Ramchandra Vasudev Mhatre, Lakshman Vasudev Mhatre, Ashok Vasudev Mhatre, Vijaya Vasudev Mhatre, Pushpalata Nitin Ruthe,	Kon	28/4/A/5 /D	1	178	700		280			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
174	Laxmibai Vasudev Mhatre, Khandu Vasudev Mhatre, Mahadev Vasudev Mhatre, Ramchandra Vasudev Mhatre, Lakshman Vasudev Mhatre, Ashok Vasudev Mhatre, Vijaya Vasudev Mhatre, Pushpalata Nitin Ruthe,	Kon	28/4/C	1	179	200		80			
175	Laxmibai Vasudev Mhatre, Khandu Vasudev Mhatre, Mahadev Vasudev Mhatre, Ramchandra Vasudev Mhatre, Lakshman Vasudev Mhatre, Ashok Vasudev Mhatre, Vijaya Vasudev Mhatre, Pushpalata Nitin Ruthe	Kon	28/4/D	1	180	100		40			
176	Laxmibai Vasudev Mhatre, Khandu Vasudev Mhatre, Mahadev Vasudev Mhatre, Ramchandra Vasudev Mhatre, Lakshman Vasudev Mhatre, Ashok Vasudev Mhatre, Vijaya Vasudev Mhatre, Pushpalata Nitin Ruthe	Kon	28/5/C	1	181	900		360			
177	Laxmibai Vasudev Mhatre, Khandu Vasudev Mhatre, Mahadev Vasudev Mhatre, Ramchandra Vasudev Mhatre, Lakshman Vasudev Mhatre, Ashok Vasudev Mhatre, Vijaya Vasudev Mhatre, Pushpalata Nitin Ruthe	Kon	29/10	1	182	100		40			
178	Gopal Janu Mhatre	Kon	28/5/B	1	183	1200	146	480	488	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
179	Gopal Janu Mhatre	Kon	29/11	1	184	20		8			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
180	Madhu Balya Gharat	Kon	28/5/A	2	185	200	147	80		Shri Madhu Bala Gharat submitted a representation dated 19/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 147, as 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	Hosu Kathor Shisave	Kon	28/5/E	1	186	200	148	80		Shri Hausu Kathor Shisave attended the hearing on 10/3/2025 & submitted their say as under: 1) They have not agreed to the location of the proposed final plot no 141, they mentioned that for their original lands bearing 28/5/E & 28/1, 2 final Plots 148 & 141 are proposed at different locations and therefore they requested to grant combined final plot at location of FP No 141. 2) They requested to grant the final plot of a	1. Draft Town Planning Scheme no. 9 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-9. 4. The objection regarding the contribution amount will

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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 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."	be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. As per their request, final plot nos. 141 & 148 are combined and a single final plot no. 141 has been granted in place of FP 141. Final Plot No. 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.
182	Bhiku Shankar Kadam	Borle	91/3	1	187	130	149	52		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 91/3, an area of 1360 sq. mt. falls under the jurisdiction of the MSRDC for MMC, while the remaining 130 sq. mt. is owned by the respective landowners. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 156.8 Sqm from Gut no 91/3 will be required for widening of Expressway. However land remains with the landowner is 130 sq. mt. For the said land, seperate FP No 149-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Reconstituted Final Plot No. 149-M, 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
183	Narayan Kanu Shisave	Kon	25/3/4	2	188	3800	151	1520		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
184	Pravinchandra Pannalaal Karnavat	Chikhale	100/4/A (P-MMC)	1	189	6030	152	2412		Shri Praveenchandra P Karnavat attended the hearing on 27/1/2025 & submitted their say as under: 1) They have not agreed to the final plot no 152 & 153. They stated that their original lands bearing gut no 100/4/A, 100/4/B, 87/2/A, 100/3/1, 129/4 Part & 131/3/A of chikhale village are adjoining to Chikhale Railway station and they have been proposed final plots at about 2km distance in Borle village. Therefore they requested to grant combined 1 final plot near to their original lands, adjoining to 27m wide road. They also proposed that the Final Plot shall be given at the place FP no 5/6/32. 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 and timeline for the same to be informed as soon as possible. 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. 9 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-9. 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 9470 sq. mt. has been jointly notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 6030 sq. mt. shall remain with the landowners. 7. Their original land bearing Gut No. 100 is affected by the reservation of Growth Centre in the sanctioned Development Plan. And they have been given adjoining FP no 152 & 153 for their original Lands. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. 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.
185	Pravinchandra Pannalaal Karnavat, Prashant Pannalaal Karnavat	Chikhale	100/4/B (P-MMC)	1	190						

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
186	Pravinchandra Pannalaal Karnavat	Chikhale	87/2/A (P)	1	191	700	153	280	2260	Shri Pravinchandra P Karnavat attended the hearing on 27/1/2025 & submitted their say as under : 1) They have not agreed to the final plot no 152 & 153 they stated that their original lands bearing gut no 100/4/A, 100/4/B, 87/2/A, 100/3/1, 129/4 Part & 131/3/A of chikhale village are adjoining to chikhale railway station and they have been proposed final plots at about 2km distance in borle village. Therefore they requested to grant combined 1 final plot near to their original lands, adjoining to 27m wide road they also proposed that said Final Plot shall be given at the place of FP no 5/6/32. 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. 9 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-9. 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. 129/4, an area of 350 sq. mt. falls under the jurisdiction of the PWD, while the remaining 1150 sq. mt. is owned by the respective landowners. Also As per the 7/12 extract of Gut No. 131/3, an area of 100 sq. mt. falls under the jurisdiction of the PWD, while the remaining 2100 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 4100 sq. mt. has been notified for acquisition in Gut No. 87/2/A for the purpose of the Multimodal Corridor (MMC) and the balance area of 700 sq. mt. shall remain with the landowners. 7. Their original lands are affected by the reservation of Growth Centre in the sanctioned Development Plan. And they have been given adjoining FP no 152 & 153 for their original Lands. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. 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.
187	Pravinchandra Pannalaal Karnavat	Chikhale	0100/3/1	1	193	1700		680			
188	Pravinchandra Pannalal Karnavat Executive Engineer Mumbai Road	Chikhale	129/4(P)	1	194	1150		460			
189	Pravinchandra Pannalal Karnavat, Executive Engineer Mumbai Road Development Department No.1	Chikhale	131/3/A (P)	1	195	2100		840			
190	Nama Padu Patil , Dhau Padu Patil	Chikhale	87/2/B/1 (P)	2	192	230	169	92		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 169B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
191	Pramod Kumar Chajjed, Yogesh Popatlal Thakkar, Lalit Shantilal Jain, Sunil Dagdu Mahaskar	Borle	75/1	1	196	1870	155	748		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
192	Atmaram Goma Patil, Jagan Goma Patil	Borle	75/2	1	197	1720	156	688	1288	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
193	Jagan Goma Patil, Atmaram Goma Patil	Borle	80/0	1	198	1500		600			
194	Aasha Dnyaneshwar Dudhe	Borle	66/2	2	199	1040	168	416	13496	Shri Vasant Sapkal , Shri Sandeep Shinde, Smt Asha Dudhe , Shri Gaurav Dudhe, Shri Vaibhav Dudhe, Shri Digambar Marathe submitted their representation dated 20/12/2024 Submission: 1. In the said TPS, the authority is taking 50% land and also demanding the amount of Rs. 76252400. This is totally wrong and is not acceptable to them. 2. They requested to allot developed 60% plot to them without charging them any amount.	1. Draft Town Planning Scheme no. 9 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. Shri. Lohiya has not submitted consent of other landholders, therefore their request is not considered.
195	Vaibhav Eknath Dudhe, Sharda Satish Kumar Sony, Sunil Shankarlal Lohia, Sharda Satish Kumar Sony	Borle	41/1	1	206	8370	175	3348		Shri Sunil Lohiya attended the hearing on 28/2/2025 & submitted their say as under: They stated that for their lands bearing gut no. 41/1, 40/0, 37/0, 52/0, 53/0 , 51/4/A, 78/1 in Borle village and also for gut no 44/2/D, 47/2/B in Kon village, a combined final plot no 175 has been proposed. They requested that for their land bearing gut no 41/1 in Borle village, a seperate final plot shall be granted to them by subdividing final plot no 175 and for that they have submitted the conscent of other land owners of final plot no 175.	As per their request, Final plot No. 175 is sub-divided and for Gut No. 41/1, a separate final plot no. 175B is granted and for remaining lands, final plot no. 175A is granted. Accordingly, reconstituted Final Plot Nos. 168, 175A & 175B, 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.
196	Shekhar Sampatarao Shinde, Vasant Annabhau Sapkal	Borle	40/0	1	211	4840		1936			
197	Digambar Shantaram Marathe	Borle	37/0	1	213	4980		1992			
198	Gaurav Eknath Dudhe, Sandeep Khanderao Shinde	Kon	44/2/B	1	128	1300		520			
199	Gaurav Eknath Dudhe, Sandeep Khanderao Shinde	Kon	47/2/B	1	129	1640		656			
200	Shekhar Sampatarao Shinde, Asha Gyanadeva Dudhe	Borle	52/0	1	220	2070		828			
201	Shekhar Sampatarao Shinde, Asha Gyanadeva Dudhe	Borle	53/0	2	221	5610		2244			
202	Vaibhav Eknath Dudhe	Borle	51/4/A	1	223	2040		816			
203	Vaibhav Eknath Dudhe	Borle	78/1	1	224	1850		740			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
204	Yashwant Narayan Gaykar	Borle	76/0	1	200	2280	159	912		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 159, as 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	Jamilabibi Husseinmia Mukhari, Fatimabibi J. Mohammad Ali, Hajanbibi Sayyad Pathan, Arimanbibi J. Mohammad Ali, Ali Kulkade, Mohammad Hassan Mohammad Yusuf Mukhari, Kulsoombibi Vinte Mohammed Ali Mukhari, Nadeem Husseinmia Mukari, Rubina Ejas Patel, Shaban Bilal Chaulkar, Farzana Wasim Master, Abraham Badrudin Mukari, Azim Badrudin Mukari, Khairunnisa Azimuddin Murudkar, Razia Shaikat Pansare, Saida Husseinmia Mukari	Borle	66/3	1	201	2020	160	808		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
206	Haribhau Ragho Patil, Balaram Ragho Patil, Krushna Ragho Patil, Kamalakar Raghao Patil, Suman Pandurang Patil, Padma Raghao Patil, Manjula Ragho Patil, Rajesh Narayan Patil, Lakshmibai Narayan Patil, Shaila Narayan Patil	Borle	65/2	2	202	2300	161	920		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
207	Janardan Goma Patil	Borle	50/0	1	203	8300	162	3320	5436	They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the PWD Notification, an area of 350 sq. mt. has been notified for acquisition in Gut No. 58 for the purpose of the Multimodal Corridor (MMC) and the balance area of 3110 sq. mt. shall remain with the landowners. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 127 Sqm from Gut no 58 will be required for widening of Expressway. For the said land, seperate FP No 162-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 162 is granted. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Reconstituted Final Plot No. 162 & 162-M, 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.
208	Janardan Goma Patil	Borle	58/0 (P-MMC)	1	204	3110		1244			
209	Janardan Goma Patil	Borle	72/1	1	205	2180		872			
210	Dattu Damu Patil, Govind Damu Patil, Yashwant Damu Patil, Ashok Damu Patil, Yamuna Balakrishna Thakur, Babybai Ankush Mhatre, Suman Arun Batale, Asha Jagannath Ulvekar, Mina Narayan Siswe, Shantabai Damu Patil	Borle	41/2	2	207	1420	29	568	920	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the PWD Notification, an area of 890 sq. mt. has been notified for acquisition in Gut No. 95/2 for the purpose of the Multimodal Corridor (MMC) and the balance area of 880 sq. mt. shall remain with the landowners. Executive engineer MSRDC vide letter no

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
211	Datu Damu Patil, Govind Damu Patil, Yashwant Damu Patil, Ashok Damu Patil, Yamuna Balakrishna Thakur, Babybai Ankush Mhatre, Suman Arun Batale , Asha Jagannath Ulvekar, Mina Narayan Sisave, Shantabai Damu Patil	Borle	95/2 (P-MMC)	2	208	880		352			MSRDC/MMC/TPS9/2025/5728 DATED 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes in village borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The lis of such additional survey nos and additional area was given as annexure 1 accordingly 118 Sqm from Gat no 95/2 will be required for widening of Expressway. For the said land seperate FP No 28-M has been granted in the name of landowners & MSRDC will acquire it. For the remaining land of owner, final plot no. 28 is granted. Accordingly, Reconstituted Final Plot No. 28 & 28-M, 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.
212	Narayan Zheba Gharat	Borle	44/1	2	209	2400	30	960		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
213	Kamal Laxman Kharke, Jagdish Sudam Patil, Janardan Balaram Patil, Dattu Maruti Patil, Padma Sudam Patil, Bayav Mahadu Mukadam, Baraki Ram Patil, Bhagyashree Bhagwan Chaudhary, Machindra Balaram Patil, Ramakant Pundalik Patil, Ranjana Krishna Bhagat, Lata Yashwant Mhatre, Chandrabhaga Sudam Patil, Surekha Balaram Patil, Sunanda Balaram Patil, Sony Kanu Gharat, Sangita Bhoir Bhoir, Gopi Maruti Patil, Gunabai Balaram Patil, Ganesh Pundalik Patil, Kalpana Rajesh Mhatre, Shantabai Pundalik Patil	Borle	54/1	2	210	3080	175A	1232		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in No. Final Plot No. 176B, as 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	Baliram Dagadu Gharat	Borle	42/0	2	212	1010	167	404		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 167, as 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	Executive Engineer Mumbai Road Development Department No.1, Shobha Ramesh Marathe	Borle	35/3/A	1	214	5370	19	2148		Shri Gurdayal Singh Bal submitted his representation on 25/03/2025 Submission in the representation: - 1. He owns a house with a walled compound and gate, built on the original land with trees planted around it. 2. He has also installed an electric transformers & has a bore well on the property. 3. He is 78 yrs old and resident of this place and	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 35/3/A, an area of 300 sq. mt. falls under the jurisdiction of the PWD, while the remaining 4130 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 530 sq. mt. has been jointly notified for acquisition in Gut No. 35/3 for the purpose of the Multimodal Corridor (MMC) and

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
216	Gurudayal Singh Bal	Borle	35/3/B	1	215					not intreseted to surrender his land to NAINA TPS	the balance area of 5370 sq. mt. shall remain with the landowners. 3. Executivee engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 262 Sqm from Gut no 35/3 will be required for widening of Expressway. For the said land, seperate FP No 177A-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 177A is granted. 4. As per their request Final Plot is granted on their original land Gat no 35/3 and restructured as FP no 177A. Reconstituted Final Plot No. 177A & 177A-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
217	Muralidhar Dunakur Patil, Dhanaji Dunakur Patil, Executive Engineer Mumbai Road Development Department No. 1	Borle	34/0(P- MMC)	2	216	2150	171	860		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 34, an area of 7800 sq. mt. falls under the jurisdiction of the PWD, while the remaining 3830 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 1680 sq. mt. has been notified for acquisition in Gut No. 34 for the purpose of the Multimodal Corridor (MMC) and the balance area of 2150 sq. mt. shall remain with the landowners. 3. The original land bearing Gut No. 35 is affected by the reservation of Growth Centre. 4. Executivee engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1August 2025

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 410 Sqm from Gut no 34 will be required for widening of Expressway. For the said land, seperate FP No 171-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 171 is granted. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Reconstituted Final Plot No. 171 & 171-M, 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.
218	Executive Engineer Mumbai Road Development Department No.1, Nanu Sitaram Patil	Borle	35/4/A	2	217	2870	56A	1148		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 35/4/A, an area of 1830 sq. mt. falls under the jurisdiction of the PWD, while the remaining 2520 sq. mt. is owned by the respective

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
219	Executive Engineer Mumbai Road Development Department No.1, Panvel Properties Private Limited tarfe Director Kirti Jamnadas Doshi	Borle	35/4/C	1	219						landowners. Also As per the 7/12 extract of Gut No. 35/4/C, an area of 1020 sq. mt. falls under the jurisdiction of the PWD, while the remaining 1180 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 830 sq. mt. has been jointly notified for acquisition in Gut No. 35/4/A and 35/4/C for the purpose of the Multimodal Corridor (MMC) and the balance area of 2870 sq. mt. shall remain with the landowners. Therefore eventhough tenure of both the lands are different, combined final plot has been granted. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 289 Sqm from Gut no 35/4/A&C will be required for widening of Expressway. For the said land, seperate FP No 56-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 56 is granted. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Reconstituted Final Plot No. 56 & 56-M, 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.
220	Devendra Kiratmal Aachaliya, Yashwant Narayan Gaykar	Borle	51/4/B	1	222	2100	31	840		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, Subject to change in no. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
221	Bharat Ganu Patil, Dnyaneshwar Bharat Patil	Borle	51/3	1	225	4530	157	1812		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
222	Gopinath Maruti Patil, Sony Kanu Gharat, Barki Maruti Patil, Gunabai Balaram Patil, Janardan Balaram Patil, Machindra Balaram Patil, Surekha Balaram Patil, Sunanda Balaram Patil, Sangeeta Ramdas Bhoir, Kalpana Rajesh Mhatre, Shantabai Pundalik Patil, Ganesh Pundalik Patil, Kamal Laxman Kharke, Lata Yashwant Mhatre, Ramakant Pundalik Patil, Chandrabhaga Sudam Patil, Ranjana Krishna Bhagat, Bhagyashree Bhagwan Chaudhary, Padma Sudam Patil, Jagadish Sudam Patil, Bayobai Mahadu Mukadam, Dattu Maruti Patil	Borle	65/3	2	227	2000	170	800		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 170, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
223	Executive Engineer Mumbai Road Development Department No.1, Dnyandev Rama Patil, Vasudev Shrinivas Pandit	Borle	39/2/B	1	229	3170	172	1268		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the 7/12 extract of Gut No. 39/2/B, an area of 3560 sq. mt. falls under the jurisdiction of the PWD, while the remaining 3620 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 450 sq. mt. has been notified for acquisition in Gut No. 39/2/B for the purpose of the Multimodal Corridor (MMC) and the balance area of 3170 sq. mt. shall remain with the landowners. 3. Executive engineer MSRDC vide letter no

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 172 Sqm from Gut no 39/2/B will be required for widening of Expressway. For the said land, seperate FP No 172-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 172A is granted. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Reconstituted Final Plot No. 172 & 172-M, 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.
224	Indian Motherland Realities L.L.P., Janabai Laxman Mali, Kalyani Pundalik Patil, Keval Pundalik Patil, Mathura Pundalik Patil, Manisha Gangaram Patil, Maibai Kashinath Mundhe, Shantabai Vishnu Mundhe, Dinesh Arjun Patil, Nidhi Nitin Gaykar, Sushma Arjun Patil	Borle	62/2	1	230	1940	173	776	1604	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
225	Indian Motherland Realities L.L.P., Janabai Laxman Mali, Kalyani Pundalik Patil, Keval Pundalik Patil, Mathura Pundalik Patil, Manisha Gangaram Patil, Maibai Kashinath Mundhe, Shantabai Vishnu Mundhe, Dinesh Arjun Patil, Nidhi Nitin Gaykar, Sushma Arjun Patil	Borle	63/0	1	231	1620		648			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
226	Indian Motherland Realities L.L.P, Maibai Kashinath Mundhe, Mathura Pundalik Patil, Manisha Gangaram Patil, Shantabai Vishnu Mundhe, Kalyani Pundalik Patil, Keval Pundalik Patil, Janabai Laxman Mali, Dinesh Arjun Patil, Nidhi Nitin Gaykar, Sushma Arjun Patil	Borle	84/1	1	232	450		180			
227	Gopinath Maruti Patil, Sony Kanu Gharat, Barki Maruti Patil, Gunabai Balaram Patil, Janardan Balaram Patil, Machindra Balaram Patil, Surekha Balaram Patil, Sunanda Balaram Patil, Sangeeta Ramdas Bhoir, Kalpana Rajesh Mhatre, Shantabai Pundalik Patil, Ganesh Pundalik Patil, Kamal Laxman Kharke, Lata Yashwant Mhatre, Ramakant Pundalik Patil, Chandrabhaga Sudam Patil, Ranjana Krishna Bhagat, Bhagyashree Bhagwan Chaudhary, Padma Sudam Patil, Jagadish Sudam Patil, Bayobai Mahadu Mukadam, Dattu Maruti Patil	Borle	62/1	2	233	560	20	224		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
228	Sudam Bhaga Patil, Parvati Maruti Mali, Namdev Goma Patil, Janardan Goma Patil, Dharma Goma Patil, Janabai Tukaram Siswe, Bhagubai Pundalik Gaykar, Raghubai Vishnu Patil, Mathura Arjun Paringe	Borle	60/0	1	234	1490	25	596		Shri Sudam Bhaga Patil submitted a representation dated 23/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 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.
229	Anil Chandrakant Patil, Vinayak Chandrakant Patil	Borle	78/2	1	235	1690	26	676		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
230	Nana Sitaram Patil	Borle	77/2	2	236	1190	27	476		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. 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.
231	Hausiram Ambo Patil, Chandrabhaga Hoshiram Patil	Borle	84/4	2	237	430	16	172		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. 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.
232	Haribhau Ragho Patil, Balaram Ragho Patil, Krishna Ragho Patil, Kamalakar Ragho Patil, Suman Pandurang Patil, Padma Ragho Patil, Manjula Raghao Patil, Rajesh Narayan Patil, Lakshmibai Narayan Patil, Shaila Narayan Patil, Wa.No. Apk of 6 & 7 Mother Krishna Ragho Patil	Borle	51/1	2	238	1950	28	780		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
233	Dhanaji Dunkur Patil	Borle	1/1/ 2	1	241	700	178	280		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of Gut no. 1/1/1 & 1/1/2 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 178 & 180 was arranged on 24/07/2025, but the landowners did not attend the said hearing.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the other right column of 7/12 extract of Gut No. 1/1/ 2, an area of 400 sq. mt. is under road, while the remaining 700 sq. mt. is owned by the respective landowners. 3. In the form No. 1 of the sanctioned draft scheme, the area of FP is mentioned as 280 sq. mt, but as per TPS plan, it is 331 sq. mt. By considering that it is adjoining to Borle gaothan and the structures are existing in it, the area in TPS plan is granted. 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.
234	Radium Developers Pvt. Ltd.	Borle	1/1 /1	1	243	700	180	280		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of Gut no. 1/1/1 & 1/1/2 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 178 & 180 was arranged on 24/07/2025, but the landowners did not attend the said hearing.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the other right column of 7/12 extract of Gut No. 1/1/ 1, an area of 400 sq. mt. is under road, while the remaining 700 sq. mt. is owned by the respective landowners. 3. In the form No. 1 of the sanctioned draft scheme, the area of FP is mentioned as 280 sq. mt, but as per TPS plan, it is 410 sq. mt. By considering that it is adjoining to Borle gaothan and the structures are existing in it, the area in TPS plan is granted. 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.
235	Bamubai Ganpat Bhamate, Balibai Narayan Mate, Raghi Changya Bhopi, Balaram Barku Patil, Arun Barku Patil, Kunda Gurunath Tandel, Nanda Barku Patil, Radhabai Barku Patil, Manubai Pundalik Khutarkar, Mada Madhukar Lahane,	Borle	157/5 (P-MMC)	2	244	100	181	40		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the PWD Notification, an area of 560 sq. mt. has been notified for acquisition in Gut No. 157/5 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,

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
236	Suresh Nama Patil, Kashibai Bhim Gatade, Hira Ramesh Jain, Janaku Nama Patil, Anandi Gopinath Patil, Santosh Gopinath Patil, Jayendra Gopinath Patil, Suresh Gopinath Patil, Kamlakar Gopinath Patil, Sumitra Narayan Kondilkar, Gulab Nitin Patil, Baby Kisan Patil, Vanita Balkrushna Patil, Radhabai Maya Gadkari, Sulochana Pandurang Mhatre, Sitabai Ram Gaykar, Kundalik Namdev Khutale, Gulab Narayan Phadake, Dharamdas Namdev Mali, Lakshmibai Lakshman Mali, Sanjay Lakshman Mali, Sunita Roshan Patil, Anita Anant Mhatre, Nita Vikas Mhatre, Mahendra Lakshman Mali, Ananta Tukaram Mali, Suraj Lalbeini Gupta, Indubai Manik Ughade, Gita Roshan Kadu										subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.181, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
237	Janardhan Goma Patil	Borle	2 (P-MMMC-IN)	1	245	1790	183	716		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 2, an area of 500 sq. mt. falls under the jurisdiction of the PWD, while the remaining 2280 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 490 sq. mt. has been notified for acquisition in Gut No. 2 for the purpose of the Multimodal Corridor (MMC) and the balance area of 1790 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 PWD/acquisition for MMC. 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.
238	Muralidhar Dunkur Patil, Dhanaji Dunkur Patil	Borle	1/3	1	246	800	184	320		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
239	Dattatrey Padu Bhopi, Gulab Padu Bhopi	Borle	1/2	2	247	1220	185	488		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. In the form No. 1 of the sanctioned draft scheme, the area of FP is mentioned as 488 sq. mt, but as per TPS plan, it is 1220 sq. mt. By considering that it is adjoining to Borle gaathan and the structures are existing in it, the area in TPS plan is granted. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
240	Sangita Dharma Mhaskar , Rohitdas Dharma Mhaskar, Hiraman Dharma Mhaskar, Rajashree Kishor Mhatre, Savita Raghunath Bade	Borle	162/2/A	1	248	440	187	176		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 162/2/B, an area of 200 sq. mt. falls under the jurisdiction of the PWD, while the remaining 860 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 1130 sq. mt. has been jointly notified for acquisition in Gut No. 162/2 for the purpose of the Multimodal Corridor (MMC) and the balance area of 440 sq. mt. shall remain with the landowners.
241	Pandurang Kanu Patil, Balaram Gopal Patil	Borle	162/2/B	1	249						
242	Balkrushna Narayan Patil, Lakshmibai Narayan Patil	Borle	164/6	1	250	290	188	116		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 164/6, an area of 1400 sq. mt. falls under the jurisdiction of the MSRDC for MMC, while the remaining 290 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed, subject to slight change in location. Reconstituted 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
243	Balkrushna Narayan Patil, Executive Engineer Mumbai Road Development Department No.1	Borle	99	2	252	360	191	144		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 99, an area of 1370 sq. mt. falls under the jurisdiction of the PWD, while the remaining 530 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 170 sq. mt. has been notified for acquisition in Gut No. 99 for the purpose of the Multimodal Corridor (MMC) and the balance area of 360 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 PWD/acquisition for MMC and change in FP No. Accordingly, 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.
244	Dattu Maruti Patil	Borle	171/1 (P-MMC)	2	253	4060	192	1624		Smt Gangubai Atmaram Gharat & Shri Bharat Dattu Patil submitted a representation dated 25/12/2024 & 30/05/2025 & shri Ramkrushna Ambo Patil, Shri Mahesh Balkrushna Patil (Survey Nos 171/2 & 146) submitted a a representation datedd 04/02/2025 Submission in the representation of 25/12/2024 & 04/02/2025 - 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision.	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-9, 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

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
245	Gangubai Atmaram Bhopi	Borle	171/2 (P-MMC)	2	254					3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966. Submission in the representation of 30/05/2025 - 1. NAINA Scheme is not accepted to them and they have not given consent to the scheme. 2. In future, if Govt. & Farmers Committee agree on implementing TPS, then they requested to give separate plots to Smt Gangubai Atmaram Gharat & Shri Bharat Dattu Patil as their areas are different & they have different houses there in. 3. Accordingly they requested to grant 2 separate plots.	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. 6. As per the PWD Notification, an area of 370 sq. mt. has been jointly notified for acquisition in Gut No. 171 for the purpose of the Multimodal Corridor (MMC) and the balance area of 4060 sq. mt. shall remain with the landowners. 7. As mentioned above, MMC land was jointly notified for acquisition and therefore request to grant separate plots can not be considered. The shape of final plot is changed to certain extent and its no changed. Accordingly, reconstituted 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
246	Sadu Bala Patil, Dattu Damu Patil, Govinda Damu Patil, Yashavant Damu Patil, Ashok Damu Patil, Yamuna Balkrushna Thakur, Babybai Ankush Mhatre, Suman Arun Batale, Asha Jagannath Ulwekar, Mina Narayan Sisave, Shantabai Damu Patil, Gajanan Chahu Patil, Parashuram Nathu Mali, Pandurang Nathu Mali, Parvati Mahadev Parange, Bhimabai Gopal Gaykar, Manjula Ramdas Pawar, Mahadev Chahu Patil, Hasuram Nathu Mali	Borle	114/0	1	255	1200	193	480		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. 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.
247	Balkrushna Narayan Patil, Lakshmibai Narayan Patil, Executive Engineer Mumbai Road Development Department No. 1	Borle	98/2/A	1	256	2050	194	820	1908	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 98/2/A, an area of 20 sq. mt. falls under the jurisdiction of the PWD, while the remaining 2050 sq. mt. is owned by the respective landowners. From planning point of view, the location of the final plot is shifted to nearby location and its no changed. Accordingly, reconstituted 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.
248	Balkrushna Narayan Patil, Lakshmibai Narayan Patil	Borle	154/2/A	1	257	1620		648			
249	Balkrushna Narayan Patil, Lakshmibai Narayan Patil	Borle	153/0	1	258	1100		440			

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
250	Balaram Ambo Patil, Mukta Ambo Patil, Renuka Baban Patil, Tulshiram Baban Patil, Bhagvan Hari Patil, Shantabai Bandu Mhaskar, Tukaram Ambo Patil, Kunda Ambo Patil, Ravindra Baban Patil	Borle	154/1	2	259	2220	196	888	1576	Shri Tukaram Ambo Patil (154) & Shri Ravindra Baban Patil (154/2/B) submitted a representation dated 23/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. By considering buffer along HP Gas pipe line, the shape of the final plot is altered and no is changed. Accordingly, reconstituted, Final Plot No. 194, as 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	Baghawan Hari Patil, Shantabai Bandu Mhaskar, Tukaram Ambo Patil, Balaram Ambo Patil, Tulshiram Baban Patil, Ravindra Baban Patil , Mukta Ambo Patil, Kunda Ambo Patil, Renuka Baban Patil	Borle	154/2/B	2	260	1720		688			
252	Mahadev Janu Patil , Mukta Namdev Gavade, Hashi Janardan Patil	Borle	146/2	2	261	4700	197, 200	1880	1940	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
253	Mahadev Janu Patil , Mukta Namdev Gavade, Hashi Janardan Patil	Borle	146/3	2	262	150		60			Combined final plot at the location of their original land has been granted Accordingly, reconstituted Final Plot No. 197, as 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	Shankar Ganpat Patil, Kani Baliram Pawar, Vithabai Chandar Patil, Manisha Gangaram Patil, Kalyani Pundalik Patil , Keval Pundalik Patil , Mathura Pundalik Patil, Maibai Kashinath Mundhe , Shantabai Vishnu Mundhe , Janabai Lakshman Mali, Dinesh Arjun Patil, Nidhi Nitin Gayakar, Sushma Arjun Patil	Borle	146/1(P)	2	263	1320	198	528		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Final plot has been granted on their original land and by considering the existing structures, the shape of the plot is altered. Accordingly, reconstituted Final Plot No. 198, as 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	Valuable Properties Private Limited Director Narendra Hete, Keval Pundalik Patil, Janabai Lakshaman Mali, Manisha Gangaram Patil , Kalyani Pundalik Patil, Maibai Kashinath Mundhe, Shantabai Vishnu Mundhe, Mathura Pundalik Patil, Dinesh Arjun Patil, Nidhi Nitin Gaykar Sushma Arjun Patil	Borle	133	1	264	1900	199	760		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Final plot has been granted on their original land and by considering the existing structures, the shape of the plot is altered. Accordingly, reconstituted 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.
256	Ram Houshiram Patil, Kamalakar Houshiram Patil, Ashok Houshiram Patil, Chetan Keshav Pat, Pooja Dnyaneshwar Gavade	Borle	134/5	2	265	6520	201	2608		Shri Ashok Houshiram Patil Submitted a representation dated 16/12/2024 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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. 201, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
257	Parvati Maruti Mali, Executive Engineer Mumbai Road Development Department No.1	Borle	118/2	2	266	300	203	120	556	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 118/2, an area of 3540 sq. mt. falls under the jurisdiction of the PWD, while the remaining 300 sq. mt. is owned by the respective landowners. Final plot has been granted on their original land and by considering the existing structures, the shape of the plot is altered. Accordingly, reconstituted 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD.
258	Parvatibai Maruti Mali	Borle	134/7	2	267	1090		436			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
259	Bharat Ganu Patil, Bhauraj Bharat Patil, Dnyaneshwar Bharat Patil	Borle	10/0 (P-MMC-IN)	1	268	1120	204	448		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the 7/12 extract of Gut No. 10, an area of 2700 sq. mt. falls under the jurisdiction of the MSRDC for Expressway, while the remaining 2760 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 1640 sq. mt. has been notified for acquisition in Gut No. 10 for the purpose of the Multimodal Corridor (MMC) and the balance area of 1120 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 MSRDC/acquisition for MMC. 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.
260	Sulochana Manglya Patil, Dhyandev Manglya Patil, Hanumant Manglya Patil, Raghunath Manglya Patil, Sanjay Manglya Patil, Sunil Manglya Patil, Lata Bharat Mhaskar	Borle	134/6	2	269	1730	207	692		Shri Dnyandev Manglya Patil attended the the hearing on 27/12/2024 & submitted their say as under: 1) They did not accept Final Plot No 207 2) They requested to Continue the ownership as mentioned in Form no 1. 3) The contribution amount as per form no. 1 is exhorbitant and shall be waived off. Representation submitted by Land owner to CIDCO on 10/01/2025 & forwarded to the Arbitrator Office from CIDCO Office on 21/01/2025 Submission in the representation - 1. Their Residential house & Sai baba Mandir are existed in the original plot bearing survey no 134/6 and its house no is 381. In the TPS, service road no 1063 has been proposed through their plot and they have been given Final plot no 207. Their house is about 32 yrs old and Mandir is about 31 yrs old. 2. Accordingly they requested to maintain their house and the Mandir in their final plot no 207 Shri Hanumant Manglya Patil & Sanjay Patil	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										submitted a a representation datedd 23/12/2024 Submission in the representation - 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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 7/12 extract of Gut No. 134/6, an area of 2800 sq. mt. falls under the jurisdiction of the MSRDC for Expressway, while the remaining 1930 sq. mt. is owned by the respective landowners. In the sanctioned draft scheme proposal, total 7/12 area and OP area is corrected as 1930 sq. mt and 772 sq. mt respectively. As per their request and by considering the existing structure in the original land, the area and shape of the final plot is changed. Accordingly, reconstituted 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. It is subject to the separation of the areas belonging to the landowners and the area under the MSRDC/acquisition for MMC.
261	M/s Proviso Builders and Developers tarfe Kashish Gupta, M/s Sai Proviso Developers tarfe Partner Sanjay Gavande	Borle	132/1	1	270	3590	208	1436	2680	Shri Kashish Gupta & Shri Sanjay Gawade from Provinso Builders attended the hearing dated 23/12/2024: 1) They agreed to the location and shape of the proposed final plot no. 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	1. Draft Town Planning Scheme no. 9 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

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
262	M/s Proviso Builders and Developers tarfe Kashish Gupta, M/s Sai Proviso Developers tarfe Partner Sanjay Gavande	Borle	132/2	1	271	2300		920		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. Shri Hanumant Manglya Patil submitted his a representation datedd 15/01/2025 1. Shri Patil mentioned that 101.17sqm area of Gut No 132/1 was purchased in year 1990 from the original land holder Shri Shankar Kamlu Patil and their house is existed on the said land. 2. They are paying Grampanchayat Ghar patti and their House no is 504. 3. Their existing residential house has been given FP No 208, and therefore they have strong opposition against the given Final Plot. Shri Baban Bhuraji Patil submitted his representation on 15/01/2025 1. Shri Patil mentioned that 182.18sqm area of Gut No 132/1 was purchased in year 1990 from the original land holder Shri Shankar Kamlu Patil and their house is existed on the said land. 2. They are paying Grampanchayat Ghar patti and their House no is 1001. 3. Their existing residential house has been given FP No 208, and therefore they have strong opposition against the given Final Plot. Submission of Representation by Partners of Sai Provinso Developers on 31/12/2024 & reminder for same on 17/01/2025: 1) They have been allotted FP 208 & 210 of combined area of 6272sqm, however due to encroachment issues on FP 208 they requested as follows: a) From the total area of FP 208, an area of	already proposed in SDCR for TPS-9. 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, final plot no. 208 was proposed for Gut NO. 132/1, 2, 134/4 and final plot no 210 was proposed for Gut No. 140/1, 141/2, 142/2 to the same land owner. As per request, the structures are existed on gut No 132/1. Therefore final plot no. 208 has been granted for Gut No. 132/1. Final plot No. 210 has been granted for Gut No. 132/2, 134/4, 140/1, 141/2, 142/2 Accordingly, reconstituted Final Plot No. 208, 210, 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.
263	M/s Proviso Builders and Developers tarfe Kashish Gupta, M/s Sai Proviso Developers tarfe Partner Sanjay Gavande	Borle	134/4	1	272	810		324			
264	M/s Proviso Builders and Developers tarfe Kashish Gupta, M/s Sai Proviso Developers tarfe Partner Sanjay Gavande	Borle	140/1	1	273	2200	210	880	3592		
265	M/s Proviso Builders and Developers tarfe Kashish Gupta, M/s Sai Proviso Developers tarfe Partner Sanjay Gavande	Borle	141/2	1	274	3870		1548			
266	M/s Proviso Builders and Developers tarfe Kashish Gupta, M/s Sai Proviso Developers tarfe Partner Sanjay Gavande	Borle	142/2	1	275	2910		1164			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										1244sqm (eligible against survey no 132/2 & 132/4) be aligned with FP 210 b) Consequently the plot area of FP 210 will become 4836sqm (3592+1244) and area of plot No 208 will remain 1244sqm 3) The above requests are intended to facilitate practical & functional developments of Plots. 4) Their request to grant the final plot of a minimum of 60% area of their original land, remains unchanged.	
267	Haribhau Ragho Patil, Balaram Ragho Patil, Krushna Ragho Patil, Kamalakar Ragho Patil, Suman Pandurang Patil, Padma Ragho Patil, Manjula Ragho Patil, Lakshmibai Narayan Patil, Shaila Narayan Patil , V.No.6 & 7 che A.Pa.K. Aai Krushna Ragho Patil	Borle	134/2/A (P- MMC-IN)	2	276	600	211	240	240	They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. 2. As per the other right column of 7/12 extract of Gut No. 134/2/A, an area of 1800 sq. mt area was acquired for Panvel Bypass which is more than 1620 sq. mt holding of the landowner. Also as per the 7/12 extract of Gut No. 134/2/B, an area of 1600 sq. mt. falls under the jurisdiction of the MSRDC and as per other right column, 1100 sq. mt area was acquired for Panvel Bypass and accordingly 920 sq. mt remains with the respective landowners. Also as per the PWD Notification, an area of 1740 sq. mt. has been notified for acquisition in Gut No. 134/2 for the purpose of the Multimodal Corridor (MMC) and it is more than 920 sq. mt land remains with the landowner 3. However as per TPS plan, 600 sq. mt land remains unaffected. 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.
268	Krushna Dunkar Patil , Gunabai Janya Patil, Sharada Dunkar Patil	Borle	134/2/B (P- MMC-IN)	1	277						
269	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	134/3/A	1	609	3790	209	1516	1516	Shri Bhagwan Kashinath Patil submitted a representation dated 16/12/2024 Submission in the representation- 1. As per EIA 2006 Notification, if the Township and Area Development Scheme are proposed	Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966. As per the other right column of 7/12 extract of Gut No. 134/3/A, an area of 1030 sq. mt. falls under the

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1	2	3A	3B	3C	4	5	6	7	8	9	10
270	Balaram Kashinath Patil, Bhagwan Kashinath Patil	Borle	134/3/B	2	278					to be developed on more than 50 Ha land, then prior environmental clearance is required. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	jurisdiction of the PWD for Bypass, while the remaining 360 sq. mt. is owned by the respective landowners. Also per the other right column of 7/12 extract of Gut No. 134/3/B, an area of 750 sq. mt. falls under the jurisdiction of the PWD, while the remaining 620 sq. mt. is owned by the respective landowners. Also as per the PWD Notification, an area of 100 sq. mt. has been jointly notified for acquisition in Gut No. 134/3 for the purpose of the Multimodal Corridor (MMC) and the balance area of 3790 sq. mt. shall remain with the landowners. By considering the existing structure, the shape of final plot has been changed. Accordingly, reconstituted 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
271	Balaram Kashinath Patil, Bhagwan Kashinath Patil	Borle	134/3/D	2	279						
272	Pravin Eknath Patil, Dnyandev Eknath Patil	Borle	134/3/C	2	280						
273	Sudama Bhaga Patil, Devakibai Namdev Patil, Parvatibai Maruti Mali, Namdev Goma Patil, Janardan Goma Patil, Dharma Goma Patil, Janabai Tukaram Shisave, Bhagubai Pundalik Gaykar, Raghubai Vishnu Patil, Mathura Arjun Parange	Borle	138/0	1	281	3900	213	1560		Shri Dharma Goma Patil submitted a representation dated 23/12/2024. Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated.	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the other Rights column of the 7/12 extract of Gut No. 138, an area of 20 sq. mt. falls under the Bye-pass, while the remaining 3900 sq. mt. is owned by the respective landowners. From planning point of view, the shape of the final plot and its no is changed. Accordingly, reconstituted 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.
274	Gurcharan Group Gram Panchayat Kon, M/s Gas Authority of India Ltd.	Borle	111/0	सरकार	282	4300	228	1720	9908.8	Dy. General Manager, GAIL, wide letter dated 18/02/2025, submitted a copy of Notification and the boundary plan of GAIL centre.	1. Draft Town Planning Scheme No 9 was sanctioned under the provisions of the MR&TP Act, 1966.
275	Gurcharan Group Gram Panchayat Kon, M/s Gas Authority of India Ltd.	Borle	112/0	सरकार	283	9470		3788			2. As per the 7/12 extract, area of land under the authorities and under acquisition is as follows; No. Gut GP. GAIL. MMC Remain (All in sq. mt.)
276	Gurcharan Group Gram Panchayat Kon, M/s Gas Authority of India Ltd.	Borle	113/0	सरकार	284	5060		2024			1. 111. 6284. 6016. 8000. 4300 2. 112. 3250. 7450. 1230. 9470

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
277	Gurcharan Group Grampanchayat Kon M/s Gas Authority of India Ltd.	Borle	137/0	सरकार	285	5942		2376.8			3. 113. 5350. 1950. 2240. 5060 4. 137. 6786. 1014. - 7800 Total. 21670. 16430. 11470 26630 3. Out of the remaining land, the compounded area of GAIL, admeasuring 14590 sq. mt. has been allotted Final Plot No. 221B in the name of GAIL. For the remaining land admeasuring 12040 sq. mt, separate Final plot no. 221A, 214, totally admeasuring 4816 sq. mt has been granted in the name of GOM-Group Grampanchayat Kon and it is place in public-semi public zone. Final Plot No. 221A , 221B, & 214 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.
278	Vasant Rama Patil	Borle	141/1	1	286	2000	231	800		All the land owners did not attend the hearing but Shri Bharat Dattu Patil, Shri Vasant Rama Patil submitted a representation dated 16/12/2024, 23/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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	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-9, 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										dangerous. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-9, under section 87 of MR & TP Act 1966.	(ROU) has been designated as a buffer zone along the gas pipe line. By considering the buffer from GAIL receiving station, final plot is reconstituted. 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.
279	Vasant Rama Patil	Borle	65/1	2	226	1570	232	628		All the land owners did not attend the hearing but shri Vasant Rama Patil submitted a representation dated 23/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											Accordingly, reconstituted Final Plot No. 228, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
280	Rajesh Yashvantrao Bagal	Borle	140/2	1	287	2200	236	880		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 235, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
281	Sudam Nama Patil , Ramchandra Nama Patil, Vithabai Kamalakar Patil	Borle	142/1	2	288	1570	223	628	1668	All the land owners did not attend the hearing but shri Ramakant Gajanan Patil, Shri Suryakant Gajanan Patil, Smt Sushma Gajanan Patil & Shri Chandrakant Gajanan Patil submitted a representation dated 05/02/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to surrender" has been changed from 60:40 to 40:60 and FSI has been increased from 1.7 to	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-9, 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

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
282	Sudam Nama Patil , Ramchandra Nama Patil, Vithabai Kamalakar Patil	Borle	142/4	2	289	2600		1040		2.5. However, for the said changes, public hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 233A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
283	Haribhau Ragho Patil, Balaram Ragho Patil, Krushna Ragho Patil, Kamalakar Ragho Patil, Suman Pandurang Patil, Padma Ragho Patil, Manjula Ragho Patil, Rajesh Narayan Patil, Lakshmibai Narayan Patil, Shaila Narayan Patil , V.No.6&7 che A.Pa.K. Aai Krushna Ragho Patil	Borle	143/0	1	290	1600	225	640		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 224, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
284	Haribhau Ragho Patil, Balaram Ragho Patil, Krushna Ragho Patil, Kamalakar Ragho Patil, Suman Pandurang Patil, Padma Ragho Patil, Manjula Ragho Patil, Rajesh Narayan Patil, Lakshmibai Narayan Patil, Shaila Narayan Patil , V.No.6&7 che A.Pa.K. Aai Krushna Ragho Patil	Borle	144/0	2	291	1100	226	440		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted 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.
285	Haribhau Ragho Patil, Balaram Ragho Patil, Krushna Ragho Patil, Kamalakar Ragho Patil, Suman Pandurang Patil, Padma Ragho Patil, Manjula Ragho Patil, Rajesh Narayan Patil, Lakshmibai Narayan Patil, Shaila Narayan Patil, V.No.6&7 che A.Pa.K. Aai Krushna Ragho Patil	Borle	142/3	2	292	1010	227	404		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 238, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
286	Shantaram Gotiram Patil	Borle	145/1	1	293	2150	237	860		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 236, as 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	Dattatreya Pandu Patil, Suresh Pandu Patil, Sunil Pandu Patil , Sitabai Pandu Patil	Borle	145/2	1	294	2150	230	860		All the land owners did not attend the hearing but Shri Dattarey Pandurang Patil submitted a representation dated 16/12/2024 Submission in the representation- 1. As per EIA 2006 Notification, if the Township and Area Development Scheme are proposed to be developed on more than 50 Ha land,	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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										then prior environmental clearance is required. But before the preparation of TPS-1009e, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-9, 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. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 237, as 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	Sunita Ananta Gaykar	Borle	147	1	295	3390	222	1356		All the land owners did not attend the hearing but Smt Sunita Ananta Gaykar submitted a representation dated 16/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain	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-9, the request to grant the final plot of a minimum of

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted 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.
289	Deepak Mahadev Gharat, Mahesh Mahadev Gharat, Ratna Mahadev Gharat, Vanita Mahadev Gharat, Rohini Ramdas Gharat, Mai Ramdas Gharat, Sangeeta Ramdas Gharat, Vrunda Barku Gharat, Kashinath Maya Gharat, Girija Mahadu Patil, Raghunath Maya Gharat, Shobha Sudam Waghmare, Suresh Maya Gharat, Amar Vishnu Mhatre, Tushar Vishnu Mhatre	Sangade	144/1	2	296	2480	219	992		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 219B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
290	Raghunath Dama Patil	Borle	148	1	297	3460	220	1384		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 220, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
291	Sunita Ananta Gaykar	Borle	146/4	2	298	660	214	264		All the land owners did not attend the hearing but Smt Sunita Ananta Gaykar submitted a representation dated 16/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. Reconstituted Final Plot No. 217, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											accordance with the ownership and area details recorded in table B.
292	Masanvata Group Grampanchayat Kon	Borle	150	सरकार	299	200	240	80	697.6	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. An area of 456 sq. mt. has been notified for acquisition in Gut No. 155 for the purpose of the Multimodal Corridor (MMC) and the balance area of 944 sq. mt. shall remain with the landowners. By considering that the original land is for Masanvat, final plot of the original area has been granted and renumbered as 241 Accordingly, reconstituted 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.
293	Masanvata Group Grampanchayat Kon	Borle	151	सरकार	300	600		240			
294	Masanvata Group Grampanchayat Kon	Borle	155	सरकार	301	944		377.6			
295	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	24/0	1	302	250	243	100	16412	Shri Vinayak Karande from Kanakia Builders attended hearing dated 24/12/2024: 1) They agreed to the location and shape of the proposed final plot no 243. 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 i.e ₹92727800 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) If the development charges cannot be waived off then we request to collect this amount in 5 installments.	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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, the area falls under the jurisdiction of the MSRDC and the respective landowners are as follows; No. Gut No. Total Road MMC Owner (All in sq. mt.) 1. 157/2 1370 - 230. 1140 2. 157/4 1720 - 930 790 3. 161/2 2610 420. 210. 1980 4. 170/0 3390 - 260 3130 5. 170/2. 700. - 230. 470 6. 157/6. 7990. - 2560. 5430
296	M/s.Kankiya Spaces Reality Pvt.Ltd.	Belavali	25/5	1	303	1110		444			
297	M/s.Kanakia Spaces Realty Pvt.Ltd.	Belavali	26/0	1	304	3920		1568			
298	M/s.Kanakia Spaces Realty Pvt.Ltd.	Belavali	30/1	1	305	3670		1468			
299	M/s.Kanakia Spaces Realty Pvt.Ltd.	Belavali	30/2	1	306	730		292			
300	M/s.Kanakia Spaces Realty Pvt.Ltd.	Belavali	53/0	1	307	2100		840			
301	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	90/0	1	308	3490		1396			
302	M/s.Kanakia Spaces Realty Pvt.Ltd.	Belavali	91/4/B	1	309	450		180			
303	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	92/1	1	310	1640		656			
304	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	106/0	1	311	3400		1360			
305	M/s.Kanakia Spaces RealtyPvt.Ltd.	Belavali	113/0	1	312	710		284			
306	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	119/4	1	313	860		344			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
307	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	119/5	1	314	860		344		8) Use of TDR should be permissible anywhere in NAINA Jursidiction.	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.
308	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	125/2	1	315	4000		1600			
309	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	184/0	1	316	900		360			
310	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	157/2 (P-MMC)	1	317	1140		456			
311	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	157/4 (P-MMC)	1	318	790		316			
312	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	161/2 (P-MMC)	1	319	1980		792			
313	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	170/0 (P-MMC)	1	320	3130		1252			
314	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	170/2 (P-MMC)	1	322	470		188			
315	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	157/6/C	1	330	5430		2172			
316	Jaydas Maruti Dhavale, Bhagubai Pandu Pawar, Shantabai Ganu Thombre, Gunabai Kisan Pawar, Vasudev Dattu Bhalekar, Mohan Dattu Bhalekar, Nirabai Ramdas Madhvi, Megha Murlidhar Patil, Baban Maruti Dhavale, Jayant Muralidhar Patil, Sunanda Baban Patil, Bhagwan Maruti Dhavale, Anant Sitaram Patil, Suvama Dhondu Tupe, Raghunath Sitaram Patil, Yash Murlidhar Patil	Sangade	178/1A (P-MMC)	2	810	2620	317	1046.8	1046.8	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 2890 sq. mt. has been notified for acquisition in Gut No. 178/1 for the purpose of the Multimodal Corridor (MMC) and the balance area iof 2620 sq. mt. shall remain with the landowners. 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.
317	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	178/1B (P-MMC)	1	321						
318	Ganu Kanu Patil, Sanjay Ganpat Patil, Meenakshi Muralidhar Thakur	Sangade	178/1C (P-MMC)	2	808						

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
319	Executive Engineer Mumbai Road Development Department No. 1, Shankar Namdev Patil	Borle	91/2/A/1	2	323	1060	245	424	424	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. No.Gut No. Area Acq Owner (All in sq. mt.) 1. 91/2/A/1 5990 1410 4580 2. 91/2/A/2 3140 70 3070 3. 91/2/B 4480 - 4480 4. 91/2/D 4500 1440 3060 As per remarks of JMC for MMC, 5320 sq. mt was acquired by PWD. By considering the above area under acq for road, additional 2400 sq. mt (5320-2920) land was seen to be under the road. Also as per the PWD Notification, an area of 11730 sq. mt. has been notified for acquisition in Gut No. 91/2 for the purpose of the Multimodal Corridor (MMC) Accordingly, as per sanctioned draft scheme, 1060 sq. mt land remains with the landowner. 3. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune
320	Executive Engineer Mumbai Road Development Department No.1, M/s. Kanakia Spaces Reality Pvt.Ltd	Borle	91/2/A/2	1	324						
321	M/s. Kanakia Spaces Reality Pvt.Ltd	Borle	91/2/B	1	325						

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
322	Balakrishna Narayan Patil, Lakshmibai Narayan Patil, Executive Engineer Mumbai Road Development Department No. 1	Borle	91/2/D	1	327						Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 390.3 Sqm from Gut no 91/2 will be required for widening of Expressway. For the said land, seporate FP No 244A-M has been granted in the name of landowners and the said FP No will be acquired by MSRDC. For the remaining land of owner, final plot no. 244A is granted. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC. Reconstituted Final Plot No. 244A & 244A-M, 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. The sanctioned draft scheme proposal is confirmed. Final Plot No. 244A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
323	Forest	Sangade	90/0	सरकार	331	31400	248+249+252+273	28227.22	28653.79	They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Total area as per 7/12 = 31400 sq. mt Deduct water channel. = 2087 sq. mt. Deduct 24 mt. DP road=. 3849.74 sq. mt. Remaining area. =. 25463.26 sq. mt. FP Area =. 28653.78 sq. mt The sanctioned draft scheme proposal is confirmed. Final Plot No. 248+249+252+273, 272, 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.
324							272	426.57			

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
325	Vilas Ganu Patil, Vinod Ganu Patil, Pandurang Ganu Patil, Vaishali Vishnu Thombre, Shevanti Ganu Patil	Sangade	92/0	1	332	4300	250	1720		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in No. Final Plot No. 326B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
326	Protect Forest						254+271	7246.9		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.
327		Bhingar	134	सरकार	333	10600	253	822.54	8069.44		2. Total area as per 7/12 = 10600 sq. mt Deduct 45 mt. DP road = 2104.78 sq. mt. Remaining area. = 8495.26 sq. mt. FP Area = 8069.44 sq. mt The sanctioned draft scheme proposal is confirmed. Final Plot No. 254+271, 253, 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.
328	Baban Rangu Patil, Dnyandev Rangu Patil, Bebi Ganesh Naik, Mukta Jayram Gondhadi	Bhingar	132	1	334	6170	255	2468		All the land owners did not attend the hearing but Shri Baban Rangu Patil submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 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.
329	Anandi Rajaram Kathare	Bhingar	131/2	1	335	5740	256	2296		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
330	Ganesh Sujanrao Ugale, Chatap Akash Vishnu, Pavankumar Bapurao Bandagar, Prajkta Prakash Vaje, Balaji Sahebrao Shingare, Mayur Motiram Kasar, Vijay Dattaray Navsekar, Shirdhar Yuvaraj Dhavare, Sachin Shrikrushna Satote, Sagar Prakash Patil, Aniket Madhukarrao Dhale, Atul Bhibhishanrao Shingare	Bhingar	131/1	1	336	2070	258	828		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
331	Rupa Sujay Shah, Sujay Sharad Shah	Bhingar	127/2	1	337	1100	269	440	940	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
332	Rupa Sujay Shah, Sujay Sharad Shah	Bhingar	133/2	1	338	1250		500			The sanctioned draft scheme proposal is confirmed. Final Plot No. 269, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
333	Sita Dama Patil, Bhagwan Dama Patil, Ganu Dama Patil, Ganpat Dama Patil, Kashinath Dama Patil	Bhingar	128	1	339	3900	264	1560		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. For propoer width, the shape of the final plot has been altered. 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.
334	Nisha Madhukar Pawar, Rajendra Namdev Patil, Shivaji Tukaram Patil, Rekha Pundalik Gharat, Asha Murlidhar Patil, Nirmala Tukaram Patil, Bharat Namdev Gaykar, Ashok Namdev Gaykar, Mangesh Ram Gaykar, Varsha Rajesh Mokal, Sonu Chandar Vakdikar, Reshma Ram Gaykar, Yogesh Ramesh Gaykar, Pratibha Prakash Patil, Tejas Ramesh Gaykar, Suresh Bhamlya Tavre, Rekha Ramesh Gaykar, Lata Pramod Mumbaikar, Madhukar Bhamlya Tavre, Kalpana Gotiram Mhatre, Sunil Bhamlya Tavre, Jagannath Bhamlya Tavre, Bhamlya Amruta Tavre, Rohini Kamlakar Bhoir, Manisha Kamlakar Bhoir, Mayur Kamlakar Bhoir, Radhabai Krushna Patil, Pushna Ashok Gaykar, Amita Anil Shendre, Kalpana Narayan Pawar, Bhargavi Bhanudas Mate,	Bhingar	127/1	2	340	4900	265	1960	1960	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 265, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Disha Deepak Udar, Pramod Krushna Patil, Ajit Krushna Patil,										
336	Dnyandev Ukarda Dudhe	Bhingar	126/2	1	341	700	266	280		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed subject to slight change in shape. Reconstituted 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.
337	Sujay Sharad Shah	Bhingar	130	1	342	9600	267	3840		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
338	Maya Tukaram Shendra, Narayan Dharma Shendra, Gopal Dharma Shendra, Harishchandra Dharma Shendra, Hirabai Dharma Shendra, Ranjana Bhagwan Patil, Raghubai Dharma Shendra, Sakhubai Dharma Shendra, Radhabai Dharma Shendra, Bhagibai Tukaram Shendra	Bhingar	133/1	1	343	5600	268	2240		Shri Narayan Dharma Shendre, Shri Gopal Dharma Shendre & Shri Harishchandra Dharma Shendre attended the hearing dated 24/12/2024: 1) They have not agreed to the location and shape of the proposed final plot no 268. 2) They have 3 residential houses on their land, which should not be affected by this project. 3) They dont want to participate or be a part of TPS 09.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 268, as 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	Ramchandra Shankar Patil, Madhukar Shankar Patil, Atmaram Shankar Patil, Rajni Chandrakant Patil, Vanita Krishna Dalvi, Anusaya Shankar Patil, Lakshmi Narayan Mhatre, Janhvi Jaidas Patil, Sonali Ananta Kondlikar, Vandana Ananta Patil, Sangeeta Ramesh Manke, Ketan Subhash Patil, Shubham Subhash Patil	Sangade	93/2	2	344	1900	275	760		All the land owners did not attend the hearing but Shri Ramchandra Shankar Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to surrender" has been changed from 60:40 to	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-9, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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, subject to change in shape and FP no. Reconstituted Final Plot No. 244B, as 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	Babulal M. Parekh, Joma Nama Patil	Sangade	97/0	1	345	4430	277	1772		They did not appear for the hearing, but Shri Pandurang Goma Patil submitted a representation dated 27/12//2024 Submission in the representation- 1) In the Sanctioned Draft Scheme, FP No 277 has been proposed in lieu of 97/0, admeasuring 4437 sqm however they claimed that they own Gut No 97/A, admeasuring 2430sqm and they are not related to gut no 97/B. 2) FP No 368 and 367 have been proposed in lieu of Survey No 73/2/1 and 95 respectively, their land bearing survey no 73/2/1 is situated along 30m wide road but they have been granted FP plots on 15m wide road. 3) They requested that in lieu of their all the lands bearing 97/A, 73/2/1, and 95/0, totally admeasuring 6070sqm, they shall be granted Final Plot of 40% areas and 2.5 FSI near to their Survey No 73/2/1 and along 30m wide road. Adv. G.V. Mukane submitted a representation	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering their request, final plot no.283A is granted to Gut No. 97B and 283B is granted to Gut No. 97A. Reconstituted Final Plot No. 283A & 283B, 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										on behalf of smt. Asha Mhatre. Submission- 1. The original land bearing Gut No. 97/B is owned by the client. 2. The said project is not accepted to them and shall be cancelled. 2. He has not given the written consent for the project. 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. 4. They have 2 structures in the land. Therefore they requested to include their land in Sangade Gaothan.	
341	Ravindra Motiram Patil, Baliram Motiram Patil, Nanda Sitaram Mundhe, Kunda Ganesh Mhatre, Anandi Motiram Patil, Balaram Budhaji Patil, Tukaram Budhaji Patil, Barku Budhaji Patil, Kashibai Dharma Pawar, Janabai Shantaram Gaykar	Sangade	99/1	2	346	2980	278	1192	1656	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 284, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
342	Ravindra Motiram Patil, Baliram Motiram Patil, Nanda Sitaram Mundhe, Kunda Ganesh Mhatre, Anandi Motiram Patil, Balaram Budhaji Patil, Tukaram Budhaji Patil, Barku Budhaji Patil, Kashibai Dharma Pawar, Janabai Shantaram Gaykar	Sangade	99/2	2	347	1160		464			
343	Tukaram Budhaji Pawar, Shantabai Urf. Sita Shantaram Patil	Sangade	96/2	1	348	9370	279	3748		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning point of view, final plot is reconstituted and its no is changed. Accordingly, reconstituted 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
344	Sunil Mahadev Pawar, Sachin Mahadev Pawar, Vaishnavi Manojkumar Patil, Jyoti Ganesh More, Sunanda Mahadev Pawar, Shantabai Urf. Sita Shantaram Patil	Sangade	75/0	1	349	1920	280	768	2240	All the land owners did not attend the hearing but Shri Sunil Mahadev Pawar, Shri Sachin Mahadev Pawar, Smt Vaishnavi Manojkumar Patil & Smt Jyoti Ganesh More submitted a representation dated 24/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. From planning point of view, final plot is reconstituted and its no is changed. Accordingly, reconstituted Final Plot No. 281A, as 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	Sunil Mahadev Pawar, Sachin Mahadev Pawar, Vaishnavi Manojkumar Patil, Jyoti Ganesh More, Sunanda Mahadev Pawar, Shantabai Urf. Sita Shantaram Patil	Sangade	96/1	1	350	3680		1472			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
346	Ravindra Motiram Patil, Baliram Motiram Patil, Nanda Sitaram Mundhe, Kunda Ganesh Mhatre, Anandi Motiram Patil, Balaram Budhaji Patil, Tukaram Budhaji Patil, Barku Budhaji Patil, Kashibai Dharma Pawar, Janabai Shantaram Gaykar	Sangade	110/2	2	351	780	284	312		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning point of view, final plot is reconstituted and its no is changed. Accordingly, reconstituted Final Plot No. 281B, as 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	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	112/2A	1	352	10300	285	4120		All the land owners did not attend the hearing but Shri Harishchandra Shantaram Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision.	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-9, 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

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
348	Harichandra Shantaram Patil, Ganesh Shantaram Patil, Janardan Shantaram Patil, Vandana Shantaram Patil, Sitabai Shantaram Patil, Anjana Shantaram Patil	Sangade	112/2B	1	353					3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the PWD Notification, an area of 850 sq. mt. has been notified for acquisition in Gut No. 112/2 for the purpose of the Multimodal Corridor (MMC) and the balance area of 10300 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to change in no. 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.
349	M/s. Kanakia Spaces Realty Pvt. Ltd.	Belavali	92/2/3		354	2000	286	800	4992	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in its no. 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.
350	M/s. Kanakia Spaces Realty Pvt. Ltd	Belavali	124/2/A		355	5800		2320			
351	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	108/2A	1	356	4680		1872			
352	Ram Pandu Patil, Namrata Gotiram Patil, Rohidas Gotiram Patil, Anjana Manesh Bhoir, Pravin Gotiram Patil, Ranjana Vinod Joshi, Jaydas Gotiram Patil, Mangalabai Gotiram Patil	Sangade	190/0	2	357	2280	288	912		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering that the original plot is adjoining to Gaothan and structures are existed on it, the final plot is reconstituted. Accordingly, 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
353	Dhau Tukaram Bhopi, Pandurang Tukaram Bhopi, Bhagwan Tukaram Bhopi, Krishna Tukaram Bhopi, Mahadev Tukaram Bhopi, Hirabai Namdev Shendre, Kamalabai Janardan Gadkari	Sangade	189/1	2	358	2620	290	1048		All the land owners did not attend the hearing but Shri Pandurang Tukaram Bhopi, Shri Baliram Hiru Bhopi submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 6. As per the PWD Notification, an area of 570 sq. mt. has been notified for acquisition in Gut No. 189 for the purpose of the Multimodal Corridor (MMC) and the balance area of 2620 sq. mt. shall remain with the landowners. 7. The boundary of the final plot in TPS plan is not as per the area in Form No. 1 The sanctioned draft scheme proposal is confirmed, subject to correction of the boundary of the final plot in TPS plan. 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.
354	Gotiram Hiru Bhopi	Sangade	189/2	2	359						
355	Balaram Muka Bhopi	Sangade	189/3	2	360						

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
356	Gotiram Heeru Bhopi	Sangade	58/1/A	2	361	2760	291	1104		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
357	Bharat Aambo Bhopi, Kavita Haribhau Bhopi, Shashikant Haribhau Bhopi, Archana Kashinath More, Aparna Vilas Patil, Narayan Aambo Bhopi	Sangade	187/1	1	362	3350	292	1340		All the land owners did not attend the hearing but Shri Narayan Ambo Bhopi submitted a representation dated 27/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
358	Anusaya Dhamba Patil, Kalpana Janardan Patil, Bharti Maruti Choudhary, Janaki Dhau Bhopi, Nathu Dhau Bhopi, Maruti Dhau Bhopi, Nami Atmaram Patil, Ram Kaluram Bhopi, Jija Mohan Patil, Mukta Santosh Tandel, Sharda Shiva Ghosh, Yamuna Kaluram Bhopi	Sangade	186/1	1	363	430	293	172		All the land owners did not attend the hearing but Shri Ramchandra Kaluram Bhopi & Shri Nathuram Bhau Bhopi submitted a representation dated 26/12/2024 & 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
359	Narayan Ambo Bhopi, Bharat Ambo Bhopi, Kavita Haribhau Bhopi, Shashikant Haribhau Bhopi, Archana Kashinath More, Aparna Vilas Patil	Sangade	3/6/1	2	364	4530	294	1812		All the land owners did not attend the hearing but Shri Narayan Ambo Bhopi submitted a representation dated 27/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
360	Sanjay Tukaram Patil	Sangade	178/2 (P-MMC)	2	365	800	295	320	672	All the land owners did not attend the hearing but Shri Sanjay Tukaram Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated.	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-9, 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

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
361	Sanjay Tukaram Patil	Sangade	178/3 (P-MMC)	2	366	880		352		4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the PWD Notification, an area of 170 sq. mt. has been notified for acquisition in Gut No. 178/2 for the purpose of the Multimodal Corridor (MMC) and the balance area of 800 sq. mt. shall remain with the landowners. Also, an area of 330 sq. mt. has been notified for acquisition in Gut No. 178/3 for the purpose of the Multimodal Corridor (MMC) and the balance area of 880 sq. mt. shall remain with the landowners. From the planning aspect, the shape and no of the final plot is changed. Accordingly, Final Plot No. 295A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
362	Baliram Budhaji Patil, Mavnabai Tukaram Kokambe, Shanubai Ananta Kurangale, Kalpana Kishor Tawre, Gunabai Ramesh Ghogare, Sitabai Budhaji Patil	Sangade	1/1	2	367	5590	297, 343	2236	3104	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering the different ownership, Final plot no 297 & 343 are now separated. Final Plot No.297 and 343 against OP No. 367 and 368 respectively, as 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	Baliram Budhaji Patil, Mawanabai Tukaram Kokambe, Shanubai Ananta Kurangale, Kalpana Kishor Taware, Gunabai Ramesh Ghogare Sitabai Budhaji Patil	Sangade	86/3	2	368	2170		868			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
364	Anil Balaram Bhopi	Sangade	77/0	1	369	300	298	120		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In the form No. 1 of the sanctioned draft scheme, the area of FP is mentioned as 120 sq. mt, but as per TPS plan, it is 270 sq. mt. By considering that it is adjoining to Borle gaathan and the structures are existing in it, the area in TPS plan is granted. 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.
365	Narayan Aabo Bhopi, Bharat Aambo Bhopi, Kavita Haribhau Bhopi, Shashikant Haribhau Bhopi, Archana Kashinath More, Aparna Vilas Patil	Sangade	1/2	2	370	450	299	180		All the land owners did not attend the hearing but Shri Narayan Ambo Bhopi submitted a representation dated 27/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. In the form No. 1 of the sanctioned draft scheme, the area of FP is mentioned as 180 sq. mt, but as per TPS plan, it is 495 sq. mt. By considering that it is adjoining to

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											Borle gaathan and the structures are existing in it, final plot of 450 sq. mt has been granted. Final Plot No. 299, as 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	Dinkar Chendya Patil, Padu Chendya Patil Rama Chendya Patil, Dattatraya Govind Patil, Manda Bhagwan Gharat, Nanda Dnyaneshwar Mhatre, Pramila Dinesh Patil, Tukaram Bama Bade, Maruti Bama Bade, Shantabai Goma Patil, Anita Namdev Patil,	Sangade	3/7	2	371	2230	301	892		All the land owners did not attend the hearing but Shri Vijaynedra Popat Patil, Shri Santosh Gana Patil, Shri Narayan Shravan Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey of the lands under 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-9, 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 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-9, 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. 301, as delineated in plan No. 4, is hereby allotted to the respective landowners, in
367	Santosh Gana Patil, Jagdish Gana Patil Ambibai Gana Patil, Narayan Shravan Patil, Raju Shravan Patil, Rajashree Raghunath Jadhav, Kamini Kashinath Patil, Yamuna Shravan Patil, Rohidas Hasu Patil, Ram Hasu Patil, Sakhubai Hasu Patil, Parvati Shankar Bade, Malati Shankar Bade, Devki Shankar Bade, Bharti Shankar Bade, Preeti Shankar Bade, Jyoti Shankar Bade, Santosh Pandurang Patil, Sunil Pandurang Patil, Anil Pandurang Patil, Anita Pandurang Patil, Anita Sharad Shetia, Kalpana Arel Sindar, Tarabai Pandurang Patil, Ganpat Hender Patil, Bhagwan Hendar Patil, Ragho Hender Patil, Gangu Kaluram Shisawe, Maai Hanuman Konkar,										

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Devki Hender Patil, Vijay Popat Patil, Suresh Popat Patil, Lata Popal Patil, Suman Popat Patil, Rajesh Popat Patil, Vilas Popat Patil, Lila Popat Patil.										accordance with the ownership and area details recorded in table B.
368	Masanvata Group Grampanchayat Chikhale	Sangade	9/0	सरकार	372	700	305	280		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering that the original plot is for Masanvat use, final plot of the same area has been granted near to river stream. Reconstituted Final Plot No. 369A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
369	Vasant Sakharam Patil, Jayaram Sakharam Patil, Jagannath Sakharam Patil, Ramachandra Sakharam Patil, Tarabai Dhondur Patil, Fashibai Houshiram Sisave, Radhibai Sakharam Patil	Sangade	3/4/1	2	373	4350	306	1740		All the land owners did not attend the hearing but Shri Jagannath Sakharam Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are	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-9, 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,

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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, subject to change in No. Final Plot No. 305, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
370	Kisan Pandurang Patil, Raghunath Dattatreya Patil, Manohar Gajanan Shelke, Subhash Gajanan Shelke, Hasubai Dharma Mahaskar, Kalibai Vitthal Gaykar, Kamlibai Sadashiv Mhatre, Devka Janardan Patil, Vasudha Vasant Patil, Sharda Govind Patil, Varsha Santosh Patil, Chandrabhaga Dattatray Patil, Sugandha Santosh Bhagit, Govind Jagannath Patil, Arun Jagannath Patil, Saraswati Ganpat Gaykar, Yogita Eknath Bhoir, Tulshiram Sudam Patil, Janardan Sudam Patil, Suresh Sudam Patil, Darshana Ramesh More, Anand Gajanan Patil, Sushmita Gajanan Patil, Anita Gajanan Patil, Kisni Suresh Shelke, Gurunath Suresh Shelke, Harendra Suresh Shelke, Mahesh Suresh Shelke, Chintamani Suresh Shelke	Sangade	73/1/1	2	374	2410	308	964		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
371	Gurcharan	Sangade	26/0	सरकार	375	2500	309, 337, 349, 388	1000	13920	They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification, an area of 3930 sq. mt. has been notified for acquisition in Gut No. 111 for the purpose of the Multimodal Corridor (MMC) and the balance area of 1170 sq. mt. shall remain with the landowners. Also, an area of 2870 sq. mt. has been
372	Gurcharan	Sangade	51/0	सरकार	376	22700		9080			
373	Gurcharan	Sangade	94/0	सरकार	377	5600		2240			
374	Gurcharan	Sangade	111/0	सरकार	378	1170		468			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
375	Gurcharan	Sangade	117/0	सरकार	379	2830		1132			notified for acquisition in Gut No. 117 for the purpose of the Multimodal Corridor (MMC) and the balance area of 2830 sq. mt. shall remain with the landowners. However Gut No 117 is under existing road as per Google Earth map and therefore, the said Gut No is not considered for Final Plot. Therefore, in the sanctioned draft scheme proposal, OP and FP area are changed as 31970 sq. mt and 12788 sq. mt respectively. Accordingly, reconstituted Final Plot No. 309, 337, 349, 388, 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.
376	Dama Dagdu Patil	Sangade	74/0	1	380	4100	310	1640		The landowners did not attend the hearing but Shri Balaram Patil has submitted his representation on 29/08/2025. Submission in representation- They have requested to maintain the structure on 3gunta which was purchased by them from Shri Dama Dagadu Patil and give clear land to Shri Dama Dagadu Patil for their land holdings.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In the sanctioned draft scheme, final plot was proposed on part area of Gut No. 74 having existing structures. <u>As</u> per 7/12 extract of Gat No 74/0 the land is in occupation of Shri Dama Dagdu Patil & therefore the request cannot be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 310, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
377	Ramchandra Shankar Patil, Anusaya Mangya Bhopi, Suresh Mangya Bhopi, Pramila Suresh Khutale	Sangade	78/0	1	381	530	312	212		All the land owners did not attend the hearing but Shri Ramchandra Shankar Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are	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-9, 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 212 sq. mt (40% of OP area), however, as per the TPS plan, FP area is 563 sq. mt. The land is situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 312 adm.530 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.
378	Dattatrey Namdev Patil	Sangade	79/0	1	382	2230	313	892		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 892sq. mt (40% of OP area), however, as per the TPS plan, FP area is 1860 sq. mt. The land is situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 313 adm. 1860 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.
379	Rangnath Shankar Patil, Renuka Ashok Patil, Meenakshi Sankar Paril, Sumati Sankar Patil, Parvati Sankar Patil, Vishnu Kalu Patil,	Sangade	105/0	1	383	430	314	172		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 172 sq. mt (40% of OP area), however, as per the TPS plan, FP area is 390 sq. mt. The land is

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
	Bramha Kalu Patil, Anusaya Pandurang Patil, Candrabhaga Atmaram Bhoir, Savita Hiru Patil										situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 314 adm. 390sq. 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.
380	Sindhu Bhagwan Sisave, Anusaya Chahu Patil, Pramod Mahadev Patil, Sandeep Mahadev Patil, Kishore Mahadev Patil, Jayashree Mahadev Patil	Sangade	53/2	1	384	610	315	244	1692	All the land owners did not attend the hearing but Shri Sandip Mahadev Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 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.
381	Sindhu Bhagwan Sisave, Anusaya Chahu Patil, Pramod Mahadev Patil, Sandeep Mahadev Patil, Kishore Mahadev Patil, Jayashree Mahadev Patil	Sangade	107/0	1	385	3620		1448			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
382	Raghunath Dattatreya Patil, Kisan Pandurang Patil, Vasudha Vasant Patil, Sharda Govind Patil, Varsha Santosh Patil, Chandrabhaga Dattatray Patil, Tulshiram Sudam Patil, Janardan Sudam Patil, Suresh Sudam Patil, Sugandha Santosh Bhagit, Govind Jagannath Patil, Darshana Ramesh More, Manohar Gajanan Shelke, Arun Jagannath Patil, Anand Gajanan Patil,	Sangade	108/2B	2	386	5160	316	2064		They neither attended the hearing nor submitted any representation. Shri. Raj Sankla submitted a representation dated 16/05/2026. Submission- 1. He has some hissas in 1) Village Belavali- Gut No. 39, 34, 2) Village Sangade- Gut No. 108/2/B, 3) village Bhingar- Gut No. 149/1 and 4) village Lonivali- Gut No. 132/1. For these Gut nos, various final plot has been proposed in TPS-9. 2. He requested to grant final plot for his holdings in the said lands.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Shri. Raj Sankla has not submitted the consent of other landowners and therefore his request can not be considered. 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.
383	Susmita Gajanan Patil, Subhash Gajanan Shelke, Saraswati Ganpat Gaykar, Anita Gajanan Patil, Yogita Eknath Bhoir, Hasubai Dharma Mhaskar, Kalibai Vitthal Gaykar, Kamalibai Sadashiv Mhatre, Dev Janardan Patil, Kisni Suresh Shelke, Gurunath Suresh Shelke, Harendra Suresh Shelke, Mahesh Suresh Shelke, Chintamani Suresh Shelke										
384	Devki Dehu Pawar, Tara Dehu Pawar, Savita Balkrishna Patil, Sharad Dehu Pawar, Kamal Arjun Mhatre	Sangade	141/9	2	387	1520	318	608	1362.8	Shri Sharad Dehu Pawar attended the hearing on 17/02/2025 & submitted their say as under: 1) They have not agreed to the final plot no 318. They stated that they want seperate FP against survey No 141/9 & seperate FP against survey Nos 165/3 and 165/2/B 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.	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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.
385	Devki Dehu Pawar, Tara Dehu Pawar, Savita Balakrishna Patil, Sharad Dehu Pawar, Kamal Arjun Mhatre	Sangade	165/3(P)	2	388	1583		633.2			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
386	Devki Dehu Pawar, Tara Dehu Pawar, Savita Balakrishna Patil, Sharad Dehu Pawar, Kamal Arjun Mhatre	Sangade	165/2/B (P)	2	389	304		121.6		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. Shri Sharad Dehu Pawar has submitted his representation on 19/01/2024: Submission in representation- They have requested to Update the ownership as per the updated 7/12 extract submitted.	6. An area of 1657 sq. mt. of Gut No. 165/3 and 4576 sq. mt of Gut No. 165/2B falls in TPS-2 and accordingly an area of 1583 sq. mt. of Gut No. 165/3 and 304 sq. mt of Gut No. 165/2B are included in this scheme. The sanctioned draft scheme proposal is confirmed. 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.
387	Devki Dehu Pawar, Tara Dehu Pawar, Sharad Dehu Pawar, Kamal Arjun Mhatre, Savita Balkrishna Patil	Sangade	71/1	2	390	1090	320	436		They did not attended the hearing but Shri Sharad Dehu Pawar has submitted his representation on 19/01/2024: Submission in representation- They have requested to Update the ownership as per the updated 7/12 extract submitted.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
388	Sushma Gajanan Patil, Chandrakant Gajanan Patil, Suryakant Gajanan Patil, Ramakant Gajanan Patil, Lakshmibai Narayan Patil, Sitabai Rambhau Shelke, Nirmala Pandurang Bhopi, Radha Balakrushna Undre, Bhagirathi Pavasha Patil	Sangade	93/1	2	391	2000	319	800		All the land owners did not attend the hearing but Smt Sushma Jagannath Patil, Shri Chandrakant Gajanan Patil, Shri Suryakant Gajanan Patil & Shri Samakant Gajanan Patil submitted a representation dated 05/2/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated.	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-9, 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 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.
389	Anandibai Mahadev Patil, Laxman Mahadev Patil, Balakrishna Mahadev Patil, Bhimabai Nagesh Patil, Babibai Pandurang Mate, Sunanda Mahadev Patil, Sanjay Narayan Patil, Jijabai Narayan Patil, Puja Pramod Patil	Sangade	106/1	2	392	510	321	204		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 204 sq. mt (40% of OP area), however, as per the TPS plan, FP area is 563 sq. mt. The land is situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 321 adm. 510 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.
390	Shevanti Ganu Patil, Pandurang Ganu Patil, Vinod Ganu Patil, Vilas Ganu Patil, Vaishali Vishnu Thombre, Mahadu Urf. Mahadev Jagu Patil	Sangade	106/2A	2	393	1460	322	584		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 322, as 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	Nathu Bhau Bhopi	Sangade	66/0	1	394	800	323	320		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 323, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
392	Vitthal Damu Patil, Janardan Damu Patil, Dinkar Damu Patil, Harishchandra Damu Patil, Sadashiv Damu Patil, Sunita Gopinath Mhatre, Sujata Ramdas Patil	Sangade	62/0	1	395	2600	329	1040		They did not appear for the hearing but Shri Harishchandra Damu Patil submitted a representation datedd 27/12//2024 Submission in the representation- 1) The said plotting is not done according to the old NAINA rules & regulations and therefore they do not accept the said FP 329 2) According to NAINA principals, it is mandatory to anchor plots at their original land holdings. The part of said OP (OP No 395) is under the acquisition of 30m wide road while the remaining survey no is along 30m wide road. 3) The FP is not allotted on their original land holdings, but FP no 479 & 479 are allotted on their lands whose original land holdings are elsewhere. This is unfair on their part and their losses cannot be reccured. 4) Therefore they request you to cancel their current FP no 329 and allot them FP on their landholdings on 30m wide road	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, final plot has been granted on their original land. Accordingly, reconstituted Final Plot No. 479A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
393	Vitthal Damu Patil, Janardan Damu Patil, Dinkar Damu Patil, Harishchandra Damu Patil, Sadashiv Damu Patil, Sunita Gopinath Mhatre, Sujata Ramdas Patil	Sangade	104/0(P)	2	396	4800	330	1920		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 1920 sq. mt (40% of OP area), however, as per the TPS plan, FP area is 1590 sq. mt. The land is situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 330 adm. 1920 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
394	Kundalik Ladku Patil, Bharat Ladku Patil, Sonubai Ladku Patil, Gulab Ladku Patil APK Shakuntala Ladku Patil	Sangade	81/1	1	398	680	333	272		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of Gut no. 81/1 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot no 333 was arranged on 24/07/2025. Shri Anil Balaram Bhopi & 7 others appeared for Joint Hearing on 24/07/2025 and submitted their representation: They have requested to protect maximum possible structures. They have requested one month period to submit their say in this matter as currently they are busy in their agriculture works.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 272 sq. mt (40% of OP area), however, as per the TPS plan, FP area is 726 sq. mt. The land is situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 333 adm. 680 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.
395	Kundalik Ladku Patil, Bharat Ladku Patil, Sonubai Ladku Patil, Gulab Ladku Patil APK Shakuntala Ladku Patil	Sangade	81/2	1	399	990	335	396		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
396	Ram Kaluram Bhopi, Mukta Santosh Tandel, Yamuna Kaluram Bhopi, Nami Atmaram Patil, Maruti Dhau Bhopi, Sharda Shiva Ghosh, Jija Mohan Patil	Sangade	58/1/D	2	400	1870	336, 341	748	2679	All the land owners did not attend the hearing but Shri Ramchandra Kaluram Bhopi submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to surrender" has been changed from 60:40 to 40:60 and FSI has been increased from 1.7 to	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-9, the request to grant the final plot of a minimum of 60% of the original land can not be considered.
397	Maruti Dhau Bhopi, Sharda Shiva Ghosh, Naami Atmaram Patil, Ram Kaluram Bhopi, Mukta Santosh Tandel, Yamuna Kaluram Bhopi, Jija Mohan Patil	Sangade	86/2	2	401	400		160			

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1	2	3A	3B	3C	4	5	6	7	8	9	10
398	Maruti Dhau Bhopi, Sharda Shiva Ghosh, Nami Atmaram Patil, Ram Kaluram Bhopi, Mukta Santosh Tandel, Yamuna Kaluram Bhopi, Jija Mohan Patil	Sangade	86/4	2	402	760		304		2.5. However, for the said changes, public hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966. Also, to ascertain the boundaries of hissa no. 1 to 8 of Gut no. 86 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 336, 341, 344, 345, 353, & 354 (Gut No. 86, Hissa No. 1 to 8) was arranged on 24/07/2025, but the landowners did not attend the said hearing.	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. 6. As per 7/12 extract of Gut No. 86/2, the area of OP NO. 401 is corrected as 480 sq. mt. and accordingly FP area and shape is changed. Final Plot No. 336, 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.
399	Mukta Santosh Tandel, Yamuna Kaluram Bhopi, Ram Kaluram Bhopi, Nami Atmaram Patil, Maruti Dhau Bhopi, Sharda Shiva Ghosh, Jija Mohan Patil	Sangade	86/5	2	403	3590		1436			
400	Mahadu Jagu Patil, Vilas Ganu Patil, Vinod Ganu Patil, Pandurang Ganu Patil, Vaishali Vishnu Thombare, Shevanti Ganu Patil	Sangade	80/0	2	404	1310	339	524		All the land owners did not attend the hearing but Shri Narayan Shravan Patil & Shri Mahadu urf Mahadev Jagu Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 524 sq. mt (40% of OP area), however, as per the TPS plan, FP area is 1406 sq. mt. The land is situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 339 adm. 1310 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.
401	Nirabai Mahadev Gharat, Krushna Dama Patil, Chandrabhaga Dama Patil	Sangade	64/1	1	405	2430	340	972		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
402	Yatin Sadashiv Tandel, Shailendra Mohan Patil	Sangade	86/8	1	406	2680	344	1072		They did not attend the hearing but Shri Yatin Sadashiv Tandel submitted a representation dated 18/03/2025. 1) They requested to grant the final plot of a minimum of 60 % area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) They have been allotted FP no 344 on the existing structures, which do not belong to	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										them, therefore they requested to allot them the Final Plot on vacant land. 4) CIDCO has not given any monetary compensation against 60% of our land, The income generated from the sale of lands reserved for sale plots and growth centers should be distributed as shares according to the area of the original plot, by becoming shareholders on the lines of the airport project. 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. Also, to ascertain the boundaries of hissa no. 1 to 8 of Gut no. 86 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 336, 341, 344, 345, 353, & 354 (Gut No. 86, Hissa No. 1 to 8) was arranged on 24/07/2025, but the landowners did not attend the said hearing.	regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 344, as 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	Anil Balaram Bhopi, Ragho Hender Patil, Sagar Bhagwan Patil	Sangade	86/1	1	407	810	345	324		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of hissa no. 1 to 8 of Gut no. 86 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 336, 341, 344, 345, 353, & 354 (Gut No. 86, Hissa No. 1 to 8) was arranged on 24/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 345, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
404	Machindranath Balaram Patil, Arun Sham Patil, Rangnath Shankar Patil	Sangade	84/0	1	408	1000	346	400		Shri Machindranath Balaram Patil attended the hearing dated 19/12/2024: 1) They do not agree with NAINA Project. 2) They dont want to participate or be a part of TPS 09.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In form 1 of the sanctioned Draft scheme, area of FP is mentioned as 400 sq. mt (40% of OP area), however, as per the TPS plan, FP area is 422 sq. mt. The land is situated near to the Sangade Gaothan and there are existing structures on the original land. Therefore to protect this, bigger size plot was proposed. By considering the existing structures in the original land, the reconstituted Final Plot No. 346 adm. 422 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.
405	Madhukar Kanu Pawar, Ram Namdev Pawar, Chandubai Balaram Melekar, Janabai Sadashiv Paringe, Damu Kanu Pawar, Anandi Kanu Pawar, Kamlakar Pandurang Pawar	Bhingar	125/3	2	409	920	347	368		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
406	Padu Chendya Patil, Rama Chendya Patil, Dattatrey Govind Patil, Nanda Gyaneshwar Mhatre, Pramila Dinesh Patil, Manda Bhagwan Gharat, Tukaram Bama Bade, Maruti Bama Bade, Shantabai Goma Patil, Anita Namdev Patil, Santosh Gana Patil, Jagdish Gana Patil, Ambibai Gana Patil, Anil Pandurang Patil, Narayan Shravan Patil, Raju Shravan Patil, Rajshri Raghunath Jadhav, Kamini Kashinath Patil, Yamuna Sharavan Patil,	Sangade	85/0	2	410	1190	348	476		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
	Rohidas Hasu Patil, Ram Hasu Patil, Sakhubai Hasu Patil, Dinkar Chendya Patil, Parvati Shankar Bade, Malti Shankar Bade, Devki Shankar Bade, Bharti Shankar Bade, Preeti Shankar Bade, Jyoti Shankar Bade, Santosh Pandurang Patil, Sunil Pandurang Patil, Anita Sharad Shetiya, Kalpana Arel Sinder, Tarabai Pandurang Patil, Ganpat Hendar Patil, Bhagwan Hendar Patil, Ragho Hendar Patil, Gangu Kaluram Shisave, Mai Hanuman Konkar, Devki Hendar Patil, Vijay Popat Patil, Suresh Popat Patil, Lata Popat Patil, Suman Popat Patil, Rajesh Popat Patil, Vilas Popat Patil, Lila Popat Patil										
408	Khandu Ganpat Bhopi	Sangade	68/1	1	411	2050	350	820		All the land owners did not attend the hearing but Shri Pramod Khandu Bhopi, Shri Sachin Khandu Bhopi, Shri Surekha Khandu Bhopi & Smt Yogita Vaibhav Patil & Nathuram Bhau Bhopi submitted a representation dated 05/02/2025 & 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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,

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6.As per the 7/12 extract of Gut No. 68/1, an area of 40 sq. mt. falls under the jurisdiction of the Railway, while the remaining 2010 sq. mt. is owned by the respective landowners. In the sanctioned draft scheme proposal, area of OP & FP are corrected as 2010 and 804 sq. mt. respectively. It is subject to the separation of the areas belonging to the landowners and the area under the Railway 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.
409	Nirabai Mahadev Gharat, Krishna Dama Patil, Chandrabhaga Dama Patil	Sangade	86/7	2	412	2330	353	932		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of hissa no. 1 to 8 of Gut no. 86 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 336, 341, 344, 345, 353, & 354 (Gut No. 86, Hissa No. 1 to 8) was arranged on 24/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
410	Santosh Gopinath Patil, Jayendra Gopinath Patil, Suresh Gopinath Patil, Kamlakar Gopinath Patil	Sangade	86/6	2	413	5690	354	2276		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of hissa no. 1 to 8 of Gut no. 86 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 336, 341, 344, 345, 353, & 354 (Gut No. 86, Hissa No. 1 to 8) was arranged on 24/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
411	Dharma Ladku Patil, Bama Ladku Patil, Kana Ladku Patil, Vimal Balakrushna Patil, Parvati Ladku Patil	Sangade	99/3	2	414	3420	356	1368		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
412	Megha Murlidhar Patil, Jayant Muralidhar Patil, Anant Sitaram Patil, Raghunath Sitaram Patil, Yash Murlidhar Patil	Sangade	101/3	2	415	530	357	212		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
413	Charles Manvel Rumau, Nirmala Barku Patil	Sangade	101/2	1	416	1900	359	760	844	Shri Vinayak Karande from Kanakia Builders attended the hearing on behalf of Shri Charles Manwell Rumav on 28/02/2025: 1) They agreed to the location and shape of the proposed final plot no 243. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) The ownership details have been changed	1. Draft Town Planning Scheme no. 9 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-9, 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
414	Nirmala Barku Patil, Charles Manvel Rumau	Sangade	112/1 (P-MMC)	1	417	210		84		and it is requested to update ownership in name of Shri Charles Manwell Rumav as updated 7/12 is attached. 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 i.e ₹92727800 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) If the development charges cannot be waived off then we request to collect this amount in 5 installments. 8) Use of TDR should be permissible anywhere in NAINA Jurisdiction.	already proposed in SDCR for TPS-9. 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 PWD Notification, an area of 400 sq. mt. has been notified for acquisition in Gut No. 112/1 for the purpose of the Multimodal Corridor (MMC) and the balance area of 210 sq. mt. shall remain with the landowners. 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.
415	Kundalik Ladku Patil, Bharat Ladku Patil, Sonubai Ladku Patil, Gulab Ladku Patil APK Shakuntala Lakdu Patil	Sangade	144/3B	2	418	200	361	80		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
416	Shobha Sudam Waghmare, Kashinath Maya Gharat, Girija Mahadu Patil, Deepak Mahadev Gharat, Mahesh Mahadev Gharat, Raghunath Maya Gharat, Suresh Maya Gharat, Ratna Mahadev Gharat, Vanita Mahadev Gharat, Rohini Ramdas Gharat, Mai Ramdas Gharat, Sangeeta Ramdas Gharat, Vrinda Barku Gharat, Tushar Vishnu Mhatre, Amar Vishnu Mhatre	Sangade	101/1	2	419	2220	331, 334, 362	888		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of Gut no. 101/1 and verify the ownership of the structures existed on the Gut No. 103, a joint hearing of all the land owners of the Final plot nos 331, 334, & 362 was arranged on 24/07/2025.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 331, 334, 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.
417	Deepak Mahadev Gharat, Mahesh Mahadev Gharat, Ratna Mahadev Gharat, Vanita Mahadev Gharat, Rohini Ramdas Gharat, Mai Ramdas Gharat, Sangeeta Ramdas Gharat, Vrunda Barku Gharat, Tushar Vishnu Mhatre, Kashinath Maya Gharat, Girija Mahadu Patil, Raghunath Maya Gharat, Shobha Sudam Waghmare, Suresh Maya Gharat, Amar Vishnu Mhatre	Sangade	103/0	2	420	3970		1588			
418	Deepak Mahadev Gharat	Sangade	174/0 (P-MMC)	1	421	1170	363	468	1176	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract, the area of Gut No.174 is 2500 sq. mt. As per the PWD Notification, an area of 1230 sq. mt. has been notified for acquisition in Gut No. 174 for the purpose of the Multimodal Corridor (MMC) and the balance area of 1270 sq. mt. shall remain with the landowners. Accordingly the area of OP & FP are changed. Accordingly, reconstituted 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.
419	Deepak Mahadev Gharat	Bhingar	142/2	1	422	1770		708			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
420	Dharma Muka Kadav, Chandrakant Muka Kadav, Ashok Muka Kadav, Sujata Arjun Patil, Pushpa Motiram Patil, Reshma Ramanik Bhagat, Sujata Raghunath Gaykar	Sangade	41/1	1	423	2630	364	1052		All the land owners did not attend the hearing but Shri Ashok Muka Kadav & Shri Chandrakant Muka Kadav submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 6. As per the 7/12 extract of Gut No. 41/1, an area of 330 sq. mt. falls under the jurisdiction of the Panvel-Karjat Railway, while the remaining 2630 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 364, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
421	Asha Laxman Mhatre, Sarita Santosh Patil	Sangade	6/1	1	424	340	365	136		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 6/1, an area of 490 sq. mt. falls under the jurisdiction of the Panvel-Karjat Railway, while the remaining 340 sq. mt. is owned by the respective landowners. 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.
422	Joma Nama Patil	Sangade	95/0	1	425	2150	367	860		They did not appear for the hearing, but Shri Pandurang Goma Patil submitted a representation dated 27/12//2024 Submission in the representation- 1) In the Sanctioned Draft Scheme FP No 277 has been proposed in lieu of 97/0, admeasuring 4437sqm however they claim that they own Gat No 97/A admeasuring 2430sqm and they are not related to gut no 97/B. 2) FP No 368 and 367 have been proposed in lieu of Survey No 73/2/1 and 95 repectively, their land bearing survey no 73/2/1 is situated along 30m wide road but they have been granted FP plots on 15m wide road. 3) they requested that in leiu of their all the lands bearihng 97/A, 73/2/1, and 95/0, totally admeasuring 6070sqm they shall be granted Final Plot of 40% areas and 2.5 FSI near to their Survey No 73/2/1 and along 30m wide road.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
423	Joma Nama Patil	Sangade	73/2/1	2	426	1490	368	596		They did not appear for the hearing, but Shri Pandurang Goma Patil submitted a representation dated 27/12//2024 Submission in the representation- 1) In the Sanctioned Draft Scheme FP No 277 has been proposed in lieu of 97/0, admesuring 4437sqm however they claim that they own Gat No 97/A admeasuring 2430sqm and they are not related to gut no 97/B. 2) FP No 368 and 367 have been proposed in lieu of Survey No 73/2/1 and 95 repectively, their land bearing survey no 73/2/1 is situated along 30m wide road but they have been granted FP plots on 15m wide road. 3) they requested that in leiu of their all the lands beairhng 97/A, 73/2/1, and 95/0, totally admeasuring 6070sqm they shall be granted Final Plot of 40% areas and 2.5 FSI neear to their Survey No 73/2/1 and along 30m wide road. Shri Omkar Dilip Pawar attended joint hearing on 24/07/2025 and submitted their representation: Their House no 159 falls in survey no 73/2/1 of Sangade village and they do not want their FP against OP They said that said they have not been issued any notice for survey of their land from DySLR They do not want to participate in NAINA	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Their original land bearing Gut No. 73/2 is affected by 30 mt. wide road along Railway and therefore their request can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 368, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
424	Meenakshi Lahu Patil, Ankush Ragho Patil, Mangesh Lahu Patil, Vaishali Santosh Patil, Rupali Jaywant Mhatre, Priyanka Praveen Jambhale, Raghubai Goma Patil, Anita Dagdu Mhatre, Snehalata Kana Kadav, Nirmala Ragho Patil, Surekha Suresh Patil, Smita Suresh Patil	Sangade	89/1	2	427	9750	369	3900		All the land owners did not attend the hearing but Shri Ankush Ragho Patil submitted a representation dated 27/12//2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision.	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 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.
425	Pandurang Ragho Patil	Sangade	120/3	2	428	1520	370	608	696	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 280 sq. mt. has been notified for acquisition in Gut No. 118 for the purpose of the Multimodal Corridor (MMC) and the balance area of 220 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 370, as 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	Pandurang Ragho Patil	Sangade	118/0 (P-MMC)	2	429	220		88			
427	Kumar Janardan Patil	Sangade	69/1	1	430	120	371	48		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
428	Kumar Janardan Patil, Ashok Janardan Patil, Deepak Janardan Patil	Sangade	89/2B	1	431	8710	372	3484		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of Gut no. 89/2A & 89/2B and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 372 & 382 (Gut No. 89, Hissa No. 2A & 2B) was arranged on 24/07/2025.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
429	Dharma Muka Kadav, Chandrakant Muka Kadav, Ashok Muka Kadav, Appa Ambaji Kadav, Sunil Ambaji Kadav	Sangade	89/3A	1	432	1410	373	564		Shri Dharma Muka Kadav & Shri Raju Dharma Kadav attended the hearing on 18/02/2025 & submitted their say as under: 1) They have not agreed to the final plot no 379 & 373. They stated that their two residential houses are existed on their original land holdings (Survey No 89/3/B). According to the scheme, one residential house is retained on FP 373 and 75% of the other house falls in FP 379. Therefore they requested to accomodate 100% of the structures in FP No 379. 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. Shri Dharma Muka Kadav & Shri Ashok Muka Kadav, Shri Chandrakant Muka Kadav submitted a representation dated 18/02/2025 & on 15/01/2025 Submission in the representation- 1. As per EIA 2006 Notification, if the Township and Area Development Scheme are proposed to be developed on more than 50 Ha 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-9, 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. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										then prior environmental clearance is required. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	
430	Balaram Budhaji Patil, Naresh Krushna Dalvi, Vasanti Naresh Dalvi	Sangade	87/0	1	433	1370	375	548		Shri Machindranath Balaram Patil attended hearing dated 19/12/2024: 1) They do not agree with NAINA Project. 2) They dont want to participate or be a part of TPS 09.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 375, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
431	Sakharam Hasha Kadav, Raghav Hasha Kadav, Muktabai Hasha Kadav, Gunabai Ulhas Patil, Madhavi Hasha Kadav, Sonubai Kamalakar Juikar, Vithabai Hasha Kadav, Prakash Vitthal Kadav, Deepak Vitthal Kadav, Pradnya Vitthal Kadav, Rukhmini Vitthal Kadav, Jijabai Tukaram Kadav, Mangesh Tukaram Kadav, Manisha Dattatraya Patil, Manoj Tukaram Kadav, Charusheela Gorakhnath Mokal, Draupadi Pandurang Kadav, Suryakant Pandurang Kadav, Prachi Pradeep Mhaskar	Sangade	102/0	2	434	2050	377	820		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 377, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
432	Sakharam Hasha Kadav, Raghav Hasha Kadav, Muktabai Hasha Kadav, Gunabai Ulhas Patil, Madhavi Hasha Kadav, Sonubai Kamalakar Juikar, Vithabai Hasha Kadav, Prakash Vitthal Kadav, Deepak Vitthal Kadav, Pradnya Vitthal Kadav, Rukhmini Vitthal Kadav, Jijabai Tukaram Kadav, Mangesh Tukaram Kadav, Manisha Dattatreya Patil, Manoj Tukaram Kadav, Charusheela Gorakhnath Mokal, Draupadi Pandurang Kadav, Suryakant Pandurang Kadav, Prachi Pradeep Mhaskar	Sangade	88/0	2	435	2170	378	868		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
433	Dharma Muka Kadav, Chandrakant Muka Kadav, Ashok Muka Kadav	Sangade	89/3B	1	436	610	379	244		Shri Dharma Muka Kadav & Shri Raju Dharma Kadav attended the hearing on 18/02/2025 & submitted their say as under : 1) They have not agreed to the final plot no 379 & 373 they stated that their on their original land holdings (Survey No 89/3/B) they have two residential houses out of these two houses one of them is given on FP 373 While 75% of the structure of other house falls on FP 379, Therefore we request you to accomodate both the structures in FP No 379. 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. Shri Dharma Muka Kadav & Shri Ashok Muka Kadav, Shri Chandrakant Muka Kadav submitted a representation dated 18/02/2025 & on 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision.	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-9, 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. 6. Considering the extent of land reserved for public purposes and amenities in TPS-9, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 7. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-9. 8. For concession in the marginal spaces, a new regulation has been proposed. As per their request, the shape of the final plot is altered accoring to existing structure in the land Accordingly, reconstituted Final Plot No. 379, as delineated in plan No. 4, is hereby allotted to the

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	respective landowners, in accordance with the ownership and area details recorded in table B.
434	Suraj Sitaram Patil, Shantaram Sitaram Patil	Sangade	89/2A	1	437	4630	382	1852		All the land owners did not attend the hearing but Shri Shantaram Sitaram Patil submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant.	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-9, 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Accordingly they requested to withdraw TPS-9, under section 87 of MR & TP Act 1966. Also, to ascertain the boundaries of Gut no. 89/2A & 89/2B and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 372 & 382 (Gut No. 89, Hissa No. 2A & 2B) was arranged on 24/07/2025. Shri Shantaram Sitaram Patil & Shri Kumar Janardhan Patil attended joint hearing on 24/07/2025 and submitted their representation: They have drawn hissa boundary of Survey No 89/2/A & 89/2/B according to their understanding and submitted the signed copy of the same. Shri Suraj Sitaram Patil has submitted his representation on 21/08/2025 & 22/08/2025: They have requested for separate FP against his share of land and has requested that their land does not have any structures thus he should be allotted clear land against his area.	6. Regarding the request of shri Suraj Patil, it is seen that final plot no. 382 was proposed on Gut No. 89/2A on the existing structure. As per the tentative hissa boundary map submitted by shri. Shantaram Patil, FP no 382 has been given on Gut no. 89/2A only. Shri. Suraj patil has 50% hissa in Gut no. 89/2A and it is not separated and all the landowners of 89/2A has not submitted the written consent for the sub-division. Therefore his request can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 382, as 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	Pragati Prakash Nagaonkar, Arun Mahadu Shendre, Mathura Datta Baiker, Sulochna Suresh Mhatre, Santosh Mahadu Shendre, Shankar Mahadu Shendre	Bhingar	0124/1/2	1	438	1100	381	440	960	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
436	Pragati Prakash Nagaonkar, Arun Mahadu Shendre, Mathura Datta Baiker, Sulochna Suresh Mhatre, Santosh Mahadu Shendre, Shankar Mahadu Shendre	Bhingar	124/2	1	439	1300		520			
437	Bhimabai Vitthal Patil, Lata Vitthal Patil urf Anita Baban Bhopi, Jitendra Vitthal Patil, Sameer Vitthal Patil	Sangade	50/1	1	440	2410	380	964		Shri Gajanan Aadhe on behalf of Sanskruti Constructions have submitted their representation on 03/02/20225. The representation say as under: 1) They have requested to update ownership details as per latest 7/12 extract as they have purchased the said land parcel Survey No 50/1 Sangade on 06/05/2024	Draft Town Planning Scheme no. 9 was 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
438	Eknath Bhagoji Patil, Sitaram Bhagoji Patil, Narayan Bhagoji Patil	Sangade	50/2	1	441	2500	386	1000		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 386, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
439	Dattatreya Bama Patil, Yamuna Jethu Kurungale, Kunda Bhaga Jambhulkar, Ranjana Harichandra Kondilkar, Anjana Govind Shedge, Sunanda Bama Patil, Lakshmi Bama Patil, Chandrabhaga Dama Patil, Baban Rangu Patil, Dnyandev Rangu Patil, Baby Ganesh Naik, Mukta Jayaram Gondhali, Krushna Dama Patil, Nirabai Mahadev Gharat	Sangade	49/0	1	442	8620	387	3448		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
440	Vishnu Bama Patil, Bhagwan Bama Patil, Krushna Bama Patil, Sharda Ananta Jambhale, Janakubai Bama Patil	Sangade	63/1/1	2	443	140	389	56	1388	All the land owners did not attend the hearing but Shri Gajanan Bama Patil submitted a representation. (No date Mentioned) Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
441	Vishnu Bama Patil, Bhagwan Bama Patil, Krushna Bama Patil, Sharda Ananta Jambhale, Janakubai Bama Patil	Sangade	63/2/1	2	444	930		372		hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966. 7. Update land owners details as per updated 7/12 extract	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. 6. As per the 7/12 extract of Gut No. 63/2/1, an area of 600 sq. mt. falls under the jurisdiction of the Panvel-Karjat Railway, while the remaining 930 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 389, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
442	Vishnu Bama Patil, Bhagwan Bama Patil, Krushna Bama Patil, Sharda Ananta Jambhale, Janakubai Bama Patil	Sangade	63/4/1	2	445	2400		960			
443	Budhaji Narayan Kadav, Kanha Narayan Kadav, Baliram Narayan Kadav, Chandrabhaga Chandrakant Patil, Sindhu Atmaram Patil, Jyotsna Janardan Kadav, Jyoti Sachin Gharat, Anuja Ajay Patil, Jeevan Janardan Kadav, Priya Prashant Shendre	Sangade	3/1/B	1	446	840	390	336	1216	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 3/1/B admeasuring 1110 sq. mt., an area of 165 sq. mt. falls under the jurisdiction of the Panvel-Karjat Railway, while the remaining 945 sq. mt. is owned by the respective landowners. Accordingly the area and shape of FP is changed. 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.
444	Budhaji Narayan Kadav, Kanha Narayan Kadav, Baliram Narayan Kadav, Chandrabhaga Chandrakant Patil, Sindhu Atmaram Patil, Jyotsna Janardan Kadav, Jyoti Sachin Gharat,	Sangade	52/2	1	447	2200		880			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
	Anuja Ajay Patil, Jeevan Janardan Kadav, Priya Prashant Shendre										
445	Nathu Sakharam Patange	Sangade	52/1	1	448	900	391	360		They did not attend the hearing butshri. Navnath Sable submitted a representation dated 09/05/2025. Submission- 1) They purchased the original lands from shri. Resha Patange & Santosh Chandan wide sale deed dated 02/04/2025. Therefore they requested to allot final plot in their name. 2) They are not agreed to the location of the proposed final plot no 391 and requested to grant final plot on their original land and on bigger road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) They are not agreed for the FSI in lieu of the compensation, as per section 100 4) Permissible FSI of 2.5 is not accepted to them. 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. 9 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-9, 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-9. 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 ownership as per recent 7/12 extract.. Final Plot No. 391, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
446	Kisan Mahadu Patil, Machhindra Mahadu Patil, Sanjay Mahadu Patil	Sangade	53/1	1	449	5960	392	2384		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 392, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
447	Kamalabai Vishnu Mali, Gulab Janardan Mali, Chandubai Shantaram Patil, Gourabai Tukaram Patil, Radha Dharma Shendre, Hira Damu Bhagat, Jayaram Tukaram Patil, Suman Krushna Bhagat, Samir Ramdas Patil, Amit Ramdas Patil, Anil Ramdas Patil, Vaijayanta Ramdas Patil, Rajendra Tukaram Patil	Sangade	54/1	1	450	3510	393	1404		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 54/1, an area of 60 sq. mt. falls under the jurisdiction of the Panvel-Karjat Railway, while the remaining 3510 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. 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.
448	Ranjana Harishchandra Kondilkar, Anjana Govind Shedge, Janibai Chander Gavate, Dattatreya Bama Patil, Yamuna Jethu Kurungale, Kunda Bhaga Jambulkar, Sunanda Bama Patil, Lakshmi Bama Patil, Baban Rangu Patil, Dnyandev Rangu Patil, Baby Ganesh Naik, Mukta Jayaram Gondhali, Krushna Dama Patil, Nirabai Mahadev Gharat, Chandrabhaga Dama Patil	Sangade	43/0	1	451	2800	394	1120	1344	All the land owners did not attend the hearing but Shri Nathuram Bhau Bhopi submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
449	Anjana Govind Shedge, Ranjana Harichandra Kondilkar, Janibai Chander Gavate, Dattatreya Bama Patil, Yamuna Jethu Kurangale, Kunda Bhaga Jambhulkar, Sunanda Bama Patil, Lakshmi Bama Patil, Baban Rangu Patil, Dnyandev Rangu Patil, Baby Ganesh Naik, Mukta Jayaram Gondhali, Krushna Dama Patil, Nirabai Mahadev Gharat, Chandrabhaga Dama Patil,	Sangade	61/1	1	452	560		224		one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the 7/12 extract of Gut No. 61/1, an area of 280 sq. mt. falls under the jurisdiction of the Panvel-Karjat Railway, while the remaining 560 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. 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.
450	Santosh Gopinath Patil, Jayendra Gopinath Patil, Suresh Gopinath Patil, Kamlakar Gopinath Patil, Sumitra Narayan Kondilkar, Vanita Balakrushna Patil, Gulab Nitin Patil, Baby Kisan Patil, Anandi Gopinath Patil	Sangade	53/3	1	453	3520	395	1408		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
451	Shri Khandoba Devasthan Aajivali under the Ownership, Ragho Barku Gaykar, Goma Barku Gaykar, Mahadu Gunaji Patil, Narayan Dagadu Mhaskar, Narayan Damu Patil	Sangade	48/0	2	454	2580	396	1032		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As the land is under occupation of the officers of Shree Khandoba Devasthan Aajivali, it is placed in Public-SemiPublic zone. The sanctioned draft scheme proposal is confirmed, subject to change in zone. 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.
452	Vijay Balaram Bhopi, Sangeeta Achyut Gavate, Prajakta Prakash Gatade, Sunita Balaram Bhopi	Sangade	45/0	2	455	2300	397	920		Smt Prajakta Prakash Gatade attended the hearing on 28/02/2025 and submitted their say as follows: 1) They are aware about finalisation of scheme by Arbitrator & they do not want to be a part of NAINA TPS 09 The land owners did not attend the hearing, but Shri Baliram Hiru Bhopi submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall	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-9, 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. 397, as delineated in plan No. 4, is hereby

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										be required to 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-9, under section 87 of MR & TP Act 1966.	allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
453	Vijay Balaram Bhopi, Sangeeta Achyut Gavte, Prakjaktta Prakash Gatade, Sunita Balaram Bhopi	Sangade	59/0	1	456	1820	398	728		Smt Prajakta Prakash Gatade attended the hearing on 28/02/2025 and submitted their say as follows: 1) They are aware about finalisation of scheme by Arbitrator & they do not want to be a part of NAINA TPS 09	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 398, as 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	Namdev Goma Patil, Janardan Goma Patil, Dharma Goma Patil, Sudam Bhaga Patil, Parvati Maruti Mali, Janabai Tukaram Sisave, Bhagubai Pundalik Gaykar, Raghubai Vishnu Patil, Mathura Arjun Paringe	Borle	117/0	1	457	2200	399	880		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 399, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
455	Ladkya Hari Patil	Bhingar	138	2	458	2780	402	1112		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 404, as 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	Bharat Rambhau Patil, Santosh Rambhau Patil	Bhingar	137	1	459	1770	403	708		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in its number. Final Plot No. 405, as 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	Sushma Gajanan Patil, Chandrakant Gajanan Patil,	Sangade	171/1 (P-MMC)	2	460	320	233	128		Smt Sushma Gajanan Patil, Shri Chandrakant Gajanan Patil & Shri Shrikant Gajanan Patil	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
	Suryakant Gajanan Patil, Ramakant Gajanan Patil, Lakshmibai Narayan Patil, Sitabai Rambhau Shelke, Nirmala Panduranga Bhopi, Radha Balakrishna Udare, Bhagirathi Pavasha Patil									submitted a representation dated 05/02/2025 Submission in the representation- 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. But before the preparation of TPS-10 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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-9, 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. 6. As per the PWD Notification, an area of 5270 sq. mt. has been notified for acquisition in Gut No. 171/ 1 & 2 for the purpose of the Multimodal Corridor (MMC) and the balance area of 320 sq. mt. shall remain with the landowners. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted 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.
458	Ramkrishna Ambo Patil, Nirmala Balkrishna Patil, Sarita Balakrishna Patil, Nisha Balakrishna Patil, Sarika Balakrishna Patil, Muktabai Kishore Ulvekar, Manibai Hiru Patil, Nirmala Ambo Patil, Mahesh Balkrishna Patil	Sangade	171/2 (P-MMC)	2	461						

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
459	Rupa Sujay Shah, Sujay Sharad Shah, Jui Sujay Shah	Bhingar	129	1	462	4500	413	1800		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
460	Seema Girish Sawant, Girish Mahadev Sawant	Bhingar	125/2	1	463	1310	404	524	1924	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. 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.
461	Seema Girish Sawant, Girish Mahadev Sawant	Bhingar	0125/3/1	1	464	500		200			
462	Seema Girish Sawant, Girish Mahadev Sawant	Bhingar	126/1	1	465	3000		1200			
463	Yamuna Krishna Patil, Bhimabai Gama Patil, Rakhma Janu Patil, Susha Gama Patil, Shevanti Gama Patil, Jayendra Krushna Patil, Jayshree Krushna Patil, Ujwala Krushna Patil	Bhingar	156/2	2	466	2120	405	848		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 407A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
464	Moreshwar Dadu Patil, Rajendra Dadu Patil	Sangade	46/1	1	467	4070	406	1628	2336	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 407B, as 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	Moreshwar Dadu Patil, Rajendra Dadu Patil	Sangade	82/0	1	468	1770		708			

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1	2	3A	3B	3C	4	5	6	7	8	9	10
466	Ramchandra Shankar Patil, Madhukar Shankar Patil, Atmaram Shankar Patil, Rajani Chandrakant Patil, Vanita Krushna Dalavi, Anusaya Shankar Patil, Laxmi Narayan Mhatre, Janhavi Jaydas Patil, Sonali Ananta Kondalikar, Vandana Ananta Patil, Sangeeta Ramesh Manke, Ketan Subhash Patil, Shubham Subhash Patil	Sangade	44/1	1	469	3730	407	1492	5004	All the land owners did not attend the hearing but Shri Ramchandra Shankar Patil submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall	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-9, 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.
467	Ramchandra Shankar Patil, Madhukar Shankar Patil, Atmaram Shankar Patil, Rajni Chandrakant Patil, Vanita Krushna Dalvi, Anusya Shankar Patil, Lakshmi Narayan Mhatre, Janhvi Jaidas Patil, Sonali Ananta Kondilkar, Vandana Ananta Patil, Sangeeta Ramesh Manke, Ketan Subhash Patil, Shubham Subhash Patil	Sangade	47/0	1	470	3970		1588			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
468	Ramchandra Shankar Patil, Madhukar Shankar Patil, Atmaram Shankar Patil, Rajni Chandrakant Patil, Vanita Krishna Dalvi, Anusaya Shankar Patil, Lakshmi Narayan Mhatre, Janhvi Jaidas Patil, Sonali Ananta Kondlikar, Vandana Ananta Patil, Sangeeta Ramesh Manke, Ketan Subhash Patil, Shubham Subhash Patil	Sangade	91/0	1	471	4810		1924		be required to 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-9, 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, subject to change in no. Final Plot No. 408A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
469	Balaram Dharma Phadke, Tukaram Dharma Phadke, Ramesh Dharma Phadke, Dilip Pandurang Phadke	Bhingar	144/1/1	1	472	750	409	300		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
470	Vishnu Kalu Patil, Brahma Kalu Patil, Anusaya Kalu Patil, Chandrabhaga Atmaram Bhoir, Savita Hiru Patil, Rangnath Shankar Patil, Anita Ashok Patil, Vasudha Vasudev Kobare, Sunita Shankar Patil, Parvati Shankar Patil Sr. no.4 APK Mother	Bhingar	160/1	1	473	780	410	312		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 160/1, an area of 400 sq. mt. falls under the jurisdiction of the Panvel-Karjat Railway, while the remaining 780 sq. mt. is owned by the respective landowners. 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 accordance with the ownership and area details recorded in table B.
471	Vishwas Pandurang Mhatre, Pallavi Ratnakar Keni, Jagruati Ratnakar Keni, Deepali Ratnakar Keni, Gulab Ratnakar Keni, Parag Ratnakar Keni	Bhingar	142/1	1	474	960	411	384		Shri Gulab Ratnakar Keni & Shri Parag Ratnakar Keni attended the hearing dated 20/12/2024: 1) They agreed to the location and shape of the proposed final plot no 411 but have requested plot along 30m road or next to Playground Reservation. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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. 9 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-9, 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-9. 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. 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.
472	Group Grampanchayat Bhingar Cremation Ground	Bhingar	135	सरकार	475	300	412	120	240	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
473	Group Grampanchayat Bhingar Cremation Ground	Bhingar	136	सरकार	476	300		120			The sanctioned draft scheme proposal is confirmed. Final Plot No. 383B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
474	Chandrakant Dharmaji Patil	Bhingar	141	1	477	1490	415	596		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to the change in the alignment of the channel, final plot no. 415 has been shifted to nearby location. Accordingly, reconstituted Final Plot No. 415, as 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	Shankar Nama Patil	Bhingar	140	1	478	3360	416	1344		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to the change in the alignment of the channel, final plot no. 416 has been shifted to nearby location. Accordingly, reconstituted 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.
476	Krishna Hasha Patil, Devendra Balaram Patil, Sangeeta Bala Patil, Anju Nandkumar Patil, Harshala Hemant Mhatre, Juila Jitendra Patil, Janardan Bhiva Patil, Dattatrey Bhiva Patil, Gulab Govind Singe, Mai Dattatrey Thombre, Bhagirathi Bhiva Patil, Lata Naresh Keni, Subhadra Kashinath Patil, Deepak Kashinath Patil, Prakash Kashinath Patil, Sayli Ramchandra Mali, Lakshman Aambo Patil, Narayan Aambo Patil, Bhagwan Aambo Patil, Ram Aambo Patil, Janabai Tukaram Mali, Shaila Sunil Pawar, Janabai Ananta Patil, Kailas	Bhingar	126/3	1	479	3700	401	1480		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to the change in the alignment of the channel, final plot no. 401 has been shifted to nearby location. Accordingly, reconstituted Final Plot No. 400, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Ananta Patil, Bhumika Bharat Patil, Bhagyashri Ananta Patil, Archana Ananta Patil, Kailas & Archana APK Mother Janabai Patil, Manisha Mahadev Patil, Minal Mahadev Patil, Minal APK Mother Manisha, Kanu Chahu Patil, Suresh Chahu Patil, Draupadi Shravan Kakade, Manisha Chahu Patil, Suman Subhash Shende, Reena Gajanan Bhoir, Rukmani Vitthal Thombre, Janardan Savlaram Patil										
477	Vishnu Ram Shendre, Bhagwan Ram Shendre, Muktabai Ramchandra Gaykar, Neerabai Janardan Vare, Gunabai Goma Ulvekar, Yamunabai Dnyaneshwar Patil, Sindhubai Sharad Jage, Radhabai Rama Shendre	Bhingar	143	1	480	10170	414	4068		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to the change in the alignment of the channel, the shape of the final plot no. 416 has been changed. Accordingly, reconstituted 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.
478	Laxman Jaitu Lahane	Bhingar	156/1	1	481	1770	418	708		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 422, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
479	Pandurang Kavdya Ghogare	Bhingar	144/2/1	2	482	2310	419	924		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 421A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
480	Vitthal Sambhu Patil, Gangaram Sambhu Patil, Goma Sambhu Patil, Janardan Sambhu Patil, Radhabai Gopal Patil, Dhaklubai Sambhu Patil, Santosh Gopinath Patil, Jayendra Gopinath Patil, Suresh Gopinath Patil, Kamlakar Gopinath Patil, Sumitra Narayan Kondilkar, Vanita Balkrushna Patil, Gulab Nitin Patil, Bebi Kisan Patil, Anandi Gopinath Patil	Bhingar	145/1	1	483	3400	420	1360		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. 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.
481	Tukaram Maruti Patil, Dattatrey Maruti Patil, Bamibai Namdev Mundhe, Indu Mahadev Patil, Bhagi Tukaram Gaykar, Hirabai Krushna Patil	Bhingar	139	2	484	4300	421	1720	5880	As per the application forwarded from CIDCO Office, Shri Jagannath Tukaram Patil, Shri Sanosh Tukaram Patil & Shri Pravin Tukaram Patil submitted their representation to the Chief Planner NAINA dated 12/12/2024: 1) The ownership details of Survey No 88/3, 139, 144/3 of village Bhingar have been updated on 15/05/2024, therefore they requested to allot different plots as per updated names on 7/12 extracts. Shri Devdas Kondaji Dongare on behalf of Saidham Cooperative Housing Society Ltd has submitted their representation dated 04/02/2025:	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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.
482	Tukaram Maruti Patil, Dattatrey Maruti Patil, Bamibai Namdev Mundhe, Indu Mahadev Patil, Bhagi Tukaram Gaykar, Hirabai Krushna Patil	Bhingar	144/3	2	485	5210		2084		1) They knew that the Arbitrator will finalise the said scheme and they have been allotted FP no 421 against Survey Nos 144/3, 139 & 88/3 of village Bhingar. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12.Permissible 1.00 FSI of	As per their request, separate final plots no. 417, 418, 419, are allotted for original land bearing Gut No. 144/3, 139, 88/3 respectively. Final Plot No. 417, 418, 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
483	Tukaram Maruti Patil, Dattatrey Maruti Patil, Bamibai Namdev Mundhe, Indu Mahadev Patil, Bhagi Tukaram Gaykar, Hirabai Krushna Patil	Bherle	88/3	2	486	5190		2076		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) CIDCO has not given any monetary compensation against 60% of their land, The income generated from the sale of lands reserved for sale plots and growth centers should be distributed as shares according to the area of the original plot, by becoming shareholders on the lines of the airport project. 5) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5) The contribution amount (RS 32266500) 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. Shri Dattatrey Maruti Patil submitted their representation on 26/05/2025 & on 30/07/2025: 1. The ownership details of Survey No 88/3, 139, 144/3 of village Bhingar have been updated on 15/05/2024, therefore they requested to allot different plots as per updated names on 7/12 extracts.	
484	Anusaya Shankar Patil	Bhingar	146	1	487	2630	422	1052		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, the shape and no. of final plot is changed. Final Plot No. 421B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
485	Namdev Kathor Shendra, Kundalik Kathor Kurangale, Yamuna Namdev Kurangale, Sitabai Kathor Shendra, Vishnu Rama Shendre, Bhagwan Rama Shendre, Muktabai Ramchandra Gaykar,	Bhingar	147	1	488	3200	424	1280		They did not attended the hearing but Shri Ganesh Shankar Narbat submitted a representation on 04/07/2025 & 23/07/2025. 1. They have requested to give combined FP against Gut No 157/1/1 & 147 of Bhingar village, as per the recent purchase of the land. In draft sanction they were allotted different FP 423 & FP 424, as owners were different.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, the location has been changed to nearby area and FP no. is changed. Reconstituted Final Plot No. 424, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Yamunabai Dnyaneshwar Patil, Sindhutai Sharad Jage, Radha Rama Shendre, Neerabai Janardan Vare, Gunabai Goma Ulwekar									2. They requested to grant combined FP and to update their names as per updated 7/12 submitted.	accordance with the ownership and area details recorded in table B.
486	Chandrakant Joma Lahane, Milind Joma Lahane	Bhingar	157/3/1	1	489	2480	436	992		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in the shape and no. Final Plot No. 436, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
487	Swati Ganesh Ware	Bhingar	157/4	2	490	1970	435	788		They have not attended the hearing but Smt Swati Ganesh Ware submitted her representation on 23/07/2025: They have requested update name as per updated 7/12 extract submitted.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, the location has been changed to nearby area. Accordingly, reconstituted Final Plot No. 435, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
488	Janu Pandu Patil	Bhingar	157/5	2	491	1390	437	556		Smt Manjushree Samadhan Shinde, Smt Monika Prakash Patil, Shri Anandrao Mahadev Bhosale, & Smt Sushma Suresh Kashid attended the hearing on 04/02/2025 and submitted their say as under: 1) They agreed to the shape of the proposed final plot no 437, but requested to grant corner plot along two major roads. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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. Smt Manjushree Samadhan Shinde submitted a representation dated 04/02/2025 and stated as follows: 1) They do not agree with the given FP no 437 and requested to allot their FP on the location of FP No 434, as a corner plot.	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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 their request, the location of the plot has been changed. Reconstituted Final Plot No. 437A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
489	Suresh Rangnath Thakur	Bhingar	157/1/1	1	492	770	423	308		They did not attended the hearing but Shri Ganesh Shankar Narbat submitted any representation on 04/07/2025 & 23/07/2025. 1. They have requested to give Combined FP against Gut No 157/1/1 & 147 of bhingar village as per the recent purchase for the land owners. In draft Sanction they were allotted different FP 423 & FP 424 as owners were different. 2. They have requested Combined FP and to update their names as per updated 7/12 submitted.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, the location has been changed to nearby area. Reconstituted 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
490	Sweety Kumari	Bhingar	169/1/1	1	493	690	432	276		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 433B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
491	Narayan Padu Patil	Bhingar	125/1	1	494	1420	433	568		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. 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.
492	Nami Rangnath Kurangle, Ganubai Nathu Bhopi, Jomi Sitaram Pathe	Bhingar	124/1/1	2	495	1400	434	560		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 434, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
493	Tukaram Maruti Patil, Dattatrey Maruti Patil, Bamibai Namdev Mundhe, Indu Mahadev Patil, Bhagi Tukaram Gaykar, Hirabai Krushna Patil	Bhingar	149/1	1	496	7440	425	2976		They neither attended the hearing nor submitted any representation. Shri. Raj Sankla submitted a representation dated 16/05/2026. Submission- 1. He has some hissass in 1) Village Belavali- Gut No. 39, 34, 2) Village Sangade- Gut No. 108/2/B, 3) village Bhingar- Gut No. 149/1 and 4) village Lonivali- Gut No. 132/1. For these Gut nos, various final plot has been proposed in TPS-9. 2. He requested to grant final plot for his holdings in the said lands.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Shri. Sankla has not submitted the consent of other landowners and therefore their request is not considered. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 425, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
494	Sharda Prakash Siddhe, Ravi Anant Koli, Mahesh Anant Koli, Vijaya Pandurang Koli, Vaishali Vilas Koli	Bhingar	150	1	497	700	426	280		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 427, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
495	Ramdas Govind Mhatre	Bhingar	149/2	2	498	2300	427	920		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 426, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
496	Namdev Pandurang Patil, Shankar Pandurang Patil, Janu Pandurang Patil, Mandibai Pandurang Patil, Devki Dattu Thakur, Tai Aambo Patil	Bhingar	156/3	2	499	4630	430	1852		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to change in alignment of the river, the shape has been altered. Reconstituted Final Plot No. 430, as 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	Anandibai Hiru Patil, Dwarkanath Hiru Patil, Dnyaneshwar Hiru Patil, Rupkala Tukaram Bhusari	Bhingar	148	1	500	5110	431	2044	4196	They neither attended the hearing nor submitted any representation. Shri Pankaj P Jadhav and others did not attend the hearing but submitted their representation on 12/08/2025: 1. They have purchased the said land and have requested to give them FP on 36m wide road. 2. They have requested to update the ownership details	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to change in the ownership of the original lands, separate final plots 431A, 431B, 437B have granted to Gut No. (155/1/2, 169/3/1), 148/2, 148/1 Final Plot No. 431A, 431B, 437B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
498	Anandibai Hiru Patil, Dwarkanath Hiru Patil, Dnyaneshwar Hiru Patil, Rupkala Tukaram Bhusari	Bhingar	155/1/2	1	501	3600		1440			
499	Anandibai Hiru Patil, Dwarkanath Hiru Patil, Dnyaneshwar Hiru Patil, Roopkala Tukaram Patil	Bhingar	169/3/1	1	502	1780		712			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
500	Namdev Nathu Bhopi, Pandurang Nathu Bhopi, Kashinath Nathu Bhopi	Bhingar	155/1/A/ 1	1	503	13790	439	5516		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
501	Ram Ganu Patil, Laxman Ganu Patil	Bhingar	155/2	1	504	2200	440	880		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
502	Arvind Lakshman Patil Patkar	Bherle	97/2	1	505	1700	447	680		All the land owners did not attend the hearing but Shri Pandurang Tukaram Bhopi submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										1 is exorbitant. Accordingly they requested to withdraw TPS-9, under section 87 of MR & TP Act 1966.	gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 447, as 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	Dhondiram Govind Patil, Ramdas Govind Patil	Bherle	96/2	2	506	4370	448	1748		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
504	Parvati Padu Phadke	Bhingar	165/3	2	507	2860	449	1144		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 449, as 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	Sita Dama Patil, Bhagwan Dama Patil, Ganu Dama Patil, Ganpat Dama Patil, Kashinath Dama Patil	Bhingar	165/2	2	508	3360	450	1344		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 450, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
506	Janardan Ragho Patil, Yamuna Dehu Dukare, Ramchandra Bhaga Patil, Deepak Bhaga Patil, Anjana Maruti Patil, Tai Dashrath Patil, Lalita Bhaga Patil, Pushpa Madhukar Patil, Riya urf Manik Hemant Kodilkar, Laxmi Bhaga Patil	Bhingar	165/1	2	509	3090	451	1236		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
507	Hemant Parshuram Patil, Central Railway Panvel-Karjat Suburban Railwayline	Bhingar	166/2/1	1	510	485	452	194		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 166/2/1, an area of 405 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 485 sq. mt. is owned by the respective landowners. 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.
508	M/s Marathon Panvel Infrastructure Pvt. Ltd.	Bhingar	166/1	1	511	4045	454	1618	1918	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.
509	M/s Marathon Panvel Infrastructure Pvt. Ltd.	Bhingar	169/2/1	1	512	750		300			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.
510	Raghunath Maya Gharat, Kashinath Maya Gharat, Suresh Maya Gharat, Girija Mahadu Patil, Devki Vishnu Mhatre, Shobha Sudam Waghmare	Bhingar	164	1	513	2910	455	1164		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
511	Pandurang Kanu Powar	Sangade	141/3B(P)	2	514	4450	456	1780		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
512	Rajaram Gangaram Kathare, Krushna Gangaram Kathare,	Bherle	97/1	1	515	7630	457	3052		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions 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.
513	Nathuram Dehu Ghogare, Sunanda Balaram Patil, Thakubai Ramchandra Ghogare, Anant Ramchandra Ghogare, Sharad Ramchandra Ghogare, Deepak Ramchandra Ghogare, Manisha Dhavu Dalvi, Akash Sanjay Ghogare, Jayashree Sanjay Ghogare, Avishkar Sanjay Ghogare	Bherle	99	1	516	2780	458	1112		They didnot attend the hearing, but Shri Prakash Nathuram Ghogare on behalf of Shri Nathuram Dehu Ghogare & Shri Sharad Ramchandra Ghogare submitted their representation on 16/06/2025: Submission in representation: 1. They have strong opposition to NAINA TPS and do not want to participate or be part of TPS - 09 2. The contribution amount as per form no. 1 is not accepted as they have not given written consent regarding TPS.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
514	Narayan Bandu Patil, Chandar Bandu Patil, Dehu Bandu Patil, Dattatrey Bandu Patil, Ganesh Hasha Patil, Santosh Bhaga Patil, Anita Parshuram Mhatre, Ananta Hasha Patil, Asha Avdhut Chikhalekar, Nilima Adinath Dalvi, Pratibha Ananta Patil, Mahesh Kashinath Kathare, Ramesh Kashinath Kathare, Rajesh Baban Patil, Rajshree Haribhau Bhalekar, Laxmibai Chandar Pathe, Sharda Baban Patil, Anita Anant Patil, Sushma Bhaga Patil, Chandrabhaga Bhaga Patil, Asha Bhaga Patil, Shahshikala Bhaga Patil, Pushpa Bhaga Patil, Bharati Bharat Gaykar urf Bebibai Bhaga Patil,	Bhingar	161/1	1	517	1870	459	748	748	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 161/1, an area of 360 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 1870 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. 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.
515											

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
	Sushila Suresh Patil urf Chabi Bhaga Patil, Ratna Bhaga Patil, Dnyaneshwar Lakshman Patil, Lata Santosh Patil										
516	Housabai Anant Mate, Padibai Goma Tandel, Mathurabai Balaram Paringe, Ashok Undrya Patil, Dilip Undrya Patil, Suwarna Dnyandev Ghogre, Sunita Undrya Patil, Gomibai Vasant Udhar, Jaya Raghunath Bhoir, Central Railway Panvel-Karjat Suburban Railwayline.	Bhingar	162/1	1	518	1090	460	436		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 162/1, an area of 110 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 1090 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. 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.
517	Shankar Ganpat Patil, Kani Baliram Pawar, Vithabai Chander Patil, Janabai Laxman Mali, Kalyani Pundalik Patil, Keval Pundalik Patil, Mathura Pundalik Patil, Manisha Gangaram Patil, Maibai Kashinath Mundhe, Shantabai Vishnu Mundhe, Dinesh Arjun Patil, Nidhi Nitin Gaykar, Sushma Arjun Patil	Borle	98/2/B	2	519	2910	461	1164		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
518	Group Grampanchayat Chikhale	Sangade	17/0	सरकार	520	1300	462	520	1247.6	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 67 and joint measurement extract of Railway, an area of 111 sq. mt.
519	Group Grampanchayat Chikhale	Sangade	83/0	सरकार	521	1500		600			

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1	2	3A	3B	3C	4	5	6	7	8	9	10
520	Group Grampanchayat Chikhale, Mumbai Railway Vikas Corporation Ltd.	Sangade	67/0	सरकार	522	319		127.6			falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 319 sq. mt. is owned by the respective landowners. 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.
521	Shri Rajesh Kumar, Shri Bipin Kumar Srivastava, Shri Praveen Kumar, Shri Madhukar Choudhary	Sangade	32/0	1	523	4170	463	1668		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
522	Ambo Bagya Pawar, Damu Bagya Pawar, Hiru Dharma Pawar, Kanu Dharma Pawar, Changu Dharma Pawar, Subhash Dharma Pawar, Devki Pandurang Gondhali, Jomi Namdev Tupe, Baby Vasant Nerulkar, Barki Panduranga Mali, Bamibai Raghunath Patil, Pundalik Narayan Pawar, Baban Narayan Pawar, Vithabai Narayan Pawar, Hirabai Hanuman Patil	Sangade	31/0	1	524	4450	464	1780		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
523	Narayan Anand Shelar	Sangade	33/1	1	525	1430	465	572		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 33/1, an area of 190 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 1430 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 area under the Railwayline.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											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.
524	Jyoti Ganesh More, Mahadev Budhaji Pawar, Vaishnavi Manojkumar Patil, Shantabai Urf. Sita Shantaram Patil, Sachin Mahadev Pawar, Sunil Mahadev Pawar, Sunanda Mahadev Pawar	Sangade	4/1	2	526	1130	466	452		All the land owners did not attend the hearing but Shri Sunil Mahadev Pawar, Shri Sachin Mahadev Pawar, Smt Vaishnavi Manojkumar Patil & Smt Jyoti Ganesh More submitted a representation dated 24/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 6. As per the 7/12 extract of Gut No. 4/1, an area of 610 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 1130 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 area under the Railwayline. Final Plot No. 466, as delineated in plan No. 4, is hereby

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
525	Ashok Mukesh Urf. Muka Patil	Sangade	58/3	1	527	3110	467	1244		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
526	Subhadra Maruti Patil, Sarita Ambo Patil, Anjali Ananta Patil, Eknath Maruti Patil, Pradnya Vinod Thange, Balaram Nathu Patil, Patalganga Pipeline	Sangade	113/0 (P-MMC)	1	528	2100	470	840		All the land owners did not attend the hearing but Shri Eknath Maruti Patil & Shri Balaram Nathu Patil submitted a representation dated 15/02/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 6. As per 7/12 extract of Gut No. 113, 600 sq. mt. area is under Patalganga pipe line. Also as per the PWD Notification, an area of 10200 sq. mt. has been notified

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											for acquisition in Gut No. 113 for the purpose of the Multimodal Corridor (MMC) and the balance area of 1500 sq. mt. shall remain with the landowners. Accordingly the area of OP in sanctioned draft scheme is corrected as 1500 sq. mt and the area of FP is changed as 600 sq. mt. It is subject to the separation of the areas belonging to the landowners and the area under the pipeline/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.
527	Subhadra Maruti Patil, Sarita Ambo Patil, Anjali Ananta Patil, Eknath Maruti Patil, Pradnya Vinod Thange, Balaram Nathu Patil, Mathurabai Rama Shendre, Nirbai Hiru Pawar, Patalganga Pipeline	Sangade	109/0	1	529	4300	468	1720		All the land owners did not attend the hearing but Shri Eknath Maruti Patil & Shri Balaram Nathu Patil submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 6. As per 7/12 extract of Gut No. 109, an area of 360 sq. mt. area is under Patalganga pipe line and the balance

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											area of 3940 sq. mt. shall remain with the landowners. Accordingly the area of OP in sanctioned draft scheme is corrected as 3940 sq. mt and the area of FP is changed as 1576 sq. mt. 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.
528	Anis Mohammad Sayyad, Mohammad Raothar	Sangade	63/3/1	1	530	2960	471	1184		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 63/3//1, an area of 200 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 2960 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 area under the Railwayline. 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.
529	Kashinath Pandurang Patil, Yamuna Haribhau Gaykar, Ambibai Ragho Huddar, Hira Harichandra Khutle, Barki Janardan Khutarkar, Dhambibai Pandurang Patil	Sangade	34/0	1	531	3300	472	1320		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
530	Anant Hasha Patil, Ganesh Hasha Patil, Laxmibai Chander Pathe, Sharda Kashinath Kathare, Anita Ananta Patil, Anita Parashuram Mhatre, Chandar Joma Patil, Baburao Joma Patil, Ramdas Joma Patil, Kundabai Ramdas Patil, Sharda Baban Patil, Rajesh Baban Patil, Asha Avdut Chikhalekar, Pratibha Ananta Patil, Nilima Adinath Dalvi, Rajashree Haribhau Bhalekar	Sangade	35/0	1	532	3590	473	1436		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
531	Narayan Janya Pawar, Barkya Janya Pawar, Babu Janya Pawar, Changunabai Gangaram Vare, Parvati Shankar Ghogre, Baban Pandurang Mukadam, Ananta Pandurang Mukadam, Santosh Pandurang Mukadam, Manjula Dinesh Naik	Sangade	29/0	2	533	1100	474	440	2080	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 36/1, an area of 140 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 4100 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 area under the Railwayline. 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.
532	Narayan Janya Pawar, Barkya Janya Pawar, Babu Janya Pawar, Changunabai Gangaram Vare, Parvati Shankar Ghogre, Baban Pandurang Mukadam, Ananta Pandurang Mukadam, Santosh Pandurang Mukadam, Manjula Dinesh Naik	Sangade	36/1	2	534	4100		1640			
533	Megha Murlidhar Patil, Jayant Muralidhar Patil, Anant Sitaram Patil, Raghunath Sitaram Patil, Yash Murlidhar Patil	Sangade	40/0	1	535	3890	475	1556		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 476, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
534	Raghunath Ganu Patil, Lakshmi Laxman Bhopi, Sulochana Balaram Patil, Janabai Ganu Mundhe, Suman Dharma Dangarkar, Baraki Ramchandra Thombre, Sangeeta Vilas Pawar, Vanita Dilip Jale, Babubai Lalubhai Sony	Sangade	37/0	1	536	4600	476	1840	2792	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. 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.
535	Raghunath Ganu Patil, Lakshmi Laxman Bhopi, Sulochana Balaram Patil, Janabai Ganu Mundhe, Suman Dharma Dangarkar, Baraki Ramchandra Thombre, Sangeeta Vilas Pawar, Vanita Dilip Jale, Babubhai Lalubhai Sony	Sangade	56/0	1	537	2380		952			
536	Dhau Tukaram Bhopi, Pandurang Tukaram Bhopi, Bhagwan Tukaram Bhopi, Krushna Tukaram Bhopi, Mahadev Tukaram Bhopi, Hirabai Namdev Shendre, Kamalabai Janardan Gadkari	Sangade	55/0	2	538	5100	477	2040		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 55/0, an area of 110 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 5100 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 area under the Railwayline. Final Plot No. 477, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
537	Nathu Dhau Bhopi	Sangade	38/0	2	539	1470	478	588	2300	All the land owners did not attend the hearing but Shri Nathuram Bhau Bhopi submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966. Shri Ganesh Balaram Gaykar submitted their representation on 18/07/2025: Submission in the representation: 1. They have purchased survey no 38/0 of sangade village from the landowner and have requested requested seperate plot against their area. 2. They have requested to change the ownership details as per the 7/12 extract attached.	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-9, 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. As per their request, separate final plot no. 478B has been granted to Gut no. 38/0. For the reamaining original lands, final plot no. 478A has been granted. Final Plot No. 478A & 478B, 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.
538	Nathu Dhau Bhopi	Sangade	58/1/C	2	540	1900		760			
539	Nathu Dhau Bhopi	Sangade	58/2	2	541	1520		608			
540	Nathu Dhau Bhopi	Sangade	108/1	2	542	860		344			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
541	Ananta Namdev Mhatre, Narayan Namdev Mhatre, Natha Namdev Mhatre	Sangade	21/0	1	543	4600	479	1840		All the land owners did not attend the hearing but Shri Ananta Namdev Mhatre submitted a representation dated 18/02/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. From planning aspect, FP no. 479 is restructured at same location. Accordingly, restructured Final Plot No. 479B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
542	H.K.Sayyad Mahammad Ravthar, Anish Mahammad Ravthar	Sangade	20/0	1	544	5900	480	2360		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, FP no. 480 is restructured at same location. 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.
543	Vasant Ganu Mhatre, Kisan Ganu Mhatre, Ramachandra Ganu Mhatre, Jagannath Ganu Mhatre, Anjana Janardan Bhoir, Janabai Ganu Mhatre, Gangabai Ganu Mhatre	Sangade	15/1	2	545	5510	481	2204	4868	All the land owners did not attend the hearing but Shri Ramchandra Ganu Mhatre, Shri Kisan Ganu Mhatre, Shri Vasant Ganu Mhatre, Shri Jagannath Ganu Mhatre submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are	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-9, 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
544	Vasant Ganu Mhatre, Kisan Ganu Mhatre, Ramachandra Ganu Mhatre, Jagannath Ganu Mhatre, Anjana Janardan Bhoir, Janabai Ganu Mhatre, Gangabai Ganu Mhatre	Sangade	15/2/A	2	546	1850		740			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
545	Vasant Ganu Mhatre, Kisan Ganu Mhatre, Ramachandra Ganu Mhatre, Jagannath Ganu Mhatre, Anjana Janardan Bhoir, Janabai Ganu Mhatre, Gangabai Ganu Mhatre	Sangade	70/1/1	2	547	4810		1924		generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the 7/12 extract of Gut No. 70/1//1, an area of 380 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 4810 sq. mt. is owned by the respective landowners. From planning aspect, FP no. 481 is restructured at same location, 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. It is subject to the separation of the areas belonging to the landowners and the area under the Railwayline.
546	Dharma Muka Kadav, Chandrakant Muka Kadav, Ashok Muka Kadav	Sangade	15/2B/1	2	548	340	482	136		All the land owners did not attend the hearing but Shri Ashok Muka Kadav & Shri Chandrakant Muka Kadav submitted a representation dated 15/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the 7/12 extract of Gut No. 15/2B/1, an area of 350 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 340 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 area under the Railwayline. Final Plot No. 482A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
547	M/s Kanakia Spaces Reality Pvt.Ltd	Borle	105/0	1	549	790	484	316	67507.6	Deputy Collector NAINA - CIDCO submitted a representation dated 28/01/2025. 1) In Survey No. 141/10 at Sangde mentioned under name of M/s. Kanakiya Spaces Reality Pvt. Ltd., Hon'ble Civil Court and Senior Level, Panvel has passed orders on 23.10.2023. The said letters are being forwarded for further appropriate action in the matter. Hon. Civil Judge, Senior Dvn. Panvel, wide order dated 23/10/2023 on Nishani No. 3 in Suit No. 372/2015, issued temporary order against Respondent No 3 and restrained them from transferring the said land and to create 3rd party interest. Shri. Vinayak Karande on behalf of M/s Kanakiya Spaces Realty Pvt Ltd submitted a representation dated 05/02/2025.. Submission- 1) They agreed to the location and shape of the proposed final plot no 484. 2) They requested to grant the final plot of a	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification, following areas have been acquired for Railway and notified for acquisition for the purpose of the Multimodal Corridor (MMC) No. Gut Area. Acq. Rem Purpose (All areas in sq. mt.) 1. 105. 1970. 1180 790 MSRDC 1. 157/7. 3110. 780. 2330. MMC 2. 167/0. 5210. 4350. 860. MMC 3. 3/3/1 1400. 520. 880. Railway 4. 100. 3110 1180. 1930. MMC 5. 130/0. 3400. 1500. 1900. MMC 6. 5/1. 2230. 280. 1950. Railway 7. 128. 1300. 120. 1180. MMC 3. The net area of Gut no. 130 is 1900 sq. mt and out of that 927 sq. mt is included in the scheme area. Accordingly, OP area is changed as 169572 sq. mt. 4. Executive engineer MSRDC vide letter no
548	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	157/7	1	550	2330		932			
549	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	157/8	1	551	1520		608			
550	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	158/0	1	552	3740		1496			
551	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	159/0	1	553	2400		960			
552	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	160/1	1	554	1600		640			
553	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	160/2	1	555	3100		1240			
554	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	167/0	1	556	860		344			
555	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	3/5	1	557	800		320			
556	M/s. Kanakia Spaces Reality Pvt. Ltd.	Sangade	5/1	1	558	1950		780			
557	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	8/1	1	559	1240		496			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
558	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	11/0	1	560	7254		2901.6		minimum of 50% area of their original land. 3) The total area of the original land is 1,70,254 sq. mt. instead of 1,68,769 sq. mt. as mentioned in TPS-9. 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. Shri. Anoop Patel POA of M/s Rehab Housing Pvt. Ltd has submitted a representation dated 16/07/2025, regarding original land bearing Gut No. 132/4/B, Loniwali Submission- 1. They filed RCS No. 408/2012 (Special Civil Suit No. 679/2007) against Dropadi Nama Pawar & others whereby the restraining order has been passed by Sr. Division Panvel court in their favor restraining the defendants from dealing with and/or creating third party interest. It is recorded in Mutation entry no. 2953 and 7/12 extract. 2. Accordingly they requested to take note of the same and not to allot the plot proposed to be allotted till the dispute in the suit is finally decided. Shri. Anoop Patel POA of M/s Rehab Housing Pvt. Ltd has submitted a representation dated 05/02/2025, regarding original plot No. 574 (land bearing Gut No. 62/0, Belavali village). Submission- 1. The land bearing Gut No. 62/0 was originally owned by Shri. Namdev Medhekar. They	MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 720 Sqm from Gut no 105, Borle will be required for widening of Expressway. For the said land, seperate FP No 484-M-M has been granted in the name of landowners and the said FP No will be acquired by MSRDC. For the remaining land of owner, final plot no. 484 is granted. 5. 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 decision in the Suit No. 679/2007 in Gut No 132/4/B, Loniwali, Suit No. 611/2007.in Gut No 62, Belavali, and Suit No. 372/2015 in Gut No. 141/10, Sangade. Reconstructed Final Plot No. 484, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
559	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	16/0	1	561	680		272			
560	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	23/0	1	562	4880		1952			
561	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	27/2	1	563	5060		2024			
562	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	28/0	1	564	1640		656			
563	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	30/0	1	565	4750		1900			
564	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	58/1/B	1	566	2520		1008			
565	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	106/2B	1	567	4660		1864			
566	M/s. Kanakia Spaces Realty Pvt.Ltd.	Sangade	110/1	1	568	2840		1136			
567	M/s.Kanakia Spaces Realty Pvt.Ltd.	Belavali	43/3/D	1	572	710		284			
568	M/s. Kankiya Spaces Realty Pvt.Ltd.	Belavali	49/2	1	573	1620		648			
569	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	62/0	1	574	2900		1160			
570	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	118/2	1	575	2810		1124			
571	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	128/0	1	576	1180		472			
572	M/s. Kanakia Spaces Realty Pvt.Ltd.	Belavali	197/0	1	577	1900		760			
573	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	135	1	578	300		120			
574	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	138/2	1	579	8640		3456			
575	M/s Kanakia Spaces Reality Pvt. Ltd.	Loniwali	138/14	1	580	200		80			
576	M/s Kanakia Spaces Reality Pvt. Ltd.	Loniwali	138/15	1	581	3400		1360			
577	M/s Kanakia Spaces Reality Pvt. Ltd.	Loniwali	138/16	1	582	700		280			
578	M/s Kanakia Spaces Reality Pvt. Ltd.	Loniwali	138/17	1	583	200		80			
579	M/s Kanakia Spaces Reality Pvt. Ltd.	Loniwali	139/1	1	584	730		292			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
580	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	141/11	1	585	1000		400		agreed to sale the said land to M/s Rehab Housing Pvt. Ltd vide a promisory note dated 27/02/2006 and thereafter Agreement to sale dated 27/03/2006 was executed. However due to non-performanance of the said agreement, they filed suit No. 611/2007. The court has issued the order against Namdev Medhekar, but inspite of that, he sold the property to third person and ultimately it was purchased by M/s Kankiya Reality Pvt. Ltd. 3. In the sanctioned Draft TPS-10, OP NO. 574 has been merged in FP No. 484 and proposed to grant to the defendent. 4. Accordingly, they requested to stay or cancel the allotment of the plot to the concerned farmers/land owners in the scheme, until the court order.	
581	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	150/3	1	586	400		160			
582	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	150/4	1	587	2100		840			
583	M/s Kanakia Spaces Reality Pvt. Ltd.	Wardoli	20/4	1	588	1820		728			
584	M/s Kanakia Spaces Reality Pvt. Ltd.	Wardoli	27/1	1	589	7600		3040			
585	M/s Kanakia Spaces Reality Pvt. Ltd.	Wardoli	29/5/6	1	590	3820		1528			
586	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	13/0	1	591	1850		740			
587	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	124/3	1	592	1040		416			
588	M/S.Kankia Spaces Reality Pvt. Ltd.	Loniwali	124/5/A	1	593	1300		520			
589	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	126/2	1	594	2300		920			
590	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	134/3	1	595	660		264			
591	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	136/1	1	596	8850		3540			
592	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	137/1	1	597	730		292			
593	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	138/8	1	598	600		240			
594	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	138/11	1	599	1300		520			
595	M/s Kanakia Spaces Reality Pvt. Ltd.	Loniwali	138/13	1	600	300		120			
596	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	139/4	1	601	3730		1492			
597	M/s Kanakia Spaces Reality Pvt. Ltd.	Wardoli	29/1	1	602	990		396			
598	M/s Kanakia Spaces Reality Pvt. Ltd.	Wardoli	34/2	1	603	1160		464			
599	M/s Kanakia Spaces Reality Pvt.Ltd.	Bhingar	0157/2/1	1	604	1550		620			
600	M/s Kanakia Spaces Reality Pvt.Ltd.	Bherle	88/2	1	605	2880		1152			
601	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	3/2/ 1	1	606	1210		484			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
602	M/s. Kanakia Spaces Reality Pvt.Ltd. Central Railway Panvel- Karjat Railway Line	Sangade	3/3/ 1	1	607	880		352			
603	M/s Kanakia Spaces Reality Pvt.Ltd.	Loniwali	132/4/B	1	608	1770		708			
604	M/s Kanakia Spaces Reality Pvt.Ltd	Borle	100	1	610	1930		772			
605	M/s Kanakia Spaces Reality Pvt.Ltd	Borle	101/0	1	611	2980		1192			
606	M/s Kanakia Spaces Reality Pvt. Ltd	Borle	157/3	1	612	400		160			
607	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	119/0	1	613	430		172			
608	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	122/0	1	614	7310		2924			
609	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	124/1	1	615	4610		1844			
610	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	127/1	1	616	2300		920			
611	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	127/2	1	617	1800		720			
612	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	129/0 (P)	1	618	4094		1637.6			
613	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	130/0(P)	1	619	200		80			
614	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	141/3A(P)	1	620	1960		784			
615	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	141/4(P)	1	621	1792		716.8			
616	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	141/8(P)	1	622	1189		475.6			
617	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	141/10	1	623	1010		404			
618	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	142/1	1	624	1620		648			
619	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	144/2	1	625	1570		628			
620	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	141/5	1	626	810		324			
621	M/s. Kankiya Spaces Realty Pvt.Ltd.	Sangade	141/6	1	627	290		116			
622	M/s. Kanakia Spaces Reality Pvt.Ltd.	Sangade	141/11A	1	628	2730		1092			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
623	Shri Babulal Mahto, Shri Mayank Kumar Bhagat, Shri Rajesh Kumar, Shri Bipin Kumar Srivastava, Shri Arvind Kumar Singh, Shri Vipin Kumar Pathak, Shri Vipin Kumar Pathak, ShriAurovindo Jati, Shri Rajiv Singh, Shri Satish Kumar, Ajay Kumar Jain, Vijay Kumar Jain, Shri Pramod Kumar, Shri Ashok Kumar, Shri Dayanand Prasad, Shri Kumar Nagendra, Sudhir Kumar Jugeshwar Prasad, Sudhir Kumar Madhusudan Prasad, Shri Aninda Mandal, Shri Arjun Singh	Sangade	27/1/A	1	629	23200	486	9280		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, FP is restructured at same location Reconstructed 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
624	M/s. Wadhwa Construction & Infrastructure Ltd.	Sangade	125/0	1	630	2700	487	1080		They did not attend the hearing but shri. Narendra Sinh & other submitted a representation dated 09/05/2025. Submission- 1) They purchased the original lands from M/s Wadhwa Construction Ltd wide sale deed dated 15/01/2025. Therefore they requested to allot final plot no. 487 in their name. 2) They are not agreed to the location of the proposed final plot and requested to grant final plot on their original land and on 30 mt. wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) They are not agreed for the FSI in lieu of the compensation, as per section 100 4) Permissible FSI of 2.5 is not accepted to them. 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. 9 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-9, 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-9. 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 ownership as per recent 7/12 extract. 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 recorded in table B.
625	Representative for Mumbai: Manohar Chabriya, M/s.Wadhwa Construction & Infrastructure Ltd.	Belavali	27/2/B	2	631	2000	488	800			Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 488, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
626	M/s. Wadhwa Construction & Infrastructure Ltd.	Sangade	27/1B	1	632	6800	489	2720		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 489, as 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	M/s Wadhwa Construction & Infrastructure Ltd.	Borle	116/0	1	633	3820	490	1528	2007	They did not attend the hearing but smt. Anita Koti submitted a representation dated 09/05/2025. Submission- 1) They purchased the original lands from M/s Wadhwa Construction Ltd wide sale deed dated 13/02/2025. Therefore they requested to allot final plot in their name. 2) They are not agreed to the location of the proposed final plot no 490 and requested to grant final plot on their original land and on 30 mt. wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) They are not agreed for the FSI in lieu of the compensation, as per section 100 4) Permissible FSI of 2.5 is not accepted to them. 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. 9 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-9, 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-9. 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. Due to change in the ownership, separate final plot no. 490B has been granted to Gut No. 145/0 and final plot no. 490A has been granted to Gut No. 116/0. Accordingly reconstructed Final Plot No. 490A & 490B, 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.
628	M/s. Wadhwa Construction & Infrastructure Ltd.	Sangade	145/0	1	634	1200		480			
629	Posha Gosavi Patil	Bherle	100	1	635	2860	491	1144		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 491, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
630	Khandu Janu Gharat	Bherle	101	1	636	3620	492	1448		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 492, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
631	Balaram Namdev Phadke, Tukaram Namdev Phadke, Nirabai Ramdas Patil	Bherle	96/1	1	637	8780	493	3512		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 493, as 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	Shankar Sawlaram Patil	Bherle	102	1	638	2500	494	1000		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
633	Janardan Kavdya Ghogare, Pandurang Kavdya Ghogare, Anita Anant Pawar	Bherle	106/3	2	639	680	495	272		Shri Alok Vaijanathrao Madhale & Shri Amol Vaijanathrao Madhale attended the hearing on 06/02/2025 and submitted their say as follows: 1) They agreed to the location and shape of the proposed final plot no 495. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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.	
634	Devendra Balaram Patil, Krushna Hasha Patil, Sangeeta Bala Patil, Lata Naresh Keni, Anju Nandkumar Patil, Harshala Hemant Mhatre, Juili Jitendra Patil, Lakshman Aambo Patil, Narayan Aambo Patil, Bhagwan Aambo Patil, Ram Aambo Patil, Janabai Tukaram Mali, Shaila Sunil Pawar, Kanu Chahu Patil, Suresh Chahu Patil, Rukmini Vithal Tokre, Draupadi Shravan Kakade, Manisha Chahu Patil, Suman Subhash Shendre, Rina Gajanan Bhoir, Subhadra Kashinath Patil, Deepak Kashinath Patil, Prakash Kashinath patil, Sayli Ramchandra Mali, Dattatrey Bhiwa Patil, Janardan Bhiva Patil, Janabai Ananta Patil, Menka Ananta Patil, Bhagyashree Ananta Patil, Manisha Mahadev Patil, Minal Mahadev Patil, Bhagirathi Bhiva Patil, Gulab Govind Jhinge, Mai Dattatrey Thombre, Janardan Sawlaram Patil	Bherle	95	1	640	3300	496	1320		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 497, as 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	Parvatibai Padu Phadke, Vithabai Shantaram Ghone, Janabai Janardan Patil, Fashibai Vitthal Mhatre, Mathura Vishwanath Patil, Umabai Namdev Baiker, Changuna Atmaram Mhatre, Shobha Jagannath Patil	Bherle	106/1/1	2	641	4000	497	1600		They neither attended the hearing nor submitted any representation.	As per Bhulekh site, 7/12 extract of Gut No. 106/1/1 is closed. For Gut No. 106/1/1/B, final plot no.505 has already been granted. Therefore Final plot no 497 is cancelled.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
636	Maharashtra Shasan	Bherle	106/1/1/A	सरकार	642	2000	498	800	1608	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
637	Maharashtra Shasan	Bherle	86	सरकार	643	2020		808			
638	Parvati Mahadev Gadge	Bherle	107	1	644	2250	499	900		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 499, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
639	Sanjay Ananta Kathare	Bherle	88/1	1	645	2280	500	912		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 500, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
640	Posha Gosavi Patil, Yamuna Gangaram Patil, Narayan Gangaram Patil, Kashinath Gangaram Patil, Hirabai Kishore Gavandi, Nirabai Mahadev Mhatre, Bebi Bhaga Paringe, Reshma Dynadev Patil, Sadika Hanif Mulani	Bherle	103	1	646	8930	501	3572		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 501, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
641	Swati Dhanaji Phadke, Jyoti Janardan Shelke, Alka Janardan Shelke	Bherle	104	1	647	2500	503	1000		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 503, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
642	Damu Hasu Patil	Bherle	105	1	648	2250	504	900		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 504, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
643	Parvatibai Padu Phadke, Vithabai Shantaram Ghone, Janabai Janardan Patil, Fashibai Vitthal Mhatre, Mathura Vishwanath Patil, Umabai Namdev Baiker, Changuna Atmaram Mhatre, Shobha Jagannath Patil, Ashok Sitaram Kathare	Bherle	106/1/1/B	2	649	6500	505	2600		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape. Final Plot No. 505, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
644	Hali Namdev Kurangale, Walkya Balu Patil, Ananta Narayan Patil, Hiranman Narayan Patil	Bherle	91/2	2	650	3410	506	1364		Shri Lahu Popat Khaire attended the hearing on 06/02/2025 and submitted their say as follows: 1) They agreed to the location and shape of the proposed final plot no 507. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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. Shri Lahu Popat Khaire submitted their submission stating the name change on purchase of land parcel on 6/02/2025	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
645	Lahu Popat Khaire	Bherle	91/1	2	651	1670	507	668		Shri Lahu Popat Khaire attended the hearing on 06/02/2025 and submitted their say as follows: 1) They agreed to the location and shape of the proposed final plot no 507. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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. 9 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-9, 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-9. 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. 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 B.
646	Balaram Dharma Phadke, Tukaram Dharma Phadke, Ramesh Dharma Phadke, Sitabai Sitaram Chorghe, Padma Balaram Gaykar, Kamal Balaji Kondilkar, Bebi Narayan Patil, Dilip Pandurang Phadke, Jayshree Jagan Pawar, Usha Maruti Deshekar, Kunda Pandurang Phadke, Manda Pandurang Phadke, Chandrakala Pandurang Phadke, Sunanda Pandurang Phadke, Radhabai Pandurang Phadke	Bherle	88/4	2	652	3210	508	1284	2456	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, final plot has been restructure at same location. Reconstructed 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
647	Balaram Dharma Phadke, Tukaram Dharma Phadke, Ramesh Dharma Phadke, Sitabai Sitaram Chorghe, Padma Balaram Gaykar, Kamal Balaji Kondilkar, Bebi Narayan Patil, Dilip Pandurang Phadke, Jayshree Jagan Pawar, Usha Maruti Deshekar, Kunda Pandurang Phadke, Manda Pandurang Phadke, Chandrakala Pandurang Phadke, Sunanda Pandurang Phadke, Radhabai Pandurang Phadke	Bherle	88/5	2	653	2100		840			
648	Balaram Dharma Phadke, Tukaram Dharma Phadke, Ramesh Dharma Phadke, Sitabai Sitaram Chorghe, Padma Balaram Gaykar, Kamal Balaji Kondilkar, Bebi Narayan Patil, Dilip Pandurang Phadke, Jayshree Jagan Pawar, Usha Maruti Deshekar, Kunda Pandurang Phadke, Manda Pandurang Phadke, Chandrakala Pandurang Phadke, Sunanda Pandurang Phadke, Radhabai Pandurang Phadke	Bherle	122/1	2	654	830		332			
649	M/s Marathon Panvel Infrastructure Pvt. Ltd.	Bherle	92/1	1	655	4240	511	1696		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 511, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
650	Ramakant Muka Patil	Bherle	112	1	656	3290	512	1316		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
651	Dnyaneshwar Uttam Shendre, Sunita Shankar Thakur, Vanita Dattatrey Patil, Manda Ananta Keni	Bherle	118/1	1	657	600	513	240	1800	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
652	Dnyaneshwar Uttam Shendre, Sunita Shankar Thakur, Vanita Dattatrey Patil, Manda Ananta Keni	Bherle	118/2	1	658	3900		1560			
653	Vitthal Sadu Mukadam, Mathura Krushna Bhoir, Mai Sadu Mukadam, Padma Sadu Mukadam	Bherle	119/2	2	659	4580	514	1832	3516	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 514, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
654	Amit Pandurang Naik, Samrat Pandurang Naik, Pavan Devidas Aadhane Rahul Dattatray Anjanvatikar Shridhar Yuvaraj Dhavare Sayali Shankarrao Patil Swati Shivajirao Thorat Ganesh Sukhadeo Sapkal Amol Neharu Gorde Atul Bhibhishanrao Shingare Akshay Bhivaji Jaybhaye	Bherle	122/3	2	660	4210		1684			
655	Dr. Ranjana Mathur	Bherle	119/1	1	661	6980	515	2792		They neither attended the hearing nor submitted any representation. However shri. Rakesh Prajapati and other 2, have submitted a representation dated 22/05/2025. Submission- 1. They purchased the original land bearing Gut No. 119/1 from smt. Ranjana Mathur wide sale deed dated 20/03/2025. They submitted Updated 7/12 extrat in their name, mutation entry no 1605 and register deed of conveyance date 20/03/2025	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in ownership as per recent 7/12 extract. Final Plot No. 515, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Accordingly they requested to allot final plot in their name.	
656	Sanjay Mahadev Jadhav, Ajay Mahadev Jadhav	Bherle	129/1	1	662	2800	516	1120	1720	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 516, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
657	Sanjay Mahadev Jadhav, Ajay Mahadev Jadhav	Bherle	135	1	663	1500		600			
658	Mahesh Narayan Shelke, Janardan Babu Bhoir	Bherle	131	1	664	2780	517	1112		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 517, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
659	Vitthal Joma Patil, Mahadev Joma Patil, Ramdas Joma Patil, Hirabai Rambhau Waghmare, Chandrabhaga Dharma Patil, Sulochna Dharma Patil, Lata Arun Bhoir, Sunanda Dharma Patil, Ashwinin Dharma Patil, Bhagyashree Dharma Patil, Vijaya Dharma Patil, Gaurav Dharma Patil	Bherle	127	1	665	2530	518	1012		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 518, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
660	Balaram Aambo Tandel	Bherle	126	1	666	1670	519	668		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
661	Ajit Ragho Chimane	Bherle	125/1	1	667	710	521	284		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
662	Mangesh Chittaman Patil	Bherle	125/2	1	668	730	522	292		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
663	Dahu Pandurang Patil, Anusaya Chandar Patil, Janabai Manohar Bhoir, Dilip Chandar Patil, Meena Chandar Patil, Vilas Chandar Patil, Pushpa Chandar Patil	Bherle	128	1	669	4730	523	1892		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 523, as 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	Sakharam Kamlu Patil, Tukaram Kamlu Patil, Aambi Kamlu Patil, Balaram Kamlu Patil, Vijay Kanha Patil, Meena Krushna Patil, Jyoti Naresh Patil, Kavita Namdev Pawar, Swati Kanha Patil	Bherle	124	1	670	4100	524	1640	3176	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 524, as 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	Balaram Kamlu Patil, Sakharam Kamlu Patil, Tukaram Kamlu Patil, Aambi Kamlu Patil, Kavita Namdev Pawar, Vijay Kanha Patil, Meena Krushna Patil, Jyoti Naresh Patil, Swati Kanha Patil	Bherle	130	1	671	3840		1536			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
666	Parvatibai Padu Phadke, Janabai Janardan Patil, Fashibai Vitthal Mhatre, Mathura Vishwanath Patil, Umabai Namdev Baiker, Changuna Atmaram Mhatre, Shobha Jagannath Patil	Bherle	121	1	672	1690	525	676		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 525, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
667	Vijay Mathur, Ranjan Vijay Mathur	Bherle	120	1	673	1570	526	628		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 526, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
668	Parvatibai Padu Phadke, Janabai Janardan Patil, Fashibai Vitthal Mhatre, Mathura Vishwanath Patil, Umabai Namdev Baiker, Changuna Atmaram Mhatre, Shobha Jagannath Patil, Draupadi Pandurang Ghogare, Vithabai Shantaram Ghone, Dattatrey Pundalik Kadav, Pandharinath Pundalik Kadav, Rajeshri Jitendra Bhopi, Balaram Namdev Phadke, Tukaram Namdev Phadke, Nirabai Ramdas Patil	Bherle	109/2	2	674	1090	529	436		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
669	Posha Gosavi Patil, Yamuna Gangaram Patil, Narayan Gangaram Patil, Kashinath Gangaram Patil, Hirabai Kishore Gavandi, Nirabai Mahadev Mhatre, Bebi Bhaga Paringe, Reshma Dynadev Patil	Bherle	110	1	675	2300	510	920		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 510, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
670	Raghunath Ganu Patil, Lakshmi Laxman Bhopi, Sulochana Balaram Patil, Janabai Ganu Mundhe, Suman Dharma Dangarkar, Barki Ramchandra Thombre, Anandi Namdev Patil, Eknath Namdev Patil, Subhash Namdev Patil, Ram Namdev Patil, Ashwini Ashok Dabre, Baburao Tukaram Mhatre	Sangade	57/0	1	676	3440	531	1376		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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 accordance with the ownership and area details recorded in table B.
671	Jawahar Sadoramal Dewani	Sangade	19/0	1	677	2710	530	1084		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 530, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
672	Mukta Santosh Tandel, Ram Kaluram Bhopi, Yamuna Kaluram Bhopi, Nami Atmaram Patil, Maruti Dhau Bhopi, Sharda Shiva Ghosh, Jija Mohan Patil	Sangade	39/0	1	678	1260	547	504	960	All the land owners did not attend the hearing but Shri Ramchandra Kaluram Bhopi submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been	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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
673	Maruti Dhau Bhopi, Sharda Shiva Ghosh, Nami Atmaram Patil, Ram Kaluram Bhopi, Mukta Santosh Tandel, Yamuna Kaluram Bhopi, Jija Mohan Patil	Sangade	98/0	1	679	1140		456		taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	2. Considering the area of reservations and amenities in TPS-9, 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. 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.
674	Ram Kaluram Bhopi, Mukta Santosh Tandel, Yamuna Kaluram Bhopi, Naami Atmaram Patil, Maruti Dhau Bhopi, Sharda Shiva Ghosh, Jija Mohan Patil	Sangade	60/1	1	680	1030	528	412		All the land owners did not attend the hearing but Shri Ramchandra Kaluram Bhopi submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the 7/12 extract of Gut No. 60/1, an area of 280 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 1030 sq. mt. is owned by the respective landowners. 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.
675	Rajesh Sohanmal Mehta , Ajay Sohanmal Mehta , Sanjay Sohanmal Mehta	Sangade	120/2 (P-MMC)	1	681	3910	533	1564	2112	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.
676	Rajesh Sohanmal Mehta , Ajay Sohanmal Mehta , Sanjay Sohanmal Mehta	Sangade	169/0	1	682	1370		548			As per the 7/12 extract of Gut No. 120/2, an area of 1400 sq. mt. falls under the jurisdiction of the MSRDC for the purpose of MMC, while the remaining 3910 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. 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.
677	Balya Padu Patil	Bherle	108	2	684	1700	546	680		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 546, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
678	Narayan Bandu Patil, Chandar Bandu Patil, Dehu Bandu Patil, Dattatreya Bandu Patil, Santosh Bhaga Patil, Sushma Bhaga Patil, Chandrabhaga Bhaga Patil, Asha Bhaga Patil, Shashikala Bhaga Patil, Pushpa Bhaga Patil, Ratna Bhaga Patil, Bharati Bharat Gaykar Urf Bebibai Bhaga Patil, Sushila Suresh Patil urf Chhabai Bhaga Patil, Ananta Hasha Patil, Ganesh Hasha Patil, Lakshmibai Chandar Pathe, Ramesh Kashinath Kathare, Uddesh Kashinath Kathare, Anita Ananta Patil, Mahesh Kashinath Kathare, Anita Parshuram Mhatre, Dnyaneshwar Lakshman Patil, Lata Santosh Patil, Sharda Baban Patil, Rajesh Baban Patil, Asha Avdhut Chikhalekar, Nilima Aadinath Dalvi, Pratibha Ananta Patil, Rajeshree Haribhau Bhalekar	Bherle	109/1	1	685	1210	533A	484		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 533A, as 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	Baban Lakshman Patil, Vilas Lakshman Patil, Hari Lakshman Patil	Bherle	123	1	686	1400	545	560		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 545, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
680	Dhakli Barku Mukadam, Pravin Govind Mali, Krushna Govind Mali, Roshni Ramesh Mokal, Renuka Mahadev Mhatre	Bherle	122/2	2	687	350	535	140		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
681	Rajesh Sohanmal Mehta , Ajay Sohanmal Mehta , Sanjay Sohanmal Mehta	Sangade	120/1	1	688	810	548	324		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
682	Rajesh Sohanmal Mehta , Ajay Sohanmal Mehta , Sanjay Sohanmal Mehta	Sangade	168/0(P)	1	689	160	534	64		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. An area of 1210 sq. mt. of Gut No. 168 falls under the jurisdiction of the TPS-2, while the remaining 160 sq. mt. is included in TPS-9 The sanctioned draft scheme proposal is confirmed. 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.
683	Machhindra Balaram Patil	Belavali	81/2	1	690	4140	539	1656		The land owners did not attend the hearing but Shri Machindra Balaram Patil has submitted his representation dated on 29/08/2025. The submission in the representation: 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										be required to 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-9, under section 87 of MR & TP Act 1966.	
684	Group Gram Panchayat Wardoli	Belavali	4/0	सरकार	691	300	538	120	160	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.
685	Group Gram Panchayat Wardoli	Belavali	80/0	सरकार	692	100		40			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.
686	Aalya Janu Patil, Budhi Maya Patil, Varsha Balaram Patil, Shalini Shantaram Patil, Ramdas Dharma Patil, Dhanaji Dharma Patil	Belavali	81/1	2	693	130	540	52		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
687	Devkibai Pandurang Patil	Belavali	82/2	2	694	3800	541	1520		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
688	Kundalik Balya Patil	Belavali	133/0	2	695	3770	542	1508		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 542, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
689	Yamuna Ashok Gaykar, Nandini Ashok Gaykar, Neelam Ashok Gaykar, A.No.2 and 3 Apak Aai Yamuna Gaykar	Belavali	119/3	2	696	3770	543	1508		All the land owners did not attend the hearing but Smt Yamuna Ashok Jaykar submitted a representation dated 27/02/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 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.
690	Ramdas Kalu Patil, Baban Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Bhau Kalu Patil, Gajanan Kalu Patil, Anita Kundalik Fulore, Balaram Gajanan Patil, Dnyaneshwar Gajanan Patil Vilas Laxman Patil	Belavali	83/0	1	893	5510	544	2204		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 544, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
691	Dehu Chendu Patil, Sakharam Chendu Patil, Jijabai Damu Patil, Budhibai Dharma Mali, Ganesh Padu Patil, Krushna Padu Patil, Kishore Padu Patil, Dnyaneshwar Padu Patil, Namibai Padu Patil, Ram Mahadu Patil, Parvati Mahadu Patil, Baby Baburao Patil, Laxman Mahadu Patil	Belavali	120/2	2	697	5340	612	2136		Shri Prabhakar Dehu Patil attended the hearing on 14/01/2025 and submitted their say as under: 1) They agreed to the location and shape of the proposed final plot no 612. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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. Shri Anil urf Aalya Timbalya Patil submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 4. Dy SLR has not yet carried out the joint survey	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										of the lands under the scheme. 5. GAIL gas pipe line is running through TPS-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	
692	Appa Ambaji Kadav, Sunil Ambaji Kadav, Gangabai Ambaji Kadav, Radhabai Janardan Mumbaikar, Krushnabai Nandkishore Patil, Janabai Nana Patil, Vithabai Haribhau Jambhale, Vanita Krushna Gaykar, Ranjana Ashok Keni, Central Railway Panvel- Karjat Railway Line	Sangade	3/1/A	1	698	310	536	124		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 3/1/A, an area of 630 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline,. Also as per Other Rights column of the 7/12 extract, 165 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline. The remaining 465 sq. mt. is owned by the respective landowners. Accordingly, in the sanctioned Draft scheme OP & FP area has been corrected as 465 sq. mt 186 sq. mt respectively. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
693	Raghavendra Sanjeevan Kumar, Premsingh Prithvisingh Kumawat, Sitabai Shantaram Patil, Santosh Shantaram Patil, Jaydas Shantaram Patil, Kusum Baliram Bhopi, Lilita Shankar Gharat, Surekha Sudhir Pilankar	Belavali	86/0	1	699	6830	549	2732		Shri Raghvendra Sanjeevan Kumar attended the hearing on 07/02/2025 and submitted their say as follows: 1) They are not agreed to the location and shape of the proposed final plot no 549 and requested to give FP on 20m wide road and at a corner location. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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. 9 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Final plot has been proposed in their original land bearing Gut No.86 and along 20 mt. wide road. 2. Considering the extent of land reserved for public purposes and amenities in TPS-9, 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-9. 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. 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.
694	Meghna Tukaram Patil Urf. Megha Sharad Naik, Nitin Tukaram Patil, Jayavant Tukaram Patil, Sulochana Tukaram Patil	Belavali	115/1	1	700	6500	550	2600		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 550, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
695	Namdev Rambhau Patil, Sulochana Tukaram Patil, Jayavant Tukaram Patil, Narayan Rambhau Patil, Meghna Tukaram Patil Urf. Megha Sharad Naik, Nitin Tukaram Patil, Namdev Rambhau Patil	Belavali	115/2	1	701	960	551	384		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
696	Narayan Jethu Gaykar	Belavali	105/0	2	702	3840	552	1536		Shri Vinayak Narayan Gaykar attended the hearing on 20/01/2025 and submitted their say as follows: 1) They have agreed to the location and	1. Draft Town Planning Scheme no. 9 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										shape of the proposed final plot no 552, 553 and requested to change the ownership of FP No 555 on his mother's name Smt Parvati Narayan Gaykar as Shri Arun Bhagat had partially purchased land of area 720sqm, while remaining 900sqm area is still under his mothers name. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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. Shri Vinayak Gaykar attended joint hear on 25/07/2025 and submitted Gat Book Map of Survey No 91 of Belavali Village	purposes and amenities in TPS-9, 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-9. 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. 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.
697	Narayan Jethu Gaykar	Belavali	91/5/A	2	703	3190	553	1276		Shri Vinayak Narayan Gaykar attended the hearing on 20/01/2025 and submitted their say as follows: 1) They have agreed to the location and shape of the proposed final plot no 552, 553 and have requested to change the ownership of FP No 555 on his mothers name Smt Parvati Narayan Gaykar as Shri Arun Bhagat had partially purchased land of area 720sqm, while remaining 900sqm area is still under his mothers name. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12.	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. 553, as delineated in plan No. 4, is hereby

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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, to ascertain the boundaries of Gut no. 91/5/A, B, 91/4/A, C, 91/1/A, B and to verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 553, 554, 555, 556, 559, 570 was arranged on 23/07/2025, but the landowners did not attend the said hearing. Shri Vinayak Gaykar attended joint hearing on 25/07/2025 and submitted Gat Book Map of Survey No 91 of Belavali Village, but not submitted the boundaries of Gut No. 91/1/A & 91/1/B.	allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
698	Jijabai Tukaram Patil	Belavali	91/5/B	2	704	2830	554	1132		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of Gut no. 91/5/A, B, 91/4/A, C, 91/1/A, B and to verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 553, 554, 555, 556, 559, 570 was arranged on 23/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 554, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
699	Arun Joma Bhagat	Belavali	3/0	1	705	1500	555	600	1268	Shri Vinayak Narayan Gaykar attended the hearing on 20/01/2025 and submitted their say as follows: 1) They have agreed to the location and	1. Draft Town Planning Scheme no. 9 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
700	Arun Joma Bhagat	Belavali	91/4/A	1	706	1670		668		shape of the proposed final plot no 552, 553 and have requested to change the ownership of FP No 555 (Survey No 91/4/A, Belavali) on his mothers name Smt Parvati Narayan Gaykar as Shri Arun Bhagat had partially purchased land of area 720sqm, while remaining 900sqm area is still under his mothers name. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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, to ascertain the boundaries of Gut no. 91/5/A, B, 91/4/A, C, 91/1/A, B and to verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 553, 554, 555, 556, 559, 570 was arranged on 23/07/2025, but the landowners did not attend the said hearing. Shri Vinayak Gaykar attended joint hearing on 25/07/2025 and submitted Gat Book Map of Survey No 91 of Belavali Village, but not submitted the boundaries of Gut No. 91/1/A & 91/1/B.	purposes and amenities in TPS-9, 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-9. 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 ownership as per 7/12 extract of Gut No. 91/4/A Final Plot No. 555, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
701	Padu Ragho Patil, Bhaga Vetu Patil, Balaram Vetu Patil, Krushna Vetu Patil, Dnyaneshwar Ragho Patil, Ashwini Chandrakant Patil, Sitabai Ragho Patil, Lakshmi Tukaram Patil, Dehu Tukaram Patil, Haribhau Tukaram Patil, Pandurang Tukaram Patil, Kamal Shivram Mhatre, Shevanti Sudhakar Gharat	Belavali	91/4/C	2	707	1920	556	768		All the land owners did not attend the hearing but Shri Dinesh Balaram Patil submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966. Also, to ascertain the boundaries of Gut no. 91/5/A, B, 91/4/A, C, 91/1/A, B and to verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 553, 554, 555, 556, 559, 570 was arranged on 23/07/2025, but the landowners did not attend the said 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-9, 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. From planning aspect, the location of final plot is shifted to nearby area and its no is changed Reconstructed Final Plot No. 560B, as 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	Laxman Balaram Patil	Sangade	18/0	1	708	4270	557	1708	2456	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The final plot is reconstituted in rectangular shape. Reconstituted Final Plot No. 556, as delineated in plan

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
703	Laxman Balaram Patil	Belavali	116/0	1	709	1870		748			No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
704	Jijabai Tukaram Kadav, Mangesh Tukaram Kadav, Sakharam Hasha Kadav, Manisha Dattatreya Patil, Raghav Hasha Kadav, Manoj Tukaram Kadav, Muktabai Hasha Kadav, Gunabai Ulhas Patil, Madhavi Hasha Kadav, Sonubai Kamalakar Juikar, Vithabai Hasha Kadav, Prakash Vitthal Kadav, Deepak Vitthal Kadav, Pradnya Vitthal Kadav, Rukhmani Vitthal Kadav, Charusheela Gorakhnath Mokal, Draupadi Pandurang Kadav, Suryakant Pandurang Kadav, Prachi Pradip Mhaskar	Sangade	8/2/ 1	1	710	8800		3520		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per Other Rights column of the 7/12 extract and Railway statement of Gut No. 8/2/1 & 72/1, an area of 180 sq. mt. and 10 sq. mt. respectively falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline. The sanctioned draft scheme proposal is confirmed. Final Plot No. 558, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
705	Sakharam Hasha Kadav, Raghav Hasha Kadav, Muktabai Hasha Kadav, Gunabai Ulhas Patil, Madhavi Hasha Kadav, Sonubai Kamalakar Juikar, Vithabai Hasha Kadav, Prakash Vitthal Kadav, Deepak Vitthal Kadav, Pradnya Vitthal Kadav, Rukhmini Vitthal Kadav, Jijabai Tukaram Kadav, Mangesh Tukaram Kadav, Manisha Dattatreya Patil, Manoj Tukaram Kadav, Charusheela Gorakhnath Mokal, Draupadi Pandurang Kadav, Suryakant Pandurang Kadav, Prachi Pradeep Mhaskar	Sangade	72/1	1	711	60	558	24	3768		

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
706	Sakharam Hasha Kadav, Raghav Hasha Kadav, Muktabai Hasha Kadav, Gunabai Ulhas Patil, Madhavi Hasha Kadav, Sonubai Kamalakar Juikar, Vithabai Hasha Kadav, Prakash Vitthal Kadav, Deepak Vitthal Kadav, Pradnya Vitthal Kadav, Rukhmini Vitthal Kadav, Jijabai Tukaram Kadav, Mangesh Tukaram Kadav, Manisha Dattatreya Patil, Manoj Tukaram Kadav, Charusheela Gorakhnath Mokal, Draupadi Pandurang Kadav, Suryakant Pandurang Kadav, Prachi Pradeep Mhaskar	Sangade	100/0	1	712	560		224			
707	Padu Ragho Patil, Bhaga Vetu Patil, Balaram Vetu Patil, Baban Hasha Patil, Ananta Hasha Patil, Ganesh Hasha Patil, Lakshmi Chander Pathe, Kashibai Kashinath Kathare, Anita Anant Patil, Vanita Parshuram Mhatre, Dhakli Hasha Patil, Dnyaneshwar Ragho Patil, Ashwini Chandrakant Patil, Sitabai Ragho Patil	Belavali	91/1/B	2	713	2630	559	1052		They neither attended the hearing nor submitted any representation. Also, to ascertain the boundaries of Gut no. 91/5/A, B, 91/4/A, C, 91/1/A, B and to verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 553, 554, 555, 556, 559, 570 was arranged on 23/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, the location is shifted to nearby area and its no is changed. Reconstituted 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
708	Maya Bagaram Patil, Devki Maruti Patil, Kamli Hari Choudhary, Sitabai Bagaram Patil, Pandurang Maruti Patil, Pandharinath Maruti Patil, Subhash Maruti Patil, Indubai Haribhau Patil, Rajubai Dharma Gavde, Kusum Moreshwar Masane, Chandrabhaga Maruti Patil, Parvati Joma Patil, Raghunath Joma Patil, Krushna Joma Patil, Anandibai Narayan Patil	Sangade	24/0	1	714	5890	560	2356		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The final plot is reconstituted in rectangular shape. Reconstituted 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.
709	Namdev Dama Patil, Janardan Dama Patil, Gopal Dama Patil, Hanuman Rama Patil, Ramdas Rama Patil, Muktabai Sunil Patil, Dropadi Rama Patil, Nagesh Dharma Patil, Anjani Dharma Patil, Lakshmibai Dharma Patil	Sangade	25/0	1	715	4780	561	1912		Shri Nagesh Dharma Patil attended the hearing on 27/02/2025 and submitted their say as follows: 1) They are not agreed to the location and shape of the proposed final plot no 561 and requested to change the location and allocate FP next to FP No 583. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are correct and you can continue with same ownership. 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. 9 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-9, 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-9. 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 their request, final plot has been shifted near to FP 583 and its no is changed. Final Plot No. 587B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
710	Kashinath Pandurang Patil, Yamuna Haribhau Gaykar, Ambubai Ragho Huddar, Hirabai Harishchandra Khutle, Madhumati Janardan Khutarkar, A.K.Pu. Kashinath Pandurang Patil	Belavali	89/0	1	716	3060	562	1224		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 562, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
711	Chahu Ganu Patil	Belavali	87/0	1	717	4100	563	1640		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 563, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
712	Namdev Rambhau Patil	Belavali	85/0	1	718	3090	564	1236		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
713	Namdev Rambhau Patil	Belavali	19/2	2	719	1540	565	616	1192.8	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
714	Namdev Rambhau Patil	Belavali	186/1/A	2	720	1442		576.8			
715	Vilas Laxman Patil	Belavali	84/0	1	721	3090	566	1236		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 566, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
716	Dattatreya Govind Patil, Ambi Govind Patil, Maya Govind Patil, Dharma Govind Patil	Belavali	79/0	1	722	7030	567	2812		Shri Dharma Govind Patil attended the hearing on 24/01/2025 and submitted their say as under: 1) FP of 40% is given against my OP which is very less, therefore they have requested to give FP more than 60% 2) The contribution amount as per form no. 1 is not accepted and shall be waived. Shri Kashinath Pandurang Patil, Ambo Govind Patil submitted a representation dated 28/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 567, as 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	Group Gram Panchayat Wardoli	Belavali	20/0	सरकार	723	3500	568, 644	1400	11758	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.
718	Group Gram Panchayat Wardoli	Belavali	56/0 (pt)	सरकार	724	2395		958			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
719	Group Gram Panchayat Wardoli	Belavali	66/0	सरकार	725	11000		4400			jurisdiction of the TPS-2, while the remaining 2395 sq. mt. is included in TPS-9 The final plot is restructured at same location. Restructured Final Plot No. 568, 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.
720	Group Gram Panchayat Wardoli	Belavali	72/0	सरकार	726	12500		5000			
721	Anandrao Tukaram Kachre	Belavali	91/1/A	1	727	11990	570, 623, 636	4796	24246.8	Shri. Anoop Patel POA of M/s Rehab Housing Pvt. Ltd has submitted a representation dated 16/07/2025, regarding original land bearing Gut No. 91/1A. Submission- 1. They filed Special Civil Suit No. 610/2007 against Shantaram Motiram Patil & others whereby the restraining order has been passed by Sr. Division Panvel court in their favor restraining the defendants from dealing with and/or creating third party interest. It is recorded in Mutation entry no. 2028 and 7/12 extract. 2. Accordingly they requested to take note of the same and not to allot the plot proposed to be allotted till the dispute in the suit is finally	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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. Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to the decision in the Suit No. 610/2007 in Gut No 91/1/A, village Belavali. 2. CIDCO, wide order No. CIDCO/NAINA/Panvel/Belavali/BP-00508/CC/2020/0026 dated 14/02/2020 granted CC for
722	Anandrao Tukaram Kachre	Belavali	91/2	1	728	830		332			
723	Anandrao Tukaram Kachre	Belavali	91/3	1	729	1490		596			
724	M/s.Shri Vasturachna Realtors tarfe Bhagidar, Kishor Pandurang Nikam	Belavali	99/0	1	730	1600		640			
725	Shri Vasturachna Realtors Turfe Bhagidar , Rajaram Mahadeo Nikam	Belavali	103/0	1	731	1160		464			

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
726	Shri Vasturachna Realters Turfe Bhagidar , Kishor Pandurang Nikam	Belavali	104/0	1	732	14010		5604		decided. 2. During scrutiny of the scheme it was observed that the development permission was granted in Gut No. 91/1A, 2,3, 99, 103, 104 of village Belavali, but, no development was seen in the said land. Therefore, wide letter dated 25/08/2025, 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 03/09/2025 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. From Landowners, Shri. Rajaram Nikam, Suryakant Wadkar, Anand Kachare, and architect shri. Swapneel Kalyankar attended the hearing and also submitted their presentations dated 08/09/2025. Partners of Shree Vasyurachana Realtors submitted presentation dated 08/09/2025 as follows; 1. Collector, Raigad, wide order No. masha/LNA/1B/SR599/2013 dated 19/12/2014 granted NA permission on their land. 2. They deposited development charges and obtained development permission from NAINA. 3. Gut No. 91/1/A was purchased by Shree. Anandrao Kachare from Smt. Sunder urf Vanita Bama Patil wide registered deed no.2999/2013 4. In Suit No. 610/2007, one-sided restraining order was passed on 05/10/2007 and its entry was taken in 7/12 extract wide mutation entry no. 2028. The said order was issued before issue of notice to them. However, the decision in this case is binding on them. 5. They purchased the lands long ago and paid huge amount towards charges and therefore they requested to grant Final plot Nos. 570, 623, & 636, totally admeasuring 24246.80 sq. mt, as earlier decided.	development permission in the original land bearing Gut No. 91/1A, 2,3, 99, 103, 104 of village Belavali,. The total area of the land, as per 7/12 extract, is 31080 sq. mt. After deducting the area under existing road, the net area was 26571.08 sq. mt. The permissible FSI was 1.0 and accordingly 26571.08 sq. mt. BUA was permissible and the sanctioned BUA was 3082.59 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. 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. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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 09/09/2025. 1. In the said land bearing Survey No. 91/1A, 2, 3, 99, 103, 104 of village Belavali, CC/ACC was issued in BP 508 on 14/02/2020. The said BP 508 CC is lapsed, while application for ACC was received in NIAMS dated 11/08/2025, which is under process.	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. 5. Accordingly, ACP (NAINA) submitted the report that the Commencement Certificate/Amended Commencement for the said land was issued under BP 508 on 14/2/2020 and has now lapsed. 6. Therefore, it is necessary to obtain a proportionate contribution of land from the said original holding towards TPS 9. In this regard, it has been considered that the development permission has been granted earlier for permissible FSI of 1.00, and the 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 stand 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. 570, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
727	Suresh Savalaram Pawar, Dinesh Savalaram Pawar, Pramod Savalaram Pawar, Venu Natha Patil, Pushpa Narendra Patil, Manisha Ashok Patil, Sitabai Urf. Jijabai Savalaram Pawar	Sangade	70/2/1	2	733	510	572	204		All the land owners did not attend the hearing but Shri Dinesh Sawalaram Pawar submitted a representation dated 20/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to surrender" has been changed from 60:40 to	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-9, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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. 6. As per the 7/12 extract of Gut No. 70/2/1, an area of 280 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline, while the remaining 510 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
728	Kamli Ambo Mhatre, Manibai Baap Manglya Patil, Anandi Namdev Patil, Eknath Namdev Patil, Subhash Namdev Patil, Ram Namdev Patil, Ashwini Ashok Dabre, Raju Narayan Patil, Sunita Narayan Patil, Gurunath Narayan Patil, Dilip Narayan Patil, Raghunath Ganu Patil, Jomi Laxman Bhopi, Vithabai Balaram Patil, Suman Dharma Dangarkar, Janabai Ganu Mundhe, Barkubai Bhalchandra Thombre, Sangita Vilas Pawar, Vanita Dilip Jale	Belavali	112/0	1	734	2350	574	940		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is 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.
729	Jyotikumar Nannaat	Belavali	114/0	1	735	2500	575	1000		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
730	Anandibai Mahadev Patil, Laxman Mahadev Patil, Balakrishna Mahadev Patil, Bhimabai Nagesh Patil, Babibai Pandurang Mate, Sunanda Mahadev Patil, Sanjay Narayan Patil, Jijabai Narayan Patil, Puja Pramod Patil	Sangade	120/4	2	736	720	576	288		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In the sanctioned Draft scheme, it was mentioned that TILR JMS shows the deduction of 10 sq. mt from Gut No.120/4. And 20 sq. mt from Gut No. 120/5 The sanctioned draft scheme proposal is confirmed. 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.
731	Anandibai Mahadev Patil, Laxman Mahadev Patil, Balakrishna Mahadev Patil, Bhimabai Nagesh Patil, Babibai Pandurang Mate, Sunanda Mahadev Patil, Sanjay Narayan Patil, Jijabai Narayan Patil, Puja Pramod Patil	Sangade	120/5	2	737	280		112	400		

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
732	Babulal Lalubhai Sony, Raghunath Ganu Patil, Jomi Laxman Bhopi, Vithabai Balaram Patil, Suman Dharma Dangarkar, Janabai Ganu Mundhe, Barkubai Bhalchandra Thombre, Sangita Vilas Pawar, Vanita Dilip Jale	Belavali	117/0	1	738	990	578	396		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 578, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
733	Gopal Gotiram Patil, Govind Gotiram Patil, Kundalik Gotiram Patil	Belavali	129/2 (P-MMC)	2	739	5150	582	2060	6364	Shri Gopal Gotiram Patil attended the hearing on 20/01/2025 and submitted their say as follows: 1) They have not agreed to the location and shape of the proposed final plot no 582.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.
734	Gopal Gotiram Patil, Govind Gotiram Patil, Kundalik Gotiram Patil	Loniwali	130/2	2	740	10760		4304			As per the PWD Notification, an area of 8100 sq. mt. has been notified for acquisition in Gut No. 129/2 for the purpose of the Multimodal Corridor (MMC) and the balance area of 5150 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 582, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
735	Namdev Dama Patil, Gopal Dama Patil, Hanuman Rama Patil, Muktabai Sunil Patil, Draupadi Dama Patil, Nagesh Dharma Patil, Anjani Dharma Patil, Lakshmibai Dharma Patil, Ramdas Rama Patil, Rupesh Janardan Patil, Ranjana Shantaram Pawar, Sangeetha Nathuram Kharkar, Bhimabai Janardan Patil	Belavali	44/0	1	741	1600	583	640	3076	Shri Nagesh Dharma Patil attended the hearing on 27/02/2025 and submitted their say as follows: 1) They have agreed to the location and shape of the proposed final plot no 583. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are correct and you can continue with same ownership. 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	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
736	Namdev Dama Patil, Gopal Dama Patil, Hanuman Rama Patil, Muktabai Sunil Patil, Draupadi Rama Patil, Nagesh Dharma Patil, Anjani Dharma Patil, Lakshmibai Dharma Pati, Ramdas Rama Patil, Rupesh Janardan Patil, Ranjana Shantaram Pawar, Sangeeta Nathuram Kharkar, Bhimabai Janardan Patil	Belavali	88/0	1	742	1590		636		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.	The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 583, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
737	Namdev Dama Patil, Gopal Dama Patil, Hanuman Rama Patil, Muktabai Sunil Patil, Draupadi Rama Patil, Nagesh Dharma Patil, Anjani Dharma Patil, Lakshmibai Dharma Patil, Ramdas Rama Patil, Rupesh Janardan Patil, Ranjana Shantaram Pawar, Sangeeta Nathuram Kharkar, Bhimabai Janardan Patil	Belavali	130/0	1	743	4500		1800			
738	Vaishali Baliram Patil	Belavali	131/0	1	744	1520	586	608		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 586, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
739	Sunanda Balish Sarode, Mariyappa Chudappa Sonawale, Balish Sadashiv Sarode, Vijaya Mariyappa Sonawale	Belavali	132/0	1	745	1370	587	548		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 587A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
740	Krushna Chendu Patil, Bheema Narayan Gaykar,	Belavali	126/3	2	746	4300	590	1720		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Tara Chendu Patil, Shantabai Chendu Patil, Hirabai Chendu Patil										The sanctioned draft scheme proposal is confirmed. Final Plot No. 590, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
741	Prabhakar Atmaram Matkar, Yashwant Sukir Bhoir, Dattatraya Narayan Patil, Maya Govind Patil, Rajeshree Raju Patil, Manisha Anil Patil, Manohar Heeru Phadke, Keru Daya Gawade, Sulochana Jagannath Lahane, Prabhakar Atmaram Matkar	Belavali	125/1	1	747	12390	591	4956		Shri Yashwant Sukir Bhoir attended the hearing on 20/01/2025 and submitted their say as follows: 1) They have agreed to the location and shape of the proposed final plot no 591. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are correct and you can continue with same ownership. 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. Shri Dattatrey Narayan Patil submitted a representation dated 28/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are	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-9, 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. 6. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-9. 7. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	
742	Anil Sadashiv Patil, Ashok Sadashiv Patil, Gulab Maruti Patil, Gunabai Sadashiv Patil, Hemant Bharat Patil, Muktabai Sadashiv Patil	Belavali	187/0	1	748	4270	598	1708		The land owners did not attend the hearing but Shri Anil Sadashiv Patil submitted a representation dated 22/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant.	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-9, 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Accordingly they requested to withdraw TPS-9, under section 87 of MR & TP Act 1966.	The sanctioned draft scheme proposal is confirmed. 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.
743	Janu Mawji Patil, Hira Mawji Patil, Ambi Mahadu Patil, Ladki Ambo Bhoir, Padibai Baap Mawji Patil, Laxmibai Mawji Patil	Belavali	182/1	1	749	1160	596	464		The land owners did not attend the hearing but Shri Hira Mawaji Patil submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 596, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
744	Sachin Khandu Bhopi, Yogita Vaibhav Patil, Surekha Khandu Bhopi, Pramod Khandu Bhopi, Vijay Balaram Bhopi, Sangeeta Achyut Gavate,	Sangade	144/3A	2	750	660	595	264		Shri Pramod Khandu Bhopi, Shri Sachin Khandu Bhopi, Shri Surekha Khandu Bhopi & Smt Yogita Vaibhav Patil submitted a representation dated 27/12/2024 Submission in the representation-	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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Prajakta Prakash Gatade, Sunita Balaram Bhopi									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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966. Smt Prajakta Prakash Gatade attended the hearing on 28/02/2025 and submitted their say as follows: 1) They are aware about finalisation of scheme by Arbitrator & they do not want to be a part of NAINA TPS 09	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-9, 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. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
745	Joma Nama Patil, Changuna Pandurang Patil, Ambika Sitaram Patil, Vitthal Damu Patil, Shankar Nama Patil, Janardan Damu Patil, Dinkar Damu Patil, Harishchandra Damu Patil, Sadashiv Damu Patil, Sunita Gopinath Mhatre, Sujata Ramdas Patil, Subhadra Damu Patil, Lahu Ragho Patil, Ankush Ragho Patil, Snehalata Kana Kadav, Nirmala Ragho Patil, Raghubai Goma Patil, Anita Dagdu Mhatre, Surekha Suresh Patil, Smita Suresh Patil	Belavali	135/1 (P-MMC)	2	751	1558	597	623.2		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per Other Rights column of the 7/12 extract, 1352 sq. mt. falls under the jurisdiction of the Central Railway for the purpose of Panvel-Karjat Railwayline. Also as per the PWD Notification, an area of 1400 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1558 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed. 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.
746	Aarti Dinesh Nayak	Belavali	188/0	1	752	2170	592	868		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 592, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
747	Ram Namdev Patil	Belavali	182/2	1	753	13860	594	5544		Application forwarded to Arbitrator Office on 27/01/2025 from NAINA - CIDCO Court Case -Submission in Representation, as follows: Advocate Shri Kapil Bhoir Submitted the Notice dated 06/1/2025 on behalf of Shri Baban Dama Patil. . It was mentioned that gut no 182/2 of village Belavali was owned by Shri Raghav Nama Patil, after his death the said land was recieved to his two sons Shri Dama Ragho Patil & Shri Namdev Ragho Patil. However Shri Namdev Ragho Patil have illegally inserted his name as heir in 7/12 exttract vide mutation no 890. Therefore he claimed that his client owns 50% share in the said land & have submitted suite no 436/2022 against Shri Ram Namdev Patil accordingly they requested to not to grant Final Plot untill Finalisation of the said Suite.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the 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 decision in the Suit No. 436/2022 in Gut No 182/2, Belavali.. 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.
748	Namdev Ganpat Patil, Pandurang Ganpat Patil, Mangal Ganpat Patil, Narayan Ganpat Patil, Tukaram Ganpat Patil, Baban Ganpat Patil, Mahadev Ganpat Patil, Tarabai Ladku Pawar, Chandabai Balaram Ghogre, Hiru Ganpat Patil, Rajesh Balaram Patil	Belavali	183/0	1	754	2350	600	940		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
749	Dhau Bama Patil, Hasha Bama Patil, Radhabai Maruti Gondhli, Banibai Kana Patil	Belavali	185/0	1	755	3010	601	1204		The land owners did not attend the hearing, but Shri Hasha Bama Patil submitted a a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 601, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
750	Sitaram Dama Patil, Baban Dama Patil, Mathurabai Sakharam Tupe, Shevantibai Ramchandra Patil	Belavali	186/1/B	1	756	1442	606	576.8		The land owners did not attend the hearing but Smt Shevantabai Ramchandra Patil submitted a representation dated 21/01/2025: 1. They are against NAINA scheme. 2.They don't want to participate in TPS 9	Draft Town Planning Scheme no. 9 was 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.
751	Nitin Tukaram Patil, Narayan rambhau Patil, Jayavant Tukaram Patil, Meghana Tukaram Patil urf Megha Sharad Naik, Sulochana Tukaram Patil, Namdeo Rambhau Patil	Belavali	199/1		1305	1440	605	576		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 605, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
752	Kundlik Valya Patil	Belavali	199/2		1306	1440	603	576		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
753	Baban Dama Patil	Belavali	186/2	1	757	2050	607	820		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
754	Lakshmi Tukaram Patil, Dehu Tukaram Patil, Haribhau Tukaram Patil, Pandurang Tukaram Patil, Kamal Shivram Mhatre, Shevanti Sudhakar Gharat	Sangade	12/0	1	758	1920	602	768		The land owners did not attend the hearing but Smt Krishna V Patil submitted a representation datedd 18/02/2025 1. They have strongly objected to the proposed acquisition of their lands under NAINA TPS, since their land holdings in Sangade village are the sole ancestor property and its their only source of livelihood	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
755	Jijabai Chandrakant Gadkari, Bala Goma Patil, Dharma Govind Patil, Ambo Govind Patil, Dattatreya Govind Patil, Maya Govind Patil, Ashok Damu Patil, Padibai Damu Patil, Muktabai Janardan Bhoir, Suresh Damu Patil, Haribhau Damu Patil	Belavali	127/0	1	759	12700	588, 611	5080		Shri Dharma Govind Patil attended the hearing on 24/01/2025 and submitted their say as under: 1) FP of 40% is given against his OP which is very less, therefore they requested to give FP of more than 60% 2) The contribution amount as per form no. 1 is not accepted and shall be waived. Shri Bala Joma Pastil, Ambo Govind Patil submitted a representation datedd 28/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain	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-9, 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

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 588, 611, as 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	Ankush Dunkurya Urf. Dinkar Patil, Lahu Dunkurya Patil,	Belavali	124/2/B	1	760	1910	613	764		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
757	Rupesh Balaram Patil, Mangesh Balaram Patil	Belavali	198/0	2	761	1740	615	696		The land owners did not attend the hearing, but Shri Mangesh Balaram Patil, Shri Rupesh Balaram Patil submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 615, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
758	Ragho Pandurang Patil, Sudam Pandurang Patil, Bhagirathi Atmaram Patil, Parashuram Atmaram Patil	Belavali	111/0	1	762	3870	617	1548		The land owners did not attend the hearing, but Shri Raghu Pandurang Patil, Shri Sudam Pandurang Patil, Smt Bhagirathi Atmaram Patil & Shri Parshuram Atamaram Patil submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the	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-9, 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										population within 200 mt. of the pipe line shall be required to 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-9, 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. 617, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
759	Chandrakant Timlya Patil, Aalya Timlya Patil, Parashuram Timlya Patil, Maibai Amarnath Thakur, Taibai Shankar Bhoir	Belavali	120/1	2	763	4450	618	1780		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No.618A, as 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	Harischandra Ambaji Thakur	Belavali	110/0	1	764	1590	619	636		Shri Harishchandra Ambaji Thakur attended the hearing on 25/02/2025 and submitted their say as follows: 1) They have not agreed to the location and shape of the proposed final plot. They purchased Gut No 31/0 from Shri Ramdas Kalu Patil & others and therefore requested to give combined FP against both Gut Nos 31/0 & 110/0 near existing FP No 764. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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 their request, final plot has been shifted near final plot no. 764 and renumbered as 763B. Reconstructed Final Plot No. 763B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
761	Balaram Kamlu Patil, Sakharam Kamlu Patil, Tukaram Kamlu Patil, Ambi Kamlu Patil, Vijay Kanha Patil, Mina Krushna Patil, Jyoti Naresh Patil, Kavita Namdev Pawar, Swati Kanha Patil, Sulochana Kanha Patil	Belavali	109/0	1	765	4860	620	1944		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
762	Damodar Namdev Gaykar, Bhagwan Namdev Gaykar, Rajesh Namdev Gaykar, Janabai Namdev Gaykar,	Belavali	107/0	2	766	3030	621	1212	2100	The land owners did not attend the hearing, but Shri Damodar Namdev Gaykar submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 621, as 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	Damodar Namdev Gaykar, Bhagwan Namdev Gaykar, Rajesh Namdev Gaykar, Janabai Namdev Gaykar	Belavali	119/2	2	767	2220		888			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
764	Anant Lalya Chikhalekar, Bala Lalya Chikhalekar, Janabai Kundalik Bhopi, Bhagubai Lalya Chikhalekar, Jagdish Ram Gaykar, Vijaya Vishwanath Patil, Sandhya Sandip Phadke, Anjani Ram Gaykar, Suvarna Ram Gaykar, Sitabai Ram Gaykar, Lakshmibai Laxman Gaykar, Santosh Laxman Gaykar, Sanjeevani Laxman Patil, Deepali Dilip Udare Anushka Arjun Kedari, Rajshree Laxman Gaykar, Madhavi Shanivar Patil	Belavali	108/0	2	768	3620	622	1448		The land owners did not attend the hearing, but Shri Anant Lalya Chikhlekar / Gaykar submitted a representation dated 28/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 622, as 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	Sadu Sitaram Patil, Gajanan Sitaram Patil, Maya Sitaram Patil, Sunil Sitaram Patil, Dwarka Kisan Kolambe, Nira Namdev Shelke, Kamala Tulshiram Patil, Kishor Panduranga Nikam	Belavali	102/0	1	769	1690	625	676		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in shape. Restructured 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
766	Krushna Vetu Patil, Lakshmi Tukaram Patil, Dehu Tukaram Patil, Haribhau Tukaram Patil, Pandurang Tukaram Patil, Kamalshivaram Mhatre, Shevanti Sudhakar Gharat	Belavali	101/2	1	770	3010	627	1204	1992	The land owner's appeared for the hearing and Smt Krishna V Patil submitted a representation dated 18/02/2025 1. They have strongly objected the proposed acquisition of their lands under NAINA TPS, since their land holdings in Sangade village are the sole ancestor property and its their only source of livelihood	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract, Gut No. 101/2 has been split into Gut No. 101/2A-700 sq. mt. and 101/2B- 2310 sq. mt. Also Gut No. 118/1 has been split into Gut No. 118/1A-985 sq. mt. and 118/1B- 985 sq. mt. Accordingly, by considering the common ownership, combined final plot no. 627A has been granted to Gut No. 101/2A & 118/1B and Final plot no. 627B has been granted to Gut No. 101/2B and 118/1A. The sanctioned draft scheme proposal is confirmed. Final Plot No. 627A & 627B, as 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	Krushna Vetu Patil, Lakshmi Tukaram Patil, Dehu Tukaram Patil, Haribhau Tukaram Patil, Pandurang Tukaram Patil, Kamal Shivaram Mhatre, Shevanti Sudhakar Gharat	Belavali	118/1	1	771	1970		788			
768	Janabai Waman Mali, Ramibai Padmakar Bhopi, Taibai Eknath Chikhalekar, Maibai Ganu Patil	Belavali	101/3	2	772	860	629	344		The land owners did not attend the hearing, but Smt Mai Ganu Patil, Smt Taibai Eknath Chikhalekar submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-9, under section 87 of MR & TP Act 1966.	gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 629, as 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	Dharma Chahu Patil, Madhav Jeema Patil	Belavali	97/0	1	773	2430	632	972		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
770	Arun Muka Patil	Belavali	100/2	1	774	1210	634	484		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
771	Dhau Pandurang Patil, Vilas Chandar Patil, Mina Sanjay Gharat, Dilip Chandar Patil, Janabai Urf. Manisha Manohar Bhoir, Anusaya Chandar Patil	Belavali	98/0	1	775	1400	633	560		The land owners did not attend the hearing, but Shri Dhau Pandurang Patil submitted a representation dated 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
772	Dhau Pandurang Patil, Vilas Chandar Patil, Meena Sanjay Gharat, Dilip Chandar Patil, Janabai Urf. Manisha Manohar Bhoir, Anusaya Chandar Patil	Belavali	134/0(P-MMC)	1	776	4600		1840	2400	one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 6. As per the PWD Notification, an area of 300 sq. mt. has been notified for acquisition in Gut No. 134 for the purpose of the Multimodal Corridor (MMC) and the balance area of 4600 sq. mt. shall remain with the respective landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 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.
773	Anusaya Gajanan Pawar, Santosh Gajanan Pawar, Jagdish Gajanan Pawar, Sandeep Gajanan Pawar, Anjana Namdev Jitekar, Aparna Bhimarao Patil	Sangade	22/0	1	777	3000	637	1200	2200	The land owner's appeared for the hearing and Shri Jagdish Gajanan Pawar submitted a representation dated 10/02/2025 1. They have strong objection for NAINA TPS and have requested to exclude their lands from TPS - 09	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Final plot is restructured by giving regular shape. Reconstructed Final Plot No. 637, as 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	Anusaya Gajanan Pawar, Santosh Gajanan Pawar, Jagdish Gajanan Pawar, Sandeep Gajanan Pawar, Anjana Namdev Jitekar, Aparna Bhimarao Patil	Belavali	93/0	1	778	2500		1000			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
775	Dharma Chahu Patil	Belavali	96/0	1	779	2780	639	1112		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 639, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
776	Chandar Namdev Patil	Belavali	94/0	1	780	3720	640	1488		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
777	Naresh Tukaram Mhaskar, Mithun Tukaram Mhaskar, Suresh Tukaram Mhaskar, Ravindra Tukaram Mhaskar	Belavali	92/2/2	1	781	1600	641	640		Shri Sumit Tukaram Mhaskar attended the hearing on 28/01/2025 and submitted their say as follows: 1) They have not agreed to the location and shape of the proposed final plot 641 and have requested to give FP along 30m wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
778	Janardan Savalaram Patil, Naresh Tukaram Mhaskar, Mithun Tukaram Mhaskar, Ravindra Tukaram Mhaskar, Sumit Tukaram Mhaskar, Suresh Tukaram Mhaskar,	Belavali	92/2/1	1	782	2470	643	988		The land owner's appeared for the hearing and Shri Janardhan Savalram Patil submitted a representation dated 22/01/2025 1. They have strong objection for NAINA TPS and have requested to exclude their lands from TPS - 09	Draft Town Planning Scheme no. 9 was 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.
779	Krushna Sadu Patil	Belavali	43/3/F	2	783	1900	645	760		The land owners did not attend the hearing, but Shri Krishna Sadu Patil submitted a representation dated 11/02/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966. Shri Ramesh Krushna Patil attended the hearing on 06/02/2025 on behalf of his father Shri Krushna Sadu Patil and submitted their say as follows:	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-9, 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. 6. The landowner has not submitted gut book map or measurement plan of their original land bearing Gut No. 43/3/F and therefore their land can not be located on map. Final plot nos. 645 & 646 have been granted on their original land bearing Gut No. 78, Belavali.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										1) They have agreed to the location and shape of FP No 844 but not agreed to the location and shape of the proposed final plot 645, & 646 and requested to give FP on Gut no 43/3/F of Belavali village as they their residential house is existed in the said Gut No. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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, to ascertain the boundaries of Gut no. 43/3/F and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 645 & 646 was arranged on 23/07/2025, but the landowners did not attend the said hearing.	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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
780	Krushna Sadu Patil	Belavali	78/0	1	784	2400	646	960		Shri Ramesh Krushna Patil attended the hearing on behalf of his father Shri Krushna Sadu Patil on 06/02/2025 and submitted their say as follows: 1) They have agreed to the location and shape of FP No 844 but not agreed to the location and shape of the proposed final plot 644, & 646 and have requested to give FP on Gut no 43/3/F of Belavali Village as they their residential house is existed in the said Gut No. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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 landowner has not submitted gut book map or measurement plan of their original land bearing Gut No. 43/3/F and therefore their land can not be located on map. Final plot nos. 645 & 646 have been granted on their original land bearing Gut No. 78, Belavali. The sanctioned draft scheme proposal is 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.
781	Chahu Ambo Patil, Dhambi Tukaram Sardekar, Janabai Dharma Bhoir, Dnyaneshwar Namdev Patil, Anil Namdev Patil, Nanda Pandharinath Patil, Vandana Haresh Chiplekar, Anjana Sunil Mukadam, Sangeeta Namdev Patil, Ananta Gopal Lahane, Jagdish Gopal Lahane, Anjani Urf. Kunda Ramdas Kurungale, Vanita G. Lahane	Belavali	77/2	1	785	1260	648	504		Shri Anil Namdev Patil attended the hearing on 24/01/2025 and submitted their say as follows: 1) They requested to grant the final plot of a minimum of 60% area of their original land. . 2) The contribution amount as per form no. 1 is not accepted and shall be waived.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 648, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
782	Dinesh Pravin Jain, Pravinkumar Bhurmal Jain	Belavali	77/1	1	786	1170	649	468		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
783	Mahadu Hasha Patil	Belavali	57/0	1	787	4960	650	1984		Shri Naresh Mahadev Patil on behalf of his father Shri Mahadev Hasu Patil attended the hearing on 23/12/2024 and submitted their say as under: 1.They have not agreed to the location and shape of FP No 708 & 650 they have requested to give combined FP against Gut No 57/0 & 42/2 at FP 708 along 60m wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Shri Vishnu Dharma Bhagat and 4 others have purchased Gut no 49/1 of Belavali from the old land owners and since there is Court Case regarding this matter in Panvel Civil Court they have requested to mention their name as purchaser in Other Rights. 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) They have also submitted their representation along with this hearing.	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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 their request Final plot no 650 (Gut No. 57) and 708 (Gut No. 42/2) are combined together and final plot no 708 has ben granted. Reconstituted 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.
784	Pankaj Jivraj Khajanchi, Vishwas Jivraj Khajanchi	Belavali	45/1	1	788	3700	651, 676	1480	13128	Shri Vishwas Jivraj Khajanchi attended the hearing on 29/01/2025 and submitted their say as follows: 1) They have agreed to the location and	1. Draft Town Planning Scheme no. 9 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public
785	Pankaj Jivraj Khajanchi, Vishwas Jivraj Khajanchi	Belavali	48/0	1	789	21320		8528			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
786	Pankaj Jivraj Khajanchi, Vishwas Jivraj Khajanchi	Belavali	58/1/1	1	790	3030		1212		shape of FP No 651, 676 and 668. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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.	purposes and amenities in TPS-9, 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-9. 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. 651 & 676, as 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	M/s.Grow Plus Developers L.L.P	Belavali	54/2	1	791	2630		1052			
788	Vishwas Jivraj Khajanchi, Pankaj Jivraj Khajanchi	Belavali	59/2	1	792	2140		856			
789	Narayan Rambhau Patil	Belavali	54/1	1	793	6500	656	2600		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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 accordance with the ownership and area details recorded in table B.
790	Ragho Shankar Patil, Ramdas Shankar Patil	Belavali	52/0	1	794	4480	654	1792		The land owners did not attend the hearing, but Shri Sachin Ramdas Patil, Shri Jeevan Ragho Patil submitted a representation dated 22/01/2025 and 21/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision.	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-9, 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,

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Management Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. 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.
791	Ramesh Ladku Pawar, Arjun Ladku Pawar, Shobha Eknath Shelke, A. No. २. A. Pa. K. Aai Ranjana Prakash Patil	Belavali	59/1	1	795	1070	652	428		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
792	Shri Bolaidevi Wahiwatdar, Dhau Abo Patil, Mawji Ambo Patil, Sadashiv Tukaram Patil, Gangubai Tukaram Patil	Belavali	55/0	1	796	2630	657, 658	1052		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 657 & 658, 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.
793	Tukaram Kalu Patil	Belavali	1/2	1	798	1160	661	464		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the request of Gut No. 663, final plot no. 662 has been shifted on Final plot No. 663 and vice versa. Reconstituted Final Plot No. 661, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
794	Yamunabai Sudam Patil	Belavali	1/1	1	799	1720	662	688		They did not attend the hearing but Shri Yogesh A Patil has submitted his representation on 29/07/2025. Submission in representation 1. They have purchased the land and have requested to update their ownership as per 7/12 extract. 2. Their FP 663 against survey no 1/1 of Belavali is not on their original land holdings. Their original land falls on FP 662, thus they have requested to give FP on their own land, and also they have their House in Belavali Gaothan along TPS boundary. 3. Their FP 688 against survey no 61/0 has existing structures in it which do not belong to them, thus they have requested clear plot against the said survey no. 4. Survey No 25/4 is now seperated and they have share of 92 guntha in it. Therefore they requesqed to allot seperate FP against their share of 92guntha and combine this with FP 658 (Survey No 61/0 & 25/4)	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, final plot no. 663 has been shifted on Final plot No. 662 and vice versa. Reconstituted Final Plot No. 662, as 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	Ramakrishna Ambo Patil, Nirmala Balkrishna Patil, Sarita Balakrishna Patil, Nisha Balakrishna Patil, Sarika Balakrishna Patil, Muktabai Kishore Ulvekar, Manibai Hiru Patil, Nirmala Ambo Patil, Mahesh Balkrishna Patil	Sangade	146/0(P)	2	797	1432	663	572.8		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. An area of 468 sq. mt. of Gut No. 146 falls under the jurisdiction of the TPS-2, while the remaining 1432 sq. mt. is included in TPS-9. As per the request of Gut No. 663, final plot no. 662 has been shifted on Final plot No. 663 and vice versa. Reconstituted Final Plot No. 663, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
796	Vasant Rama Hatmode, Shewanti Balaram Thombre, Kundlik Rama hatmode, Vithabai Dattatrey Tandel	Belavali	50/0	1	800	2710	664	1084		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
797	Vilas Madanlal Kothari, Sudam Balaram Bhopi	Sangade	141/1(P)	1	801	548	666	219.2		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. An area of 10882 sq. mt. of Gut No. 141 falls under the jurisdiction of the TPS-2, while the remaining 548 sq. mt. is included in TPS-9. 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.
798	Vilas Madanlal Kothari	Sangade	141/7	1	802	200	667	80	160	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 667, as 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	Vilas Madanlal Kothari	Sangade	141/11	1	803	200		80			

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
800	Krushna Balaram Patil, Kamalakar Balaram Patil, Pankaj Jivraj Khajanchi, Vishwas Jivraj Khajanchi	Belavali	2/0	1	804	4960	668	1984		Shri Vishwas Jivraj Khajanchi attended the hearing on 29/01/2025 and submitted their say as follows: 1) They have agreed to the location and shape of FP No 651, 676 and 668. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. Shri Krushna Balaram Patil attended the hearing on 22/01/2025 and submitted their say as follows: 1) They have strong opposition against NAINA Scheme and have requested to exclude their lands from TPS - 09.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Final plot no. 668 is reconstituted. Accordingly, 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.
801	Krishna Shankar Patil, Janardan Shankar Patil, Pandurang Pundilak Joshi, Malati Maruti Hatmode, Manda Maya Patil, Ragho Shankar Patil, Ramdas Shankar Patil, Vatsala Dattatrey Patil, Balaram Pundlik Joshi	Belavali	49/1	1	805	11630	669	4652		Shri Vaman Dharma Bhagat (Purchaser of Land) attended the hearing on 12/02/2025 and submitted their say as follows: 1) They have not agreed to the location and shape of FP No 669 and requested to give their FP on the Amenity Plot along the given FP and it should be a corner plot on 15m wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Shri Vishnu Dharma Bhagat and 4 others have purchased Gut no 49/1 of Belavali from the old land owners and since there is Court Case regarding this matter in Panvel Civil Court, they have requested to mention their name as purchaser in Other Rights. 3) Permissible 1.00 FSI of the original plot shall	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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 their request, final plot has placed at the corner. Reconstituted Final Plot No. 669, as delineated in plan

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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) They have also submitted their representation along with this hearing. Submission in Representation: 1. They are aware of TPS Finalisation by Arbitrator through notice dated 02/12/2025. They have been allotted FP 669 admeasuring area 4652sqm against Gut No 49/1 of Chikhale Village. 2. They requested to grant the final plot of a minimum of 60% area of their original land. 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. They have requested for FSI of 2.5 on the original land parcel. 4. They have requested for compensation as their current OP is along the road 5. They have requested to cancel the amenity plot FP 670 as they believe there would be hurdles to develop their FP which is along this amenity 6. Court case is prevailing on this OP regarding ownership. 7. They have requested share hldings as compensation agaist 60% of their land which goes for GC and Sale Plot. 8. The contribution amount as per form no. 1 is not accepted and shall be waived 9.By considering the development of the High Rise Building, concession in the marginal space	No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Drafft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										shall be granted and for that, the premium shall not be charged. Submission by Pandurang Pundalik Joshi and Shri Balaram Pundalik Joshi submitted their representation on 22/01/2025: 1. They have mentioned that Shri Krushna Shankar Patil and 5 others have no relation with the said OP and have requested to remove their names. 2. They have also mentioned about the court case going on regarding this matter. 3. They have strong objection regarding NAINA TPS and do not want to participate or be part of TPS 09	

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
802	Nathu Sakharam Patange	Sangade	178/5 (P-MMC)	1	806	540	324	216		Shri Ramesh Namdev Bhopi & Shri Parshuram Shankar Mhatre appeared for the hearing on 17/1/2025 & submitted their say as under: 1) They have agreed to the location and shape of final plot no 324 & 326. 2) They have purchased the land from the earlier landowner and requested to update their names as per the 7/12 extract of the same. 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. 9 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-9, 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-9. 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 670 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 540 sq. mt. shall remain with the respective landowners. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
803	Nathu Sakharam Patange	Sangade	144/4	1	807	450	326	180		Shri Ramesh Namdev Bhopi & Shri Parshuram Shankar Mhatre appeared for the hearing on 17/1/2025 & submitted their say as under: 1) They have agreed to the location and shape of final plot no 324 & 326. 2) They have purchased the land from the earlier landowner hence requested to update their names as per the 7/12 extract of the same. 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. 9 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-9, 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-9. 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 no. 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.
804	Ganu Kanu Patil, Sanjay Ganpat Patil, Meenakshi Muralidhar Thakur,	Sangade	178/4 (P-MMC)	2	809	120	325	48		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 460 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 120 sq. mt. shall remain with the respective landowners. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No. 326A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
805	Parvatibai Maruti Mali	Borle	162/4	2	811	960	693	384		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 693, as 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	Chindhu Dharma Patil, Goma Dharma Patil, Indu Dharma Patil, Bhaghi Dharma Patil, Yamubai Dharma Patil	Borle	162/3	2	812	1290	694	516		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
807	Tulsabai Govind Patil, Pandharinath Govind Patil	Belavali	46/0	2	813	5610	696	2244		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 696, as 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	Chindhu Dharma Patil, Goma Dharma Patil, Indu Dharma Patil, Bhaghi Dharma Patil, Yamubai Dharma Patil	Borle	163/0 (P-MMC)	2	814	4100	699	1640		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 450 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 4110 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 699, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
809	Suresh Sakharam Patil, Mahesh Sakharam Patil, Vasudev Shrinivas Pandit	Borle	164/1	1	815	3730	692	1492		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 790 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 3730 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 692, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
810	Babi Tukaram Patil, Bhima Mahadu Pawar, Sundar Bama Patil, Fashibai Sadashiv Naik, Pandurang Motiram Patil, Sitabai Shantaram Patil, Santosh Shantaram Patil, Jaydas Shantaram Patil, Kusum Baliram Bhopi, Lilta Shankar Gharat, Surekha Sudhir Pilankar	Belavali	63/1	1	816	1340	713	536		Shri Prasanna Pramod Patil attended the hearing on 22/01/2025 and submitted their say as under: 1.They have agreed to the location and shape of FP No 713 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) They have purchased Gut No 63/1 from the existing landowners Smt Sitabai Patil and 10 others, therefore requested to Update ownership details as per updated 7/12 extract. 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) They have also submitted their representation along with this hearing. Shri. Anoop Patel POA of M/s Rehab Housing Pvt. Ltd has submitted a representation dated 22/01/2025, regarding original plot No.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per the presentation of M/s Reh Housing, Suit no. 425/2007 is still pending. 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 decision in the Suit No. 425/2007 in Gut No 63/1, Belavali 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										816 (land bearing Gut No. 63/1, Belavali village). Submission- 1. The land bearing Gut No. 63/1 was originally owned by Shri. Shantaram Motiram Patil & other 6. They agreed to sale the said land to M/s Rehab Housing Pvt. Ltd vide a promisory note dated 06/06/2006. However due to non-performanance of the said note, they filed suit No. 425/2007 and it is still pending. The court has issued no-say order against Shantaram Patil & other 6 on 08/10/2007. 3. In the sanctioned Draft TPS-10, OP NO.713 has been proposed for the said land. 4. Accordingly, they requested to stay or cancel the allotment of the plot to the concerned farmers/land owners in the scheme, as per the court order.	
811	Madhukar Manglya Patil, Bhau Manglya Patil	Belavali	60/0	1	817	2780	677	1112		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 677, as 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	Vaman Dharma Bhagat, Vishnu Dharma Bhagat, Sayali Subhash Patil	Belavali	58/2	1	818	3410	678	1364		Shri Vaman Dharma Bhagat appereared for the hearing on 12/2/2025 & submitted their say as under: 1) They have agreed to the location and shape of final plot no 678. 2) They have purchased the land from the earlier landowner and requested to update their names as per the 7/12 extract of the same. 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.	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. 678, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										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. Shri Vaman Dharma Bhagat has submitted the representation station the points above.	
813	Mathura Sitaram Patil, Vandana Bhagwan Sardekar, Sandeep Walkya Chikhalekar, Vinayak Walkya Chikhalekar, Sangita Jagan Patil, Savita Walkya Chikhalekar, Nirmala Walkya Chikhalekar	Belavali	58/1/2	2	819	3190	679	1276		Shri Vinayak Walkya Chikhalekar appeared for the hearing on 23/2/2025 & submitted their say as under: 1) They have strong opposition against TPS and do not want to participate/ or be part of NAINA - TPS 9.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
814	Baliram Namdev Patil	Belavali	58/1/3	2	820	4150	680	1660		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
815	Baliram Hiru Bhopi, Chandrabhaga Hiru Bhopi, Kalibai Dhau Mhatre	Sangade	124/2	2	821	400	682	160		The land owners did not attend the hearing, but Shri Baliram Hiru Bhopi submitted a representation dated 26/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
816	Babulal M. Parekh	Sangade	126/1	1	822	550	683	220		The land owners did not attend the hearing, but Shri Mithun Bhiku Kadam submitted a representation dated 02/04/2025: 1. They have purchased Gut No 126/1 of Sangade Village from Shri Babulal Parekh and has requested to Update his name as per updated 7/12 extract	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
817	Mahesh Dnyaneshwari Bhopi	Sangade	126/2	1	823	450	684	180		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 684, as 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	Sachin Sudam Patil	Belavali	121/0	1	824	8800	685	3520		The land owners did not attend the hearing, but Shri Sachin Sudam Patil submitted a representation dated 30/1/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
819	Baban Hasha Patil, Ananta Hasha Patil, Ganesh Hasha Patil, Lakshmi Chandar Pathe, Kashibai Kashinath Kathor, Anita Ananth Patil, Vanita Parashuram Mhatre	Belavali	71/2	2	825	2250	687	900		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
820	Atmaram Sudam Patil Ram Sudam Patil, Kalpana Namdev Bhagat, Sindhu Somvarya Sisve, Sitabai Rama Gatade, Asha Shankar Mokul, Anusaya Sudam Patil, Ramdas Kalu Patil, Baban Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Bhau Kalu Patil, Gajanan Kalu Patil, Dattatraya Parashuram Patil, Nirmala Bama Patil, Sitabai Shankar Patil, Laxman Ambo Shedge, Sangeeta Janardan Bhagat, Ram Ambo shedge, Renuka Raghunath Sardekar, Anita Kundalik Fulore, Balaram Gajanan Patil Dnyaneshwar Gajanan Patil	Belavali	61/0	1	826	4100	688	1640		They did not attend the hearing but Shri Yogesh A Patil has submitted his representation on 29/07/2025. Submission in representation 1. They purchased the original land and requested to update their ownership, as per 7/12 extract. 2. Their FP no. 663 against survey no 1/1 of Belavali village is not on their original land holdings. Their original land falls on FP 662, thus they have requested to give FP on their own land, and also they have their House in Belavali gaathan along TPS boundary. Their FP 688 against survey no 61/0 has existing structures in it which do not belong to them, thus they have requested clear plot against the said survey no. Survey No 25/4 is now seperated. he has share of 92 guntha in that, therefore he requested to allot seperate FP against his share of 92guntha and combine this with FP 658 (Survey No 61/0 & 25/4)	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, Final plot no 688 has been shifted on their original land bearing Gut No. 61. Accordingly, reconstituted Final Plot No. 688B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
821	Dattatraya Parashuram Patil, Sitabai Shantaram Patil, Nirmala Bama Patil, Ram Ambo Shedge, Laxman Ambo Shedge, Sangita Janardan Bhagat, Renuka Raghunath Sardekar	Belavali	65/3	1	827	100	689	40		They did not attend the hearing but Shri Dattatrey P Patil has submitted representation on 29/07/2025 Submission in representation: 1. They have purchased the land parcels bearing Gut No. 30/3/A, 65/3 & 25/1 of Belavali Village, therefore they requested to update their ownership details against the said land parcels. 2. They have requested to allot combine plot against all OP on Survey No 30/3/A.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In the sanctioned draft scheme, FP no. 760 was proposed to Gut No. 25/1, 124/1. As per their request, for Gut No. 25/1 and 65/3, a separate final plot no. 760B has been granted near FP 759 (Gut No. 30/3/A). For Gut No. 124/1, a separate final plot no. 760A has been granted. Reconstituted Final Plot No. 760A & 760 B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
822	Gurcharan Group Grampanchayat Kon	Borle	152	सरकार	828	8100	690	3240	3600	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Final plot has been shifted in their original Borle village and reconstituted. Reconstituted Final Plot No. 200 & 245, 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.
823	Gurcharan Group Grampanchayat Kon	Borle	149	सरकार	829	900		360			
824	Damu Kalu Patil	Belavali	47/0	2	1058	3210	691	1284	4896	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
825	Damu Kalu Patil	Belavali	126/2	2	1059	2930		1172			
826	Damu Kalu Patil	Belavali	64/0	1	1063	6100		2440			
827	Hira Ganpat Patil, Shevanti Ragho Patil, Yamuna Nama Patil, Haresh Nama Patil, Nilesh Nama Patil, Janabai Goma Patil, Ekta Eknath Patil, Neeta Namdev Kondilkar, Anita Rajesh Bhusane	Belavali	34/0	2	830	3950	695	1580		They neither attended the hearing nor submitted any representation. Shri. Raj Sankla submitted a representation dated 16/05/2026. Submission- 1. He has some hissass in 1) Village Belavali- Gut No. 39, 34, 2) Village Sangade- Gut No. 108/2/B, 3) village Bhingar- Gut No. 149/1 and 4) village Lonivali- Gut No. 132/1. For these Gut nos, various final plot has been proposed in TPS-9. 2. He requested to grant final plot for his holdings in the said lands.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Shri. Raj Sanla has not submitted consent of other landowners and therefore his request can not be considered. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
828	Tulsabai Govind Patil, Pandharinath Govind Patil	Belavali	36/0	1	831	2450	697	980	1080	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 697, as 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	Tulsabai Govind Patil, Pandharinath Govind Patil	Belavali	51/0	1	832	250		100			
830	Sachin Sakharam Patil, Ranjeet Gopal Patil, Sunita Govind Patil	Belavali	33/0	1	833	6220	700	2488		The land owners did not attend the hearing, but Shri Sachin Sakharam Patil submitted a representation dated 12/02/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 700, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
831	Maya Lahu Patil	Belavali	37/0	1	834	8730	701	3492		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
832	M/s. Deep Jyot Enterprises	Belavali	29/0	1	835	600	702	240	2112	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
833	M/s. Deep Jyot Enterprises	Belavali	35/0	1	836	1770		708			
834	M/s. Deep Jyot Enterprises	Belavali	38/0	1	837	2910		1164			
835	Sitabai Pandurang Patil, Tukaram Pandurang Patil, Fashibai Baban Ghogre, Gulab Sunil Shelke	Belavali	43/2/B	2	838	3520	703	1408		They neither attended the hearing nor submitted any representation. However shri. Nandesh Sabunkar submitted a representation dated 25/06/2025. Submission- 1. They have purchased the original land bearing Gut No. 43/2B from shri. Tukaram Patil & other 4 wide sale deed dated 26/03/2025. 2. Accordingly they requested to allot the final plot No. 703 in his name.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in ownership as per recent 7/12 extract. Final Plot No.703, as 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	Ramdas Shankar Patil, Janardan Shankar Patil, Ragho Shankar Patil, Krushna Shankar Patil	Belavali	43/2/A	1	839	3490	704	1396		They did not attended the hearing but Shri Madhukar Manglya Patil submitted his representation on 03/06/2024: Submission - They mentioned about the ongoing Court Case regarding the said Gut No 43/2/A of Belavali village and have requested to hold on the ownership details untill Court Result.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.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.
837	Ram Ganu Patil, Prashant Janu Patil, Praveen Janu Patil, Lata Janu Patil, Revubai Janu Patil	Belavali	43/1	2	840	3210	705	1284		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.705, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
838	Baliram Budhaji Patil, Vijay Devidas Patil	Belavali	63/2	1	841	6780	706	2712		The land owners did not attend the hearing, but Shri Baliram Budhaji Patil submitted a representation dated 06/02/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 706, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
839	Purushottam Mukund Ghangrekar, Ramchandra Mukund Ghangrekar, Shashikant Madhav Ghangrekar, Rajashree Ravindra Joshi, Kavita Ashok Apte, Saraswati Bhalchandra Gokhale,	Belavali	42/1	1	843	560	707	224		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
	Ramabai Dattatreya Bhatkhande, Mangala Gangadhar Adharkar										
840	Mahadev Hasu Patil	Belavali	42/2	2	844	5590	708	2236		Shri Naresh Mahadev Patil on behalf of his father Shri Mahadev Hasu Patil attended the hearing on 23/12/2024 and submitted their say as under: 1.They have not agreed to the location and shape of FP No 708 & 650 they have requested to give combined FP against Gut No 57/0 & 42/2 at FP 708 along 60m wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) They have requested to update their name as per updated 7/12 extract. 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) They have also submitted their representation along with this hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 6. As per their request Final plot no 650 (Gut No. 57) and 708 (Gut No. 42/2) are combined together and final plot no 708 has ben granted. Reconstituted 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.
841	Gopinath Mangalya Patil, Ram Mangalya Patil, Bhau Mangalya Patil, Madhukar Mangalya Patil, Yamuna Mangalya Patil	Belavali	43/3/E	2	845	3440	709	1376	2144	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
842	Gopinath Mangalya Patil, Ram Mangalya Patil, Bhau Mangalya Patil, Madhukar Mangalya Patil, Yamuna Mangalya Patil	Belavali	43/4/B	2	846	1920		768			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
843	Arvindkumar Gaurishankar Lal, Prasad Suresh Kharche, Rajesh Ramesh Farande, Shamrao Appasaheb Jadhav	Belavali	43/3/B	1	847	1720	711	688		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was 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.
844	Balaram Jagya Medhekar	Belavali	43/3/A	2	848	4370	712	1748		Shri Deepak Anata Mhatre attended hearing on 12/02/2025 and submitted their say as follows: They have strong opposition for NAINA TPS and do not want to participate in TPS - 09	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.
845	Krushna Shankar Patil	Belavali	43/3/C	1	849	1110	714	444		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.714, as 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	Milind Haribhau Pote, Shishir Vasant Narvekar	Belavali	43/3/G	1	850	5290	715	2116		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.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.
847	Shivram Padu Mhatre, Suresh Padu Mhatre, Dwarkabai Madhukar Bhoir, Deepak Ananta Mhatre, Mayur Ananta Mhatre, Sangeeta Ananta Mhatre, Darshana Samir Bhoir	Belavali	43/4/A	2	851	1920	716	768	2559	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, Final polot is reconstituted in the same location, Reconstituted Final Plot No.716, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
848	Shivram Padu Mhatre, Suresh Padu Mhatre, Dwarkabai Madhukar Bhoir, Deepak Ananta Mhatre, Mayur Ananta Mhatre, Sangeeta Ananta Mhatre, Darshana Sameer Bhoir	Belavali	126/1	2	852	4480		1792			accordance with the ownership and area details recorded in table B.
849	Ravindra Motiram Patil, Baliram Motiram Patil, Nanda Sitaram Mundhe, Kunda Ganesh Mhatre, Anandi Motiram Patil, Balaram Budhaji Patil, Tukaram Budhaji Patil, Barku Budhaji Patil, Kashibai Dharma Pawar, Janabai Shantaram Gaykar,	Sangade	121/0	2	853	2800	717	1120		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.717, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
850	Gajanan Namdev Wakadikar	Bherle	138	1	854	1770	718	708		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
851	Chetan Balakrishna Patil	Sangade	147/0(P)	1	855	2005	719	802		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. An area of 165 sq. mt. of Gut No. 147 falls under the jurisdiction of the TPS-2, while the remaining 2005 sq. mt. is included in TPS-9. The sanctioned draft scheme proposal is confirmed, subject to change in FP No. Final Plot No. 719A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
852	Deepak Posha Patil	Belavali	65/1	2	856	2680	720	1072		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 720, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
853	Bhimi Ganpat Mhatre	Belavali	65/2	2	857	910	722	364		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
854	Chahu Ganu Patil	Belavali	67/1	2	858	2050	744	820		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.744, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
855	Krushna Joma Patil	Belavali	67/2	1	875	2050	745	820		Shri Krishna Joma Patil attended hearing on 06/02/2025 and submitted their say as under: 1. Belavali - Vardoli road passes through Gut No 66/0 of Belavali village, therefore Belavali Gram Panchayat on 26/10/2005 allotted the land to construct their house. In TPS it is observed that their House is located on other FP, therefore they requested to give other FP against their House. 2) They have requested to continue their ownership names. 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. They have attached all documents related to the house	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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 aspect, the final plot is reconstituted. Accordingly, reconstituted Final Plot No. 745, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
856	Sitabai Haribhau Gaykar, Ambubai Ragho Huddar, Hirabai Harishchandra Patil, Madhumati Janardan Khutarkar	Belavali	70/0	1	859	2200	726	880		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The final plot is reconstituted to accomodate existing structres in the original land. Reconstituted Final Plot No.726, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
857	Gurcharan Group Grampanchayat Chikhale, Mumbai Railway Vikas Corporation Ltd.	Sangade	10/0	सरकार	860	1096	728	438.4		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 10, an area of 24 sq. mt. falls under the jurisdiction of the Central Railway. Also as per Joint measurement plan, an area of 80 sq. mt. is under acquisition for the purpose of Panvel-Karjat Railwayline and the remaining 1096 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No.728, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
858	Gurancha Gavand Group Grampanchayat Chikhale, Mumbai Railway Vikas Corporation Ltd.	Sangade	14/0	सरकार	861	574	729	229.6		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 14, an area of 76 sq. mt. falls under the jurisdiction of the Central Railway. Also as per Joint measurement plan, an area of 110 sq. mt. is under acquisition for the purpose of Panvel-Karjat Railwayline and the remaining 574 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No.729, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
859	Machindra Balaram Patil	Belavali	75/0	1	862	3260	730	1304		Shri Machindranath Balaram Patil attended the hearing dated 19/12/2024: 1) They do not agree with NAINA Project. 2) They dont want to participate or be a part of TPS 09. Shri Machindra Balaram Patil has submitted his representation dated on 29/08/2025. The submission in the representation: 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. But before the preparation of TPS-09 and IDP,	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	
860	Kashinath Gangaram Patil, Hirabai Kishor Gavandi, Nirabai Mahadev Mhatre, Baby Bhaga Paringe, Sunita Gangaram Patil, Yamunabai Gangaram Patil, Narayan Gangaram Patil, Gopinath Baburao Patil, Vilas Laxman Patil	Belavali	76/0	1	863	3900	732	1560		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 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.
861	Dattatreya Govind Patil, Dharma Govind Patil, Maya Govind Patil, Suresh Damu Patil, Haribhau Damu Patil, Ashok Damu Patil, Ambo Govind Patil	Belavali	73/0	1	864	3300	733	1320		Shri Dharma Govind Patil attended hearing on 24/01/2025 and submitted their say as under: 1) FP of 40% is given against their OP which is very less, therefore they requested to give FP of more than 60% of their land. 2) The contribution amount as per form no. 1 is not accepted and shall be waived. Shri Ambo Govind Patil submitted a representation dated 28/01/2025 Submission in the representation- 1. As per EIA 2006 Notification, if the Township and Area Development Scheme are proposed to be developed on more than 50 Ha land,	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-9, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										then prior environmental clearance is required. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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. 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.
862	Suresh Ranganath Thakur	Sangade	128/0	1	865	2200	735	880		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 735, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
863	Kashinath Pandurang Patil, Yamuna Haribhau Gaykar, Ambubai Ragho Huddar, Hirabai Harishchandra Khutle, Madhumati Janardan Khutarkar, A.K.Pu. Kashinath Pandurang Patil	Belavali	119/1	2	866	1820	736	728		The land owners did not attend the hearing but Shri Kashinath Pandurang Patil submitted a representation dated 28/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 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.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
864	Chahu Ambo Patil, Dhambai Tukaram Sardekar, Janabai Dharma Bhoir, Dnyaneshwar Namdev Patil, Anil Namdev Patil, Nanda Pandharinath Patil, Vandana Haresh Chiplekar, Anjana Sunil Mukadam, Sangeeta Namdev Patil, Ananta Gopal Lahane, Jagdish Gopal Lahane, Anjani Urf Kunda Ramdas Kurungale, Vanita G.Lahane, Machhindra Balaram Patil	Belavali	74/0	1	867	6500	737	2600		Shri Anil Namdev Patil attended the hearing on 24/01/2025 and submitted their say as follows: 1) They requested to grant the final plot of a minimum of 60% area of their original land. . 2) The contribution amount as per form no. 1 is not accepted and shall be waived. The land owners did not attend the hearing but Shri Machindra Balaram Patil has submitted his representation dated on 29/08/2025. The submission in the representation: 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	1. Draft Town Planning Scheme no. 9 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-9, 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. 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
865	Santosh Sudham Patil Dilip Sudham Patil, Kamlakar Vithu Patil, Raghunath Laxman Patil, Kundalik Laxman Patil, Bhimabai Ladku Patil, Nirbai Dhau Bhopi, Vandana Dhau Patil, Devki Laxman Patil, Chandrabhaga Laxman Patil, Jijabai Namdev Patil, Ram Jagannath Patil, Suresh Sitaram Patil, Subhash Sitaram Patil, Surendra Sitaram Patil, Rajashree Barku Tare, Neelam Prashant Patil, Vaishali Alankar Thange, Anusya Pandurang Patil, Jaydas Pandurang Patil, Vidya Bajrang Dalvi, Ujwala Pandurang Patil Ravindra Pandurang Patil Paresh Pandurang Patil	Belavali	71/1	2	868	10110	738	4044		Shri Kundalik Laxman Patil & Shri Vasant Gopal Patil attended the hearing on 24/01/2025 and submitted their say as follows: 1) They have strong opposition against NAINA TPS and do not want to participate / or be part of TPS 09	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.738, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
866	Nathuram Sakharam Pawar, Vishwas Laxman Bhagat	Bherle	132	1	869	4200	739	1680		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The shape of the final plot is restructured at same location. 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.
867	Shimgi Bap Namdev Patil	Bherle	133/1	2	870	2250	740	900		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The shape of the final plot is restructured at same location and no is changed. Final Plot No.740A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
868	Kashinath Pandurang Patil	Belavali	69/0	1	871	2200	741	880	1320	The land owners did not attend the hearing but Shri Kashinath Pandurang Patil submitted a representation dated 28/01/2025. Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 6. As per 7/12 extract of Gut No. 163/1, 260 sq. mt area is under the occulation of Central Railway and remaining 1100 sq. mt is under occupation of the landowner. The shape of the final plot is restructured at same location. Final Plot No. 741, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
869	Central Railway Panvel-Karjat Suburban Railwayline, Kashinath Pandurang Patil	Bhingar	163/1	1	872	1100		440			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
870	Ranjana Prakash Patil, Akshay Prakash Patil, Janabai Shankar Bhoir, Devini Dinesh Medhekar, Ramesh Ladku Pawar, Arjun ladku pawar, Shobha Eknath Shelke, Gulab Kana Bhoir, A.No.2 A.Pa.K Aai Ranjana Prakash Patil	Belavali	68/1	2	873	2020	742	808		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The shape of the final plot is restructured at same location. Final Plot No. 742, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
871	Dharma Vitthal Patil	Belavali	68/2	2	874	2230	743	892		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The shape of the final plot is restructured at same location. Final Plot No.743, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
872	Dhanaji Dharma Patil, Ramdas Dharma Patil	Bherle	134	1	876	5770	753	2308		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.753, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
873	Ramdas Dharma Patil, Dhanaji Dharma Patil, Arun Muka Patil	Bherle	136	1	877	6020	754	2408		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.754, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
874	Anil Lakshman Vare, Vikram Lakshman Vare	Bherle	137	2	878	4100	755	1640		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.755, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
875	Sham Anant More	Bherle	146	1	879	2960	756	1184	5912	They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
876	Sham Anant More	Bherle	147/1	1	880	11820		4728			
877	Kaluram Dhondu Patil, Sudam Dhondu Patil, Dattaram Parshuram Patil	Bherle	148	1	881	610	757	244		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.757, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
878	Arun Bala Kathara, Ram Balu Kathara, Lilabai Maya Gharat, Barkibai Baburao Mhatre, Sakhubai Balu Kathara, Laxmi Laxman Kathara, Chandrakant Laxman Kathara, Sham Laxman Kathara, Shanta Vijay Kathara, Suresh Laxman Kathara, Jayram Nagu Thange, Suresh Nagu Thange, Deepak Dilip Thange, Rajshree Vishnu Munde, Sharda Yashwant Bhopi, Suman Ambaji Bhoir, Vimal Dharma Patil, Laxmi Dilip Thange	Bherle	113	2	882	5690	758	2276		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.758, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
879	Sandhya Praful Patil, Shradha Praful Patil, Snehal Praful Patil, Yukta Praful Patil, Yukta APKAai Sandhya Patil	Belavali	30/3/B	1	883	3340	782	1336		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No.783, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
880	Hiru Dhaya Phadke, Dehu Dhaya Phadke, Anusya Hasha Patil, Uma Shankar Jitekar, Hirabai Balu Phadke, Sarita Prakash Patil, Karuna Sunil Kambari, Deepak Balu Phadke, Dattatraya Balu Phadke, Kamla Kaluram Patil	Belavali	27/1	2	884	2350	781	940		The land owners did not attend the hearing but Shri Dehu Dhau Phadake submitted a representation dated 27/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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-9, 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, subject to change in no. Final Plot No. 782, as delineated in plan No. 4, is hereby

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
881	Dr.Vipulroy Dayanand Rathod	Belavali	27/2/A	1	885	4500	761	1800		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.761, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
882	Dattatray Parashram Patil	Belavali	30/3/A	2	886	7180	759	2872		They did not attend the hearing but Shri Dattatrey P Patil submitted representation on 29/07/2025 Submission in representation: 1. He has purchased the land parcels bearing Gut No. 30/3/A, 65/3 & 25/1 of Belavali Village, therefore he requested to update his ownership details against the said land parcels. 2. He requested to allot combine plot against all OP on Survey No 30/3/A.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, final plot has been shifted near FP 759 (Gut 30/3/A) Final plot no. 760A has been granted to Gut No. 25/1, 65/3, Belavali. Final plot 759 has been granted to Gut No. 30/3/A. Reconstituted Final Plot No. 759, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
883	Dattatray Parashram Patil	Belavali	25/1	1	887	480	760	192	556	They did not attend the hearing but Shri Dattatrey P Patil submitted representation on 29/07/2025 Submission in representation: 1. He has purchased the land parcels bearing Gut No. 30/3/A, 65/3 & 25/1 of Belavali Village, therefore he requested to update his ownership details against the said land parcels. 2. He requested to allot combine plot against all OP on Survey No 30/3/A.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. In the sanctioned draft scheme, FP no. 760 was proposed to Gut No. 25/1, 124/1. As per their request, for Gut No. 25/1 and 65/3, a separate final plot no. 760B has been granted near FP 759 (Gut No. 30/3/A). For Gut No. 124/1, a separate final plot no. 760A has been granted.
884	Dattatraya Parashram Patil	Belavali	124/1	1	888	910		364			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
885	Kashinath Pandurang Patil, Yamuna Haribhau Gaykar, Ambubai Harishchandra Khutle, Hirabai Harishchandra Khutle, Madhumati Janardan Khutarkar	Belavali	41/0	1	889	9700	751	3880	7076	The land owners did not attend the hearing but Shri Kashinath Pandurang Patil submitted a representation dated 28/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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-9, 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. 751, as 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	Kashinath Pandurang Patil, Yamuna Haribhau Gaykar, Ambubai Ragho Huddar, Hirabai Harishchandra Khutle, Madhumati Janardan Khutarkar,	Belavali	123/0	1	890	7990		3196			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
887	Rupesh Balaram Patil, Mangesh Balaram Patil, Prakash Vishram Vadte, Rajendra R. Gajera, Ashutosh Jagadishchandra Zatakia, Vijay Ashokalal Sabbani, Babu George. Harishchandra Ambaji Thakur, Sandhya Praful Patil, Shraddha Praful Patil, Snehal Praful Patil, Yukta Praful Patil, Yukta Apak Aai Sandhya Patil	Belavali	39/0	1	891	15400	750	6160		Shri Prakash Vishram Wadate, Shri Babu George & Shri Rajendra R Gajera attended hearing on 27/01/2025 and submitted their say as follows: 1. They have not accepted to the shape and location of FP 750 and have requested to give them FP on their original land holdings bearing Gut No 39/0 of Belavali Village. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) They have requested to Update the names of owners as per the submitted updated 7/12 extract 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) They have also submitted their representation along with this hearing. Shri. Raj Sankla submitted a representation dated 16/05/2026. Submission- 1. He has some hissass in 1) Village Belavali- Gut No. 39, 34, 2) Village Sangade- Gut No. 108/2/B, 3) village Bhingar- Gut No. 149/1 and 4) village Lonivali- Gut No. 132/1. For these Gut nos, various final plot has been proposed in TPS-9. 2. He requested to grant final plot for his holdings in the said lands.	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. Shri. Raj Sankla has not submitted consent of other land owners and therefor his request cannot be considered. 7. In the sanctioned Draft Scheme, FP no. 750 has been proposed adjoining to Gut No 39. The sanctioned draft scheme proposal is confirmed. Final Plot No. 750, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
888	Ramdas Kalu Patil, Baban Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Bhau Kalu Patil, Gajanan Kalu Patil, Anita Kundalik Fulore, Balaram Gajanan Patil, Dnyaneshwar Gajanan Patil	Belavali	31/0	1	892	11100	764	4440		Shri Harishchandra Ambaji Thakur attended the hearing on 25/02/2025 and submitted their say as follows: 1) They have not agreed to the location and shape of the proposed final plot, they have purchased Gut No 31/0 from Shri Ramdas Kalu Patil & others thus they have requested to give combined FP against both Gut Nos 31/0 & 110/0 near existing FP No 764. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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 their request, final plot 619 (Gut No. 110) has been shifted near final plot no. 764 and renumbered as 763B. The sanctioned draft scheme proposal is confirmed. Final Plot No. 764, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
889	Asmita Arun Mhatre Urf. Anandi Atmaram Patil	Belavali	40/0	1	842	760	763	304		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No.763A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
890	Shimagi Baap Namdeo Patil	Belavali	32/0	1	894	8240	749	3296		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.749, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
891	Elite Residency Sahakari Gruhnirman Sanstha	Belavali	21/0	2	895	4200	772	1680	3248	Shri Mohanan S N attended hearing on 27/01/2025 and submitted their say as follows: 1. They have requested to give FP 772 near the location of FP 887, since FP 772 is not anchored to its original lands bearing Gut No 21, 22, 25/2 of Belavali Village. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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 their request, final plot 772 has been merged with FP 887 and reconstituted as FP 888. Final Plot No. 888, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
892	Elite Residency Sahakari Gruhnirman Sanstha	Belavali	22/0	2	896	2580		1032			
893	Elite Residency Sahakari Gruhnirman Sanstha	Belavali	25/2	2	897	1340		536			
894	Ramdas Kalu Patil, Baban Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Bhau Kalu Patil, Gajanan Kalu Patil, Atmaram Sudam Patil, Ram Sudam Patil, Kalpana Namdev Bhagat, Sindhu Somvarya Sisve, Sitabai Ram Gatade, Asha Shankar Mokul, Yamuna Sudam Patil, Anita Kundalik Fulore, Balaram Gajanan Patil, Dnyaneshwar Gajanan Patil	Belavali	25/4	1	898	20920	766	8368		They did not attend the hearing but Shri Yogesh A Patil has submitted his representation on 29/07/2025. Submission in representation 1. They purchased the original land and requested to update their ownership, as per 7/12 extract. 2. Their FP no. 663 against survey no 1/1 of Belavali village is not on their original land holdings. Their original land falls on FP 662, thus they have requested to give FP on their own land, and also they have their House in Belavali gaathan along TPS boundary. Their FP 688 against survey no 61/0 has existing structures in it which do not belong to them, thus they have requested clear plot against the said survey no. Survey No 25/4 is now seperated. he has share of 92 guntha in that, therefore he requested to allot seperate FP against his share of 92guntha and combine this with FP 658 (Survey No 61/0 & 25/4)	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. All the landowners of Gut No 25/4 has not submitted the measurement plan showing their share and written consent for subdivision. Therefore request can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No.766, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
895	Dattatray Parshuram Patil, Sitabai Shantaram Patil, Nirmala Bama Patil, Ramdas Kalu Patil, Baban Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Gajanan Kalu Patil, Anusaya Kalu Patil, Bhau Kalu Patil, Atmaram Sudam Patil, Ram Sudam Patil, Kalpana Namdev Bhagat, Sindhu Somvarya Sisve, Sitabai Ram Gatade, Asha Shankar Mokal, Yamunabai Sudam Patil, Anita Kundalik Fulore, Balaram Gajanan Patil, Dnyaneshwar Gajanan Patil	Belavali	25/6	1	899	1440	767	576		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.767, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
896	Jijabai Hiru Patil	Belavali	23/0	2	900	5600	770	2240		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.770, as 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	Eknath Narayan Shelke	Wardoli	28	1	901	2530	771	1012		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.771, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
898	Sulochana Pandurang Mate, Usha Baliram Mane, Devka Balaram Mali	Wardoli	27/2	2	902	8790	769	3516		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.769, as 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	Dinesh Chandrakant Patil, Anita Sunil Chavan	Wardoli	25	1	903	1140	768	456	2056	Smt Pratibha Rajendra Chavan & Shri Rajendra Hari Chavan attended hearing on 27/01/2025 and submitted their say as follows: 1. They have not agreed to the shape and location of FP 768 as FP 768 is allotted against Gut No 25 & 26 of Wardoli village. Gut No 25 of Wardoli is now purchased by Smt Pratibha Rajendra Chavan and Shri Rajendra Hari Chavan and therefore requested to allot separate FP against Gut No 25. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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 their request, final plot no. 768A has been granted to Gut No. 25 and Final plot No. 768B has been granted to Gut No. 26. Final Plot No. 768A & 768B, 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.
900	Dinesh Chandrakant Patil, Anita Sunil Chavan	Wardoli	26	1	904	4000		1600			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
901	Bhairulal Khumavji Jat, Hemant Dhondu Mhatre, Balasaheb Bhaskarrao Lad, Nitin Babanrao Dighe, Anil Ramrao Sangle, Swapnil Prabhakar Musle, Ramchandra Janu Phadke, Bhairulal Khumanji Jat	Wardoli	24/2/3	1	905	9120	778	3648		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.778, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
902	Mangla Jawaharlal Kataria, Suryakant Nenmalji Kataria, Mahendra Nenmalji Kataria, Kiran Nenmalji Kataria	Wardoli	23/3	1	906	3100	814	1240	5800	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.814, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
903	Mangla Jawaharlal Kataria, Suryakant Nenmalji Kataria, Mahendra Nenmalji Kataria, Kiran Nenmalji Kataria	Wardoli	23/4	1	907	2000		800			
904	Mangla Jawaharlal Kataria, Suryakant Nenmalji Kataria, Mahendra Nenmalji Kataria, Kiran Nenmalji Kataria	Wardoli	23/5/6/7	1	908	3200		1280			
905	Mangla Jawaharlal Kataria, Suryakant Nenmalji Kataria, Mahendra Nenmalji Kataria, Kiran Nenmalji Kataria	Wardoli	23/8	1	909	2880		1152			
906	Mangla Jawaharlal Kataria, Suryakant Nenmalji Kataria, Mahendra Nenmalji Kataria, Kiran Nenmalji Kataria	Wardoli	24/1	1	910	3320		1328			
907	Jagannath Sakharam Patil, Vasant Sakharam Patil, Jayaram Sakharam Patil, Ramachandra Sakharam Patil	Sangade	142/2	2	911	1110	813	444	820	They did not attend the hearing but Shri Laxman Salunkhe and 5 others have submitted their representation on 05/08/2025: They have requested to update ownership of Gat no 142/3 as per the updated 7/12 Extract.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The shape of the final plot is restructured at same location. Reconstituted Final Plot No.813, as 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	Jagannath Sakharam Patil, Vasant Sakharam Patil, Jayaram Sakharam Patil, Ramachandra Sakharam Patil	Sangade	142/3	2	912	940		376			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
909	Niyati Govindbhai Patel	Wardoli	23/1	1	913	2600	775	1040		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.775, as 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	Gulab Baban Naik, Prakash Baban Naik, Sangita Baban Naik	Wardoli	16/1	2	914	760	777	304	1940	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No.776, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
911	Sangeeta Baban Naik, Gulab Baban Naik, Prakash Baban Naik	Wardoli	22/1/2	2	915	4090		1636			
912	Ramdas Kaluram Patil, Baban Kaluram Patil, Ganpat Kaluram Patil, Shantaram Kaluram Patil, Bhau Kaluram Patil, Gajanan Kaluram Patil, Anita Kundalik Fulore, Balaram Gajanan Patil, Dnyaneshwar Gajanan Patil	Wardoli	22/4	1	916	360	776	144		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No.777, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
913	Baban Ganpat More, Manohar Anant More	Wardoli	22/3/5/6	2	917	18650	812	7460		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
914	Bala Rama Pawar, Jaydas Rama Pawar, Chandrabhaga Dharma Patil, Mukta Balaram Chorghe, Jani Shankar Jambhle, Sitabai Rama Pawar	Belavali	28/0	2	918	2960	783	1184		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The location of the final plot is slightly shifted northward and renumbered as 784. Final Plot No.784, as 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	Manohar Anant More	Bherle	147/3	1	919	4870	784	1948		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
916	Janardan Ganpat More	Bherle	147/4	1	920	9800	785	3920		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
917	Dattatrey Anant More	Bherle	147/2	1	921	14780	786	5912		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
918	Vatsala Murlidhar More	Bherle	147/5	1	922	14150	787	5660		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
919	Anil Moreshwar More, Sunil Moreshwar More, Netra Yashwant Sawant, Sharda Moreshwar More	Bherle	147/6	1	923	1890	788	756		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
920	Prashant Balkrishna Shendre, Pritam Balkrishna Shendre, Reshma Balkrishna Shendre, Perna Balkrishna Shendre	Wardoli	20/2	1	924	4110	794	1644		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.794, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
921	Dattatrey Nama Tandel	Wardoli	20/1	2	925	6040	795	2416		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.795, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
922	Baban Ganpat More	Wardoli	21/1	2	926	5410	799	2164		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
923	Laxmibai Janardan Patil	Wardoli	21/3/4/B	2	927	2700	802	1080		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.802, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
924	Group Grampanchayat Bhingar Gurucharan	Bherle	149	सरकार	928	18800	803	7520		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.803, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
925	Yashwant Maya Patil, Vasant Maya Patil	Wardoli	17/3	1	929	4100	805	1640		Shri Yashvant Maya Patil & Shri. Vasant Maya Patil, attended the hearing on 28/01/2025 and submitted their say as follows: 1) They have agreed to the location and shape of the proposed final plot no 805. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have been changed and it is requested to update ownership as per attached updated 7/12. 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 chargeda	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. 805, as 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	Kanu Ladku Kathara	Wardoli	17/4/B/1	1	930	2570	806	1028	2036	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.806, as 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	Kanu Ladku Kathara	Wardoli	17/4/B/2	1	931	2520		1008			
928	Madhukar Ladku Kathara	Wardoli	17/1	2	932	2280	804	912	4372	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.804, as delineated in plan No. 4, is hereby
929	Madhukar Ladku Kathara	Wardoli	17/4/B/3	1	933	4630		1852			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
930	Madhukar Ladku Kathara	Wardoli	23/2	2	934	4020		1608			allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
931	Balu Padu Dukare	Wardoli	17/4/A	2	935	1100	807	440	1836	Shri Shivaji Gorakhnath Katkade has not submitted representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering the different ownership of Gut No. 17/4/A & 17/4/C, proposed final plot no. 807 has been proportionately divided into two final plots. Accordingly reconstituted Final Plot Nos.807A & 807B, 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.
932	Balu Padu Dukare	Wardoli	17/4/C	2	936	3490		1396			
933	Shrawan Shankar Wakshe	Wardoli	14	1	937	3640	808	1456		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.808, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
934	Haribhau Sakharam Pawar, Santosh Baliram Patil	Wardoli	16/5	1	938	2600	810	1040	2264	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.810, as 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	Haribhau Sakharam Pawar, Santosh Baliram Patil	Wardoli	17/2	1	939	3060		1224			
936	Hari Balu Gaikar	Wardoli	21/5	1	940	4400	800	1760		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in no. Final Plot No.801, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
937	Sunita Janardan More, Jyoti Santosh Anerao, Sonali Nayan Shinde, Vivek Janardan More, Rupali Kiran Ghadge	Wardoli	21/2	2	941	4350	801	1740		They did not attend the hearing but Shri Shayam Anant More & 6 others have submitted their combined representation on 25/07/2025: Submission in Representation 1. Their Survey nos of Wardoli & Bherle villages bearing no. 21/1, 21/2, 22/3/5/6, 146, 147/1, 147/2, 147/3, 147/4, 147/5, 147/6 belong to their family. Though these survey nos are in different villages, they lie adjoining to each other. 2. FP allotted to them (FP No: 799, 801, 812, 756, 786, 784, 785, 787,788) are in different clusters of TPS 09. Therefore they requested to give them adjoining plots in single cluster, which will be easy for their development in future. 3. They have attached their proposed area for FP to be allotted and all the necessary Gut Book and 7/12 extracts for the same.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per their request, their final plot nos 756, 784, 785,786, 787, 788, 799, 801, 812 are placed together in part of their original lands and renumbered as 785, 786, 787, 789A, 789B, 789C, 779, 780, 781. Reconstituted Final Plot No.785, 786, 787, 789A, 789B, 789C, 779, 780, 781. , as delineated in plan No. 4, hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
938	Sangeeta Baban Naik, Gulab Baban Naik, Prakash Baban Naik	Wardoli	20/3	2	942	2730	811	1092	5112	They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering that the ownership of Gut No. 20/3 and 21/3/4/A are different, final plot no 811 has been split into 811A & 811B. Accordingly, Reconstituted Final Plot No.811A 8111B, 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.
939	Sangeeta Baban Naik, Gulab Baban Naik, Prakash Baban Naik	Wardoli	21/3/4/A	2	943	10050		4020			
940	Bendu Aambo Misal, Gajanan Aambo Misal, Draupdi Pandurang Misal, Prakash Pandurang Misal, Nitin Pandurang Misal, Kunda Hanumant Rane, Manda Baban Karvande, Manisha Mangesh Pathare, Aparna Ashok Kathavale	Wardoli	16/4	2	944	3740	820	1496		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 820, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
941	Satyabhama Urf Taibai Kashinath Patil	Wardoli	16/3/B	1	945	2420	817	968		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to change in alignment of river channel, the final plot has been shifted to nearby location on 24 mt. wide DP road and renumbered as FP 812 Reconstituted Final Plot No.812, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
942	C.J. Homes Tarfe Partner Jugal Bhupendralal Modi, C.J. Homes Partner Chintan Grishchandra Mehta.	Wardoli	16/3/A/1	1	946	2850	819	1140	1940	Shri Jugal Bhupendralal Modi attended the hearing on 28/01/2025 and submitted their say as under: 1) They have agreed to the location and shape of the proposed final plot no 819 and have requested to change the location of small final plot no 818 situated next to FP No 819 so as to get rectangular plot. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details have not been changed, so the said ownership can be continued. 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. 9 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-9, 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-9. 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. Due to change in the alignment of the river channel, the shape of the final plot is slightly altered. Final Plot No. 819, as 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	C.J. Homes Tarfe Partner Jugal Bhupendralal Modi, C.J. Homes Partner Chintan Grishchandra Mehta.	Wardoli	16/3/A/2	1	947	2000		800			
944	Govand Ohol	Wardoli	16/2	सरकार	948	400	818	160		They neither attended the hearing nor submitted any representation.	The original land bearing Gut No. 16/2 is under Government Govand (ohol) and therefore FP against the said land is cancelled.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
945	Keith Lasrado Shenoy	Wardoli	30/2	1	949	2870	830	1148	7724	Shri Laxman Salunkhe, Shri Babu George and Kurian Zakaria attended the hearing on 27/01/2025 and submitted their say as under: 1) They have not agreed to the location and shape of the proposed final plot no 830. Gut No 30/2, 31/1/A, 31/1/B/1 are purchased by Laxman Salunkhe and Kurian Zakaria which is under DP Reservations of Park and Playground, this said land parcel is along ZP road which is recently Conceritized. Therefore they requested to give them independent Plot against their lands along 24m wide road. 2) Gut No 32/3, 32/2 and 31/1/B/2 land parcels are purchased by Shri Babu George, Shri Sunny Kuty George (7/12 extract attached), they have residential house on the said land parcels which is allotted in FP 830, therefore they requested to allot them seperate FP along 20m wide road. 3) They requested to grant the final plot of a minimum of 60% area of their original land. 4) The ownership details have not been changed, so the said ownership can be continued. 5) 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. 6) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 7)The contribution amount as per form no. 1 is not accepted and shall be waived. 8) 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. 9 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-9, 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-9. 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 their request FP 830 has been split into 2 plots. Reconstituted Final plot no. 829A has been granted to Gut No. 30/2, 31/1/A, 31/1/B/1 and Final plot No. 829B has been granted to Gut No. 31/1/B/2, 32/2, 32/3. Final Plot No. 829A & 829B, 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.
946	Keeth Lasrado Shenoy	Wardoli	31/1/A	1	950	2680		1072			
947	Keeth Lasrado Shenoy	Wardoli	31/1/B/1	1	951	4470		1788			
948	Keeth Lasrado Shenoy	Wardoli	31/1/B/2	1	952	4460		1784			
949	Keith Lasrado Shenoy	Wardoli	32/2	1	953	1040		416			
950	Keith Lasrado Shenoy	Wardoli	32/3	1	954	3790		1516			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
951	Vaishali Shekhar Pawar, Sangeeta Vilas Gaikwad, Santosh Dagdu Babre, Mandar Dagdu Babre, Sunanda Dagdu Babre, Samishra Dilip Khare, Sunita Kaluram Salunkhe, Sujata Ashok Gaikwad	Wardoli	34/1	2	955	4530	827	1812		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.827, as 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	Tukaram Namdev Kathare, Manda Balkrishna Kathare, Rupesh Balkrishna Kathare	Wardoli	34/3	2	956	1440	828	576		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.828, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
953	Hiru Dhau Phadke, Dehu Dhau Phadke, Anusaya Hasha Patil, Uma Shankar Jitekar, Kamlabai Kaluram Popeta, Anubai Dhau Phadke, Hirabai Balu Phadke, Deepak Balu Phadke, Dattatrey Balu Phadke, Sarita Prakash Patil, Karuna Sunil Kambri	Wardoli	34/4	2	957	13620	826	5448		The land owners did not attend the hearing but Shri Deepak Balu Phadake submitted a representation dated 28/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										1 is exorbitant. Accordingly they requested to withdraw TPS-9, under section 87 of MR & TP Act 1966. Shri Subhash Dattu Mote submitted a representation dated 24/07/2025 Submission in the representation- They have purchased said land from Shri Hiru Dhau Phadke & 10 others on 20/12/2024, and have requested to update ownership details as per 7/12 extract.	gas pipe line. 6. Due to change in the alignment of the river channel, the shape of the final plot is altered. Accordingly, reconstituted Final Plot No. 826A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
954	Vijay Sadashiv Bhagat	Wardoli	32/1	1	958	2150	824	860	3220	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to change in the alignment of the river channel, the shape of the final plot is altered and renumbered as 825B. Accordingly, reconstituted Final Plot No.825B, as 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	Vijay Sadashiv Bhagat	Wardoli	33/2	1	959	5900		2360			

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
956	Babu George, Dheerajlal Nagjibhai Vekaria	Wardoli	30/3	1	960	3900	832	1560		Shri Babu George attended hearing on 27/01/2025 and submitted their say as under: 1) They have agreed to the location and shape of the proposed final plot no 832 and have requested for 20m wide road along the FP. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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 their request, the location of the plot has been shifted on 24 mt. wide road and renumbered as 830. Accordingly, reconstituted Final Plot No. 830, as 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	Sayli Vasant Shinde Ananat Vasant Shinde Dr. Ravindra Tulshiram Raut Sangita Sushil Bhavsar	Wardoli	30/1/A	1	961	3670	831	1468		Shri Anant Vasant Shinde have attended the hearing on 24/03/2025 and submitted their say as follows: 1. He has his residential house on Gut No 30/1/A of Wardoli Village for many years. 2. His land is acquired under NAINA - TPS 09 against which he has been allotted Final Plot No 831, which is not at his original location. His original location and his residential house is located at FP 835 and would request you to allot his FP on his land parcel 30/1/A. He has attached the survey copy of his area and location of house. . (They have submitted all documents related to their original lands and structure)	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per their request and the survey plan submitted by them, Final plot No. 831 has been shifted on the location of FP 835 in the sanctioned draft scheme and renumbered as FP 833. Accordingly, reconstituted Final Plot No.833, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
958	Ashok Sudam Attardey	Wardoli	30/1/B	1	962	3670	835	1468		Shri Ashok Sudam Attarde have attended the hearing on 28/01/2025 and submitted their say as follows: 1) They have not agreed to the shape and location of their allotted FP No 835, since they have their own residential house in their original land bearing Survey no 30/1/B of Wardoli Village for past 15 years. FP 831 has been allotted against their original land holdings. They have requested to give their FP 835 on FP 831. (They have submitted all documents related to their original lands and structure) 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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 their request and the survey plan submitted by them, Final plot No. 835 has been shifted on the location of FP 831 of the sanctioned draft scheme and restructured & renumbered as FP 831. Accordingly, reconstituted Final Plot No.831, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
959	Mukti Anant Mhatre, Motiram Govind Batale, Nathuram Govind Batale, Avinash Ashok Batale, Kavita Balaram Pawar, Ramdas Govind Batale, Yamuna Dattatrey Mhatre, Alka Pandurang Patil, Sakhubai Hiru Patil, Vithabai Anant Longale, Neeta Arun Patil	Wardoli	31/2	2	963	280	926	112		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The location of the final plot has been shifted in their original village Wardoli and renubered as 824. Accordingly, reconstituted Final Plot No.824, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
960	Maya Lahu Patil, Janardan Savlaram Patil, Chandrabhaga Savlaram Patil	Wardoli	31/3	1	964	780	825	312		They neither attended the hearing nor submitted any representation.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. Due to change in the alignment of the river channel, the location is slightly shifted and renumbered as 825A. Accordingly, reconstituted Final Plot No.825A, as 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	Santosh Baliram Dhanavade, Kalpana Hemant Sugdhare, Gulab Vasant More, Ranjana Baliram Dhanavade, Usha Baliram Dhanavade, Chandrabhaga Baliram Dhanavade	Loniwali	97/1	1	965	9160	843	3664		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.843, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
962	Prashant Raghunath Joshi	Loniwali	97/2	1	966	4700	842	1880		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.842, as 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	Jagannath Aaba Gholap	Loniwali	98/1	2	967	5790	844, 853	2316	8036	The land owners did not attend the hearing but Shri Anata Jagannath Gholap submitted a representation dated 31/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.844 & 853, 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.
964	Jagannath Aaba Gholap	Loniwali	98/2	2	968	7170		2868			
965	Jagannath Aaba Gholap	Loniwali	99/2	2	969	1160		464			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
966	Jagannath Aaba Gholap	Loniwali	99/3	2	970	5970		2388		hearing was not taken and CIDCO has taken one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	
967	Gateway City Network Trust Tarfe Vivek Dindorkar	Loniwali	100/3	1	971	6730	845	2692		Shri Vivek Dindhorkar on behalf of Gateway City Network Trust attended the hearing on 04/03/2025, 09/06/2025, 25/07/2025 and submitted their representation as under: 1. The Trust does not agree to the Urban Planning Project and do not give approval or consent for this Project 2. They requested to give them time to submit their detailed representation about the same. Shri Vivek Dindhorkar attended the joint hearing on 25/07/2025 and submitted the Gat Book of Survey No 100 of Loniwali village	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per their request, FP no. 845 has been relocated in part and adjoining to their original land bearing Gut No. 100/3 and & renumbered as 847. Accordingly, reconstituted Final Plot No. 847, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
968	Sameer Ramdas Shivnekar	Loniwali	100/1	1	972	4550	846	1820		Shri Sameer Ramdas Shivnekar have attended the hearing on 28/01/2025 and submitted their say as follows: 1) They have not agreed to the shape and location of their allotted FP No 846, and have requested to give their FP on their original land holdings of Gut No 100/1 of Loniwali village where currently FP 849/850 has been allotted. They have also submitted their request via letter dated 21/10/2024. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. Shri Sameer Shivnekar attended the joint hearing on 25/07/2025 and submitted the Survey Drawing of Gat Book 100/1 of Loniwali village	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per their request, FP no. 846 has been relocated in their original land bearing Gut No. 100/1 and & renumbered as 849. Accordingly, reconstituted Final Plot No. 849, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
969	Dattatrey Anant More	Loniwali	100/2	2	973	4020	847	1608		They attended the joint hearing on 25/07/205 and submitted representation. Representation- 1. They submitted Gat book hissa showing location of their land and submitted that their structure is existed on the land. However FP is not proposed on it. 2. They requested to grant FP on their original land.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. As per their request, FP no. 847 has been relocated in their original land bearing Gut No. 100/2 and retained their structures &renumbered as 845. Accordingly, reconstituted Final Plot No. 845, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
970	Sanjay Ratanlal Bohra	Loniwali	99/1	1	974	3240	848	1296		Shri Narendra Mahadu Bhoir have attended the hearing on 21/02/2025 and submitted their say as follows: 1) They have not agreed to the shape and location of their allotted FP No 848 and have requested to give corner plot against their original land bearing Gat No 99/1 of Loniwali village. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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 their request, final plot has been shifted at the corner of 24 mt. wide DP road & 15 mt. road. Accordingly, reconstituted Final Plot No. 848, as 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	Ashok Shankar Utekar	Loniwali	98/3	1	975	5540	854	2216	3248	Shri Ashok Shankar Uttekar have attended the hearing on 29/01/2025 and have submitted their representation on 05/03/2025 as under: 1. They have opposition towards TPS as they are of the opinion that the said scheme is against the benefit of Farmers / Land owners. 2. The contribution amount (50%) as per form no. 1 is not accepted and shall be waived. 3. They requested to grant the final plot of a minimum of 60% area of their original land. 4. Owing to the above said points, they have strong opposition and do not want to participate in NAINA TPS 09.	1. Draft Town Planning Scheme no. 9 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-9, 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. The sanctioned draft scheme proposal is confirmed. Final Plot No. 854, as 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	Ashok Shankar Utekar	Loniwali	125/1	1	976	2580		1032			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
973	Protect Forest	Loniwali	202/C/1	सरकार	977	22200	855, 863	20135.36		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 855 & 863, 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.
974	Dilip Mahadev Jagtap, Vasant Namdev Bhoir, Purushottom Vasant Bhoir, Bharti Vasant Bhoir	Loniwali	124/11	1	978	3500	869	1400		Shri Purushottam Vasant Bhoir, Smt Bharti Vasant Bhoir and Shri Dilip Mahadev Jagtap have attended the hearing on 29/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP No 869. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering the existing structure on the adjoining plot, the shape is slightly altered and renumbered as 869A. Accordingly, reconstituted Final Plot No. 869A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
975	Dilip Haribhau Pawar, Manojkumar Mohanprasad Gupta	Loniwali	124/9	1	979	5850	870	2340		Shri Dilip Haribhau Pawar attended the hearing and submitted their say in form of representation dated on 9/2/2023, 4/4/2024, 29/01/2025, 31/01/2025: 1. Shri Dilip Haribhau Pawar owns 3050sqm of the total area of 7/12 extract while Shri Manojkumar Mohanprasad Gupta purchased 2800sqm of land from Shri Janardhan Haribhau Pawar. Also according to Mr. Pawar, Mr Gupta without intimation to Mr Pawar constructed two structures occupying around approximately whole area for the 7/12 extract. 2. Since FP 870 is allotted against these structures Mr Pawar has strong objection regarding this, and therefore Shri Dilip Haribhau Pawar has requested for separte FP against his 7/12 extract area. Shri Manojkumar Mohanprasad Gupta & Shri Durgesh Harpalsinh Zhala have attended the hearing on 29/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP No 873 and have requested to give their FP adjacent to FP No 870 so as to develop these land parcels together. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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 shri. Dilip Pawar, separate Final plot No. 870 B has been granted for their share in Gut No. 124/9. 7. As per the request of Shri. Gupa and Shri. Zala, combined final plot No. 870A has been granted against share of Shri. Gupta in Gut No. 124/9 and Gut No. 124/6. Final Plot No. 870 B & 870A(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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										The joint hearing of the landowners of FP 870 & 873 was conducted on 26/07/2025. In the hearing, Shri Dilip Haribhau Pawar Submitted the Gat Book Map of Survey No 124 of Lonivali Village. Mr. Dilip Pawar, Mr. Manojkumar Gupta, & Mr Zhala assured that they will be submit consent letters for Seperate FP & also Combined FP for Mr Gupta & Mr Zhala. Accordingly Mr. Gupta and Mr. Zala have have submitted consent on stamp paper dated 25/07/2025 to mearge their lands bearing no. 124/9(FP 870) and Gut No. 124/6(FP 873) to grant a single plot. Also Shri. Gupta and Shri. Dilip Pawar has submitted consent on stamp paper dated 25/07/2025 that FP 870 against Gut No. 124/9 shall be separated as per their shares in the land.	
976	Well of Mahars	Wardoli	33/3	सरकार	980	100	816	40		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Original land bearing Gut No. 33/3 is affected by the alignmnet of the water channel, therefore final plot of the original area has been granted along the channel boundary and renumbered as 822B. Final Plot No. 822B, as 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	Dilip Haribhau Pawar	Wardoli	29/4/2	2	981	2300	861	920		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 861, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
978	Manohar Haribhau Pawar	Wardoli	29/4/1/2	1	982	2280	860	912		ShriLaxman Salunkhe and Shri Kurian Zhacharia attended the hearing on 27/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP No 860. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you	1. Draft Town Planning Scheme no. 9 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-9, 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

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										can continue the said ownership. 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.	already proposed in SDCR for TPS-9. 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. 860, as 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	Kurian Zakaria, laxman hambirrao Salunkhe	Wardoli	29/2/3/7/B	1	983	3210		1284		Shri Laxman Salunkhe and Shri Kurian Zhacharia have attended the hearing on 27/01/2025 and submitted their say as follows:	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.
980	Atharv pramod Mhatre AKP mother Jyotna, Vilas Sudam Mhatre, Jyotsna Pramod Mhatre, Atharva Pramod Mhatre	Wardoli	29/4/1/1	1	984	2400	859	960	2244	1) They have not agreed to the shape and location of their allotted FP No 859. During the ownersmeet the FP was placed on our original land holdings but the FP No 862 is on our original land holdings as per the draft sanction plan therefore they have requested to give plot against their original land bearing around the structure along 24m wide road. They have submitted the Gat Book Map. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. As per their request, final plot has been shifted on their original land having existing structure and renumbered as 862A. Accordingly, reconstituted Final Plot No. 862A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
981	Sunny Mathew	Wardoli	29/2/3/7/A	1	985	2300	858	920		Shri Sunny Mathew have attended the hearing on 27/01/2025 and submitted their say as follows: 1) They have not agreed to the shape and location of their allotted FP No 858 and have requested to give plot against their original land bearing Gat No 29/2/3/7A of Wardoli village. They have their existing Godown on their original land and have requested to retain the structure and requested for minimum 15m wide road along the FP. They were supposed to submit the documents related to Structures. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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. 858, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
982	Valuable Properties Private Limited Director Narendra Hete, Keval Pundalik Patil, Janabai Lakshaman Mali, Manisha Gangaram Patil , Kalyani Pundalik Patil, Maibai Kashinath Mundhe, Shantabai Vishnu Mundhe, Mathura Pundalik Patil, Dinesh Arjun Patil, Nidhi Nifin Gayakar, Sushma Arjun Patil	Borle	139/2	1	986	2100	866	840		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 866, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
983	M/s Valuable Propoerties Pvt. Ltd.	Loniwali	126/1	1	987	200	865	80	13576	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
984	M/s Valuable Propoerties Pvt. Ltd.	Loniwali	128/1	1	988	26900		10760			The sanctioned draft scheme proposal is confirmed. Final Plot No. 865, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
985	M/s Valuable Propoerties Pvt. Ltd.	Loniwali	126/6	1	989	250		100			
986	M/s Valuable Propoerties Pvt. Ltd.	Bherle	111	1	990	3460		1384			
987	M/s Valuable Properties Pvt. Ltd.	Bherle	133/2	1	991	2300		920			
988	M/s Valuable Propoerties Pvt. Ltd.	Loniwali	0126/3/4	1	992	180		72			
989	M/s Valuable Propoerties Pvt. Ltd.	Loniwali	126/5	1	993	50		20			
990	M/s Valuable Propoerties Pvt.Ltd.	Wardoli	34/5	1	994	600		240			
991	Mahadev Joma Patil, Hirabai Rambhau Waghmare, Ramdas Joma Patil, Nilesh Vitthal Patil, Kavita Rakesh Salvi, Sunita Vitthal Patil, Chandrabhaga Dharma Patil, Sulochna Dharma Patil, Lata Arun Bhoir, Sunanda Dharma Patil, Ashwini Dharma Patil, Bhagyshri Dharma Patil, Vijaya Dharma Patil, Gaurav Dharma Patil	Loniwali	125/2/A	2	995	3520	868	1408		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.868, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
992	Kamla Tulshiram Patil, Dwarka Kisan Kolambe, Sadu Sitaram Patil, Gajanan Sitaram Patil, Maya Sitaram Patil, Sunil Sitaram Patil, Nira Namdev Shelke	Loniwali	125/2/B	2	996	3410	867	1364		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 867, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
993	Hiru Ganpat Patil, Namdev Ganpat Patil, Pandurang Ganpat Patil, Mangal Ganpat Patil, Narayan Ganpat Patil, Tukaram Ganpat Patil, Baban Ganpat Patil, Mahadev Ganpat Patil, Tarabai Ladku Patil, Chandrabai Balam Ghogre, Balam Chandar Patil	Loniwali	129/2/B	2	997	3310	886	1324		Shri. Anup Patel, POA holder of M/s Rehab Housing Pvt. Ltd, submitted representation dated 29/01/2025. Submission- 1. The land bearing Gut No. 129/2B was originally owned by Shri. Tukaram t. Patil & other 9. They agreed to sale the said land to M/s Rehab Housing Pvt. Ltd vide a promisory note dated 16/03/2006 and the certain amount of the compensation was paid to them. However due to non-performanance of the said note, they filed suit No. 516/2008. The learned court dismissed the said suit and therefore they filed first Appeal No. 01/2021 in the Panvel District Court and it is still pending. 3. In the sanctioned Draft TPS-10, FP no. 886 has been proposed for the original land no. 997. 4. Accordingly, they requested to stay or cancel the allotment of the plot to the concerned farmers/land owners in the scheme, until the court order..	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 886, as 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	Sitaram Janu Patil	Loniwali	128/2	2	998	400	885	160		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 885, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
995	Krushna Sadu Patil	Loniwali	129/3	2	999	3030	884	1212		Shri Ramesh Krushna Patil attended the hearing on 06/02/2025 on behalf of his father Shri Krushna Sadu Patil and submitted their say as follows: 1) They have agreed to the location and shape of FP No 844 but not agreed to the location and shape of the proposed final plot 644, & 646 and have requested to give FP on Gut no 43/3/F of Belavali Village as their residential house is existed in the said Gut No. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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. 884, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
996	Ramdas Shankar Patil, Krushna Shankar Patil	Loniwali	129/2/A	1	1000	4560	883	1824		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 883, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
997	Yamunabai Govind Chorghe, Pradeep Govind Chorghe, Praveen Govind Chorghe, Janabai Govind Chorghe, Suwarna Subhash Patil, Sayli Subhash Patil, Ankita Balaram Patil	Loniwali	131/1/A	2	1001	2480	881	992	2044	They did not attend the hearing but shri. Praveen Chorghe 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	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 881, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
998	Yamunabai Govind Chorghe, Pradeep Govind Chorghe, Praveen Govind Chorghe, Janabai Govind Chorghe, Suwarna Subhash Patil, Sayli Subhash Patil, Ankita Balaram Patil	Loniwali	131/1/B	2	1002	2630		1052		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.	
999	Anusaya Gajanan Pawar, Santosh Gajanan Pawar, Jagdish Gajanan Pawar, Sandeep Gajanan Pawar, Anjana Namdev Jitekar, Aparna Bhimrav Patil	Loniwali	124/4	1	1003	4480	880	1792	2952	The land owners appeared for the hearing and Shri Jagdish Gajanan Pawar submitted a representation dated 10/02/2025 1. They have strong objection for NAINA TPS and have requested to exclude their lands from TPS - 09	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 880, as 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	Anusaya Gajanan Pawar, Santosh Gajanan Pawar, Jagdish Gajanan Pawar, Sandeep Gajanan Pawar, Anjana Namdev Jitekar, Aparna Bhimrav Patil	Loniwali	124/7	1	1004	500		200			
1001	Anusaya Gajanan Pawar, Santosh Gajanan Pawar, Jagdish Gajanan Pawar, Sandeep Gajanan Pawar, Anjana Namdev Jitekar, Aparna Bhimrav Patil	Loniwali	124/8	1	1005	300		120			
1002	Anusaya Gajanan Pawar, Santosh Gajanan Pawar, Jagdish Gajanan Pawar, Sandeep Gajanan Pawar, Anjana Namdev Jitekar, Aparna Bhimrav Patil	Loniwali	124/13	1	1006	2100		840			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1003	Bhanudas Dagdu Gaikwad, Parshuram Dagdu Gaikwad, Ashok Haribhau Gaikwad, Kundalik Haribhau Gaikwad, Pandharinath Haribhau Gaikwad, Mangla Gajanan Pawar	Loniwali	124/1	2	1007	4680	875	1872		Shri Parshuram Dagdu Gaikwad & Shri Tushar Dnyaneshwar Gaikwad have attended the hearing on 29/01/2025 and submitted their say as follows: 1) They agreed to the shape and location of their allotted FP No 875, 896 & 920. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 875, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1004	Durgesh Harpalsingh Zala	Loniwali	124/6	1	1008	810	873	324		Shri Dilip Haribhau Pawar attended the hearing and submitted their say in form of representation dated on 9/2/2023, 4/4/2024, 29/01/2025, 31/01/2025: 1. Shri Dilip Haribhau Pawar owns 3050sqm of the total area of 7/12 extract while Shri Manojkumar Mohanprasad Gupta purchased 2800sqm of land from Shri Janardhan Haribhau Pawar. Also according to Mr. Pawar, Mr Gupta without intimation to Mr Pawar constructed two structures occupying around approximately whole area for the 7/12 extract. 2. Since FP 870 is allotted against these structures Mr Pawar has strong objection regarding this, and therefore Shri Dilip Haribhau Pawar has requested for seperate FP against his 7/12 extract area. Shri Manojkumar Mohanprasad Gupta & Shri Durgesh Harpalsinh Zhala have attended the hearing on 29/01/2025 and submitted their say	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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 shri. Dilip Pawar, separate Final plot No. 870 B has been granted for their share in Gut No. 124/9. 7. As per the request of Shri. Gupa and Shri. Zala, combined final plot No. 870A has been granted against share of Shri. Gupta in Gut No. 124/9 and Gut No. 124/6.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										as follows: 1) They have agreed to the shape and location of their allotted FP No 873 and have requested to give their FP adjacent to FP No 870 so as to develop these land parcels together. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. The joint hearing of the landowners of FP 870 & 873 was conducted on 26/07/2025. In the hearing, Shri Dilip Haribhau Pawar Submitted the Gat Book Map of Survey No 124 of Lonivali Village. Mr. Dilip Pawar, Mr. Manojkumar Gupta, & Mr Zhala assured that they will be submit consent letters for Seperate FP & also Combined FP for Mr Gupta & Mr Zhala. Accordingly Mr. Gupta and Mr. Zala have have submitted consent on stamp paper dated 25/07/2025 to mearge their lands bearing no. 124/9(FP 870) and Gut No. 124/6(FP 873) to grant a single plot. Also Shri. Gupta and Shri. Dilip Pawar has submitted consent on stamp paper dated 25/07/2025 that FP 870 against Gut No. 124/9 shall be separated as per their shares in the land.	Final Plot No. 870A(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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1005	Ragho Vinu Pawar	Loniwali	124/5/C	1	1009	200	922	80		They neither attended the hearing but shri. Surendra Ragho Pawar submitted a representation dated 10/02/2025. Submission- 1. Writ Petition is pending against the said project in the High Court. 2. The said project is not accepted to them and therefore the said notice is not applicable to them. 3. He opposes to give land for the said project.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 922, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1006	Dilip Haribhau Pawar, Manohar Haribhau Pawar, Janardan Haribhau Pawar	Loniwali	124/5/B	1	1010	250	923	100		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 923, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1007	Swapna Paresh Gadgil, Rajesh Ashok Patil, Rajendra Ambadasji Meshram, Satish Maruti Lade urf Lade	Loniwali	132/1	1	1011	5770	876	2308		They neither attended the hearing nor submitted any representation. Shri. Raj Sankla submitted a representation dated 16/05/2026. Submission- 1. He has some hissass in 1) Village Belavali- Gut No. 39, 34, 2) Village Sangade- Gut No. 108/2/B, 3) village Bhingar- Gut No. 149/1 and 4) village Lonivali- Gut No. 132/1. For these Gut nos, various final plot has been proposed in TPS-9. 2. He requested to grant final plot for his holdings in the said lands.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 876, as 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	Narayan Janya Pawar, Barkya Janya Pawar, Babu Janya Pawar, Draupadi Pandurang Pawar, Changunabai Gangaram Vare, Parvati Shankar Ghogare, Rakhmabai Janu Pawar	Loniwali	132/5	1	1012	4600	877	1840		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 877, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1009	Anant Bandu Pawar	Loniwali	132/4/A	1	1013	2070	878	828		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 878, as delineated in plan No. 4, is hereby

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
											allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1010	Hiru Ganpat Patil, Namdev Ganpat Patil, Pandurang Ganpat Patil, Mangal Ganpat Patil, Narayan Ganpat Patil, Tukaram Ganpat Patil, Baban Ganpat Patil, Mahadev Ganpat Patil, Tarabai Ladku Pawar, Chandubai Balaram Ghogre	Loniwali	131/2	1	1014	3340	894	1336		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP No. Final Plot No. 889, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1011	Pramila Laxman Salunkhe, Raji Kuriyan, Laxman Hambirrao Salunkhe, Savio Kurian	Loniwali	131/1/C	1	1015	3210	887	1284		Shri Mohanan S N attended hearing on 27/01/2025 and submitted their say as follows: 1. They have requested to give FP 772 near the location of FP 887, since FP 772 is not anchored to its original lands bearing Gut No 21, 22, 25/2 of Belavali Village. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details to be updated as per 7/12 extract attached. 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. 9 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-9, 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-9. 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 their request, final plot no 772 has been merged with FP 887 and reconstituted as FP 888. Final Plot No. 888, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1012	Motiram Jagannath Bhoir	Loniwali	130/1	1	1016	3920	890	1568		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 894A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1013	Tukaram Kalu Patil, Bhushan Shahu Naik	Loniwali	130/3	1	1017	3030	891	1212		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed,subject to change in FP no as 893. Final Plot No. 893, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1014	Sunil Mahadev Pawar, Sachin Mahadev Pawar, Vaishnavi Manojkumar Patil, Jyoti Ganesh More, Sunanda Mahadev Pawar, Shantabai urf Sita Shantaram Patil	Sangade	140/0(P)	2	1018	2836	892	1134.4		The land owners did not attend the hearing but Shri Sunil Mahadev Pawar, Shri Sachin Mahadev Pawar, Smt Vaishnavi Manojkumar Patil & Smt Jyoti Ganesh More submitted a a representation datedd 24/12/2024 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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-9, 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. 6. An area of 1564 sq. mt. of Gut No. 140 falls under the jurisdiction of the TPS-2, while the remaining 2836 sq. mt. is included in TPS-9. The sanctioned draft scheme proposal is confirmed. Final Plot No. 892, as delineated in plan No. 4, is hereby

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1015	Hiru Ganpat Patil, Namdev Ganpat Patil, Pandurang Ganpat Patil, Mangal Ganpat Patil, Narayan Ganpat Patil, Tukaram Ganpat Patil, Baban Ganpat Patil, Mahadev Ganpat Patil, Tarabai Ladku Pawar, Chandu Balaram Shinde, Balaram Chandar Patil, Chandabai Balaram Ghogre	Loniwali	131/4	2	1019	1370	893	548		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 890, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1016	Babu Rama Pawar, Jaydas Rama Pawar, Chandrabhaga Dharma Patil, Mukta Balaram Chorghe, Jani Shankar Jambhale, Sitabai Rama Pawar	Loniwali	132/3	2	1020	2280	895	912		The land owners did not attend the hearing but Shri Bala R. Pawar submitted a representation dated 31/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant.	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-9, 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.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Accordingly they requested to withdraw TPS-9, under section 87 of MR & TP Act 1966.	6. An area of 1564 sq. mt. of Gut No. 140 falls under the jurisdiction of the TPS-2, while the remaining 2836 sq. mt. is included in TPS-9. From planning aspect, the location of the final plot has been shifted to nearby area and renumbered as 898. Reconstituted Final Plot No. 898, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1017	Bhanudas Dagdu Gaikwad, Parshuram Dagdu Gaikwad, Ashok Haribhau Gaikwad, Kundalik Haribhau Gaikwad, Pandharinath Haribhau Gaikwad, Mangla Gajanan Pawar	Loniwali	124/12	1	1021	3320	896	1328		Shri Parshuram Dagdu Gaikwad & Shri Tushar Dnyaneshwar Gaikwad have attended the hearing on 29/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP No 875, 896 & 920. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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 no. Final Plot No. 897, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1018	Bhanudas Dagdu Gaikwad, Parshuram Dagdu Gaikwad, Ashok Haribhau Gaikwad, Kundalik Haribhau Gaikwad, Pandharinath Haribhau Gaikwad, Mangla Gajanan Pawar	Loniwali	132/2	1	1022	300		120	1448		
1019	Laxman Gotiram Chorgha, Ramchandra Gotiram Chorgha, Ganibai Kisan Chawle, Shevantibai Balaram Shelke, Bhimabai Tukaram Patil, Madhukar Hiru Chorghe, Nanda Subhash Patil, Atmaram Hiru Chorghe	Loniwali	129/1	2	1024	2760	898	1104	4664	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to change in ownership of the original lands, the final plot has been sub divided into 4 sub-plots; FP NO 901A for Gut No. 143/1/2B, FP NO. 901B for Gut No. 134/2/B, FP NO. 901C for Gut No. 131/3, FP NO. 901D for Gut No. 129/1. Accordingly, reconstituted Final Plot No. 901A, 901B,

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1020	Laxman Gotiram Chorgha, Ramchandra Gotiram Chorgha, Ganibai Kisan Chawle, Shevantibai Balaram Shelke, Bhimabai Tukaram Patil, Madhukar Hiru Chorghe, Nanda Subhash Patil, Atmaram Hiru Chorghe	Loniwali	131/3	2	1025	2830		1132			901C, 901D, 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.
1021	Laxman Gotiram Chorgha, Ramchandra Gotiram Chorgha, Ganibai Kisan Chawle, Shevantibai Balaram Shelke, Bhimabai Tukaram Patil, Madhukar Hiru Chorghe, Nanda Subhash Patil, Atmaram Hiru Chorghe	Loniwali	134/2/B	2	1026	2830		1132			
1022	Laxman Gotiram Chorgha, Ramchandra Gotiram Chorgha, Ganibai Kisan Chawle, Shevantibai Balaram Shelke, Bhimabai Tukaram Patil, Madhukar Hiru Chorghe, Nanda Subhash Patil, Atmaram Hiru Chorghe	Loniwali	143/1/2B	2	1027	3240		1296			
1023	Yamunabai Budhaji Dhavale	Loniwali	134/4	1	1028	4430	899	1772		The land owners did not attend the hearing but Smt. Yamunabai Dhavale submitted a representation dated 31/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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	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-9, 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

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1024	Yamunabai Budhaji Dhavale	Loniwali	134/5	1	1029	200		80	1852	one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	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. From planning aspect, the location of the final plot has been shifted to nearby area and renumbered as 900. Reconstituted Final Plot No. 900, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1025	Ramdas Mahadu Dhopare, Nathu Mahadu Dhopare, Mahendra Ramesh Mhatre, Muktabai Subhash Shirodkar	Loniwali	134/1	2	1030	8730	900	3492		The land owners did not attend the hearing but Shri Nathu Dhopare submitted a representation dated 31/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to 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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, under section 87 of MR & TP Act 1966.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 902, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1026	Dehu Maya Chorgha, Ragho Maya Chorgha, Tukaram Maya Chorgha, Baban Kanu Chorghe, Vasant Kanu Chorghe, Dwarkanath Kanu Chorghe, Eknath Kanu Chorghe, Geeta Gurunath Gatade	Loniwali	134/2/A	2	1031	2880	901	1152		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. From planning aspect, the location of the plot is shifted to nearby location and renumbered as 899. Accordingly, reconstituted Final Plot No. 899, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1027	Jayashree Surendra Patel, Nishit Bhupesh Patel	Sangade	141/2P)	1	1032	966	234	386.4		Shri. Anup Patel, POA of all the land owners, has submitted a representation dated 30/04/2024 to the Chief Planner, NAINA and it was forwarded to the Arbitrator. Submission- 1. They are the landowners of 1) village Belavali- Gut No. 82/1, 25/3, 2) village Lonivali- Gut No. 124/10, 133/5, 141/3, 145/4, 3) village Sangade- Gut No. 141/2, totally admeasuring 28,976 sq. mt. 2. They submitted a consent letters dated 9/11/2020, 5/11/2023 & 20/02/2024 to included their lands in TPS-9 and to grant combined final plot. Earlier proposal to grant FP NO. 931 & 932 was changed and in FP No. 234 & 911 are proposed in sanctioned Draft scheme. They have objection for this action. 3. Their earlier frontage of 94 mt has been reduced to 68 mt., which is not acceptable to them. 4. They requested to grant FP of 11,590 sq. mt. with 2.5 FSI. 5. Their total entitlement shall be granted in FP 911 and earlier frontage of 94 mt. shall be retained.	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. An area of 3854 sq. mt. from Gut No. 141 (2) falls under TPS-2, while the remaining 966 sq. mt. is owned by the respective landowners. 3. As per their request, areas of FP NO. 234 and 911 are combined together in final plot no 911. Accordingly, reconstituted Final Plot No. 911, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1028	Anup Maganlal Patel Urf Mathukiya, Nishit Bhupesh Patel	Belavali	25/3	1	1033	4580	911	1832	8320		
1029	M/s Rehab Housing Pvt.Ltd.	Belavali	82/1	1	1034	3260		1304			
1030	M/s Rehab Housing Pvt. Ltd.	Loniwali	124/10	1	1035	3900		1560			
1031	Nisheet Bhupesh Patel	Loniwali	133/5	1	1036	6190		2476			
1032	Falguni Bhagwandas Patel, Bhupesh Bhagwandas Patel, Suresh Vajralal Patel	Loniwali	141/3	1	1037	2870		1148			
1033	Swati Anil Patil	Loniwali	133/3	1	1038	830	903	332		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.903, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1034	Anant Baburao Patil, Dattatrey Anant Patil	Loniwali	133/2	1	1039	7400	904	2960		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 904, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
1035	Kamal Dwarkanath Pawar, Sudhir Dwarkanath Pawar, Ganesh Dwarkanath Pawar, Rani Dwarkanath Pawar	Loniwali	133/4	1	1040	6240	905	2496		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 905, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1036	Shashikala Ramkrishna Devkar, Gorakh Tukaram Sangale, Hansraj Devraj Thorat, Raosaheb Limbraj Jadhav, Dnyaneshwar Sitaram Devkar, Dnyanoba Khandu Chitre, Ramkrishna Sitaram Devkar	Loniwali	138/5	1	1041	9100	907	3640		Shri Ramkrishna Sitaram Devkar have attended the hearing on 31/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP No 907, 913, & 962.. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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. 907, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1037	Gopal Ganpat Shinda	Loniwali	138/6	1	1042	400	938	160		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 938, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1038	Rambhau Mahadu Chorghe, Janu Mahadu Chorghe, Gana Mahadu Chorghe, Janardan Mahadu Chorghe, Sudam Mahadu Chorghe, Dashrath Ladku Bhoir, Pandurang Ladku Bhoir, Balaram Ladku Bhoir, Ganesh Ladku Bhoir, Shevanti Pandurang Mhatre, Hirabai Sudam Patil, Mangal Vishnu Patil, Yamunabai Govind Chorghe, Pradeep Govind Chorghe, Praveen Govind Chorghe, Janabai Govind Chorghe, Suwarna Subhash Patil, Sayli Subhash Patil, Ankita Balaram Patil, Balaram Govind Patil, Raghunath Govind Patil, Subhash Govind Patil, Parvati Mahadu Patil, Manisha Maya Patil, Kamla Bhagwan Patil	Loniwali	137/3/4/ 6	2	1043	8130	906	3252	3572	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 906, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Drafft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1039	Rambhau Mahadu Chorghe, Janu Mahadu Chorghe, Gana Mahadu Chorghe, Janardan Mahadu Chorghe, Sudam Mahadu Chorghe, Dashrath Ladku Bhoir, Pandurang Ladku Bhoir, Balaram Ladku Bhoir, Ganesh Ladku Bhoir, Shevanti Pandurang Mhatre, Hirabai Sudam Patil, Mangal Vishnu Patil, Yamunabai Govind Chorghe, Pradeep Govind Chorghe, Praveen Govind Chorghe, Janabai Govind Chorghe, Suwarna Subhash Patil, Sayli Subhash Patil, Ankita Balaram Patil, Balaram Govind Patil, Raghunath Govind Patil, Subhash Govind Patil, Parvati Mahadu Patil, Manisha Maya Patil, Kamla Bhagwan Patil	Loniwali	138/7	2	1044	800			320		

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1040	Gopal Gotiram Patil, Govind Gotiram Patil, Kundalik Gotiram Patil	Loniwali	143/1/2A	2	1045	4900	908	1960		Shri Gopal Gotiram Patil attended the hearing on 28/01/2025 and submitted their say as follows: 1) They are not agreed to the location of their allotted FP. They stated that for their original lands bearing Gut no. 130/4 and 141/14, FP no. 924 and for Gut No. 143/1/2A FP No. 908 have been proposed. They requested to grant combined FP for said 3 original lands at the place of FP No.908. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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 their request, areas of FP No. 924 are shifted near FP NO. 908. Also FP No. 908 and 924 are renumbered as 908A & 908B respectively. Accordingly, reconstituted Final Plot No. 908A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1041	Gopal Gotiram Patil, Govind Gotiram Patil, Kundalik Gotiram Patil	Loniwali	130/4	1	1046	200	924	80		Shri Gopal Gotiram Patil attended the hearing on 28/01/2025 and submitted their say as follows:	1. Draft Town Planning Scheme no. 9 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1042	Gopal Gotiram Patil, Govind Gotiram Patil, Kundalik Gotiram Patil	Loniwali	141/14	1	1047	50		20	100	1) They are not agreed to the location of their allotted FP. They stated that for their original lands bearing Gut no. 130/4 and 141/14, FP no. 924 and for Gut No. 143/1/2A FP No. 908 have been proposed. They requested to grant combined FP for said 3 original lands at the place of FP No.908. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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-9, 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-9. 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 their request, areas of FP No. 924 are shifted near FP NO. 908. Also FP No. 908 and 924 are renumbered as 908A & 908B respectively. Accordingly, reconstituted Final Plot No. 908B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1043	Radhika Jay Shete Saket Sunil Gothe Soman Ratan Adhikari Sandeep Kumar	Loniwali	141/8	2	1048	4390	909	1756		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 909, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1044	Jijabai Chandrakant Gadkari, Shashikant Chandrakant Gadkari, Shrikant Chanrakant Gadkari	Loniwali	140/4	1	1049	4850	915	1940		The land owners did not attend the hearing but Shri Shrikant Gadkari submitted a representation dated 31/01/2025 Submission in the representation- 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. But before the preparation of TPS-09 and IDP, such environmental clearance has not been taken. 2. In the said scheme, the ratio of land "retain to surrender" has been changed from 60:40 to	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-9, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
1045	Jijabai Chandrakant Gadkari, Shashikant Chandrakant Gadkari, Shrikant Chanrakant Gadkari	Loniwali	141/6	1	1050	3020		1208	3148	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 one sided decision. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the scheme. The right to subsistence of landowners has been violated. 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-09. As per Crises Managment Act, 2010, the population within 200 mt. of the pipe line shall be required to 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-9, 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 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. 915, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1046	Ziprya Ragho Chorgha	Loniwali	140/6	1	1051	450	937	180		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 937, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1047	Deepak Chandar Patil	Loniwali	139/3C	1	1052	2280	916	912		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 916, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1048	Aambu Bagya Pawar, Damu Bagya Pawar, Hiru Dharma Pawar, Kanu Dharma Pawar, Changu Dharma Pawar, Subhash Dharma Pawar, Devakibai Pandurang Gondhadi, Bebibai Vasant Nerulkar, Barki Bala Mali, Bami Raghunath Patil, Baban Narayan Pawar, Jomibai Namdev Tupe, Pundalik Narayan Pawar	Loniwali	139/2/3/A	1	1053	2280	917	912		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 917, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1049	Vitthal Balya Gharat, Sitabai Namdev Gharat, Chandrabhaga Namdev Gharat, Dattu Namdev Gharat, Ram Namdev Gharat, Maruti Namdev Gharat, Ashok Namdev Gharat, Suresh Namdev Gharat, Rajubhai Namdev Gharat, Shardabai Chandrakant Mhatre, Venu Raghunath Mhatre	Loniwali	141/13	1	1054	200	921	80		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 921, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1050	Vithoba Laxman Malusare, Kashinath Laxman Malusare, Anjana Laxman Malusare, Pratibha Bhau Malusare, Pundalik Bhau Malusare, Lalita Bhau Malusare, Kashinath Krushna Malusare, Sunita Suresh Mandavkar, Revubai Krushna Malusare, Balaram Parshuram Malusare, Bebibai Kashinath Kalekar, Jijabai Haribhau Jagtap, Kantabai Bhagwan Pawar, Harishchandra Janardan Malusare, Manohar Janardan Malusare, Maruti Janardan Malusare, Bharat Janardan Malusare, Vikas Kisan Rane, Kasturi Kalpesh Sawant, Satyabhama Parshuram Malusare, Bharti Arun Malusare, Amit Arun Malusare, Akash Arun Malusare	Loniwali	141/10	1	1055	250	925	100		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 925, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1051	Pandurang Namya Powar Urf Pawar, Suresh Namya Powar Urf Pawar, Ramdas Namya Powar Urf Pawar	Loniwali	139/2/B/3/B	1	1056	780	918	312	1592	They did not attend the hearing but shri. Sushil Jindal submitted a representation dated 30/01/2025 Submission- He submitted that as per 7/12 extract, he is the owner of Gut No.139/2/B/3/B and therefore requested to subdivide FP no. 918 alongwith ownership in his name and to allot plot on 20 mt. wide road.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. Due to change in the ownership of the original lands, FP NO. 918 has been sub divided as; FP No. 918A for Gut No. 141/2/4 and FP NO. 918B for Gut No. 139/2/B/3/B Final Plot No. 918A & 918B, 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.
1052	Pandurang Namya Powar Urf Pawar, Suresh Namya Powar Urf Pawar, Ramdas Namya Powar Urf Pawar	Loniwali	0141/2/4	1	1057	3200		1280			
1053	Motiram Jagannath Bhoir, Kalpana Motiram Bhoir	Belavali	122/0	1	1060	1770	585	708		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 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.

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
1054	Savitakumari Chopra	Loniwali	137/2	1	1061	1260	939	504		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 939, as 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	Prashant Laxman Gavand, Mahesh Laxman Gavand	Loniwali	140/7	1	1062	660	935	264		Shri Prashant Gawand attended the hearing on 17/03/2025 and submitted their say as follows: 1) They are not agreed to the location of their allotted FP No and requested to grant FP on 20.0 mt. wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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. 934 & 935, as 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	Prashant Laxman Gavand	Loniwali	141/12	1	1067	560	934	224			
1057	Tech Savvy CHS Ltd	Loniwali	133/1	1	1064	1540	928	616		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 928, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1058	Tech Savvy CHS Ltd, Santosh Ramrao Lokhande, Mukesh Namdeo Pande	Loniwali	138/10	1	1065	12900	927	5160		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 927, as 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	Purushottam Mukund Ghangrekar, Ramchandra Mukund Ghangrekar, Ramabai Dattatrey Bhatkhande, Sunanda Shantaram Joshi, Mangla Gangadhar Aadharkar, Venubai Neelkanth Patankar, Yamunbai Vishnu Patankar, Saraswati Bhalchandra Gokhale, Shashikant Madhav Ghagrokar, Rajshri Ravindra Joshi, Kavita Ashok Aapte	Loniwali	141/5	1	1066	600	936	240		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 936, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1060	Shashikala Ramkrishna Devkar	Loniwali	138/3	1	1068	260	913	104		Shri Ramkrishna Sitaram Devkar have attended the hearing on 31/01/2025 and submitted their	1. Draft Town Planning Scheme no. 9 has been proposed and sanctioned under the provisions of MR &

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1061	Shashikala Ramkrishna Devkar	Loniwali	144/1	1	1069	11950		4780	4883	say as follows: 1) They have agreed to the shape and location of their allotted FP No 907, 913, & 962.. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. Smt Shashikala Devkar submitted a representation dated 27/01/2025. Submission- 1. 60 mt. wide road is passing through her original land, still she has been given FP on inner road. Therefore she requested to give FP on original land.	TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-9, 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-9. 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. 913, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1062	Namdev Sadashiv Dhanawade, Mukund Sadashiv Dhanawade, Hirabai Yashwant Dhanawade, Sanjay Yashwant Dhanawade, Dnyaneshwar Yashwant Dhanawade, Krushna Yashwant Dhanawade, Satish Yashwant Dhanawade, Aruna Kanha Patil, Manisha Eknath Londhe	Loniwali	140/2	1	1070	1800	930	720	1224	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 930, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1063	Namdev Sadashiv Dhanawade, Mukund Sadashiv Dhanawade, Hirabai Yashwant Dhanawade, Sanjay Yashwant Dhanawade, Dnyaneshwar Yashwant Dhanawade, Krushna Yashwant Dhanawade, Satish Yashwant Dhanawade, Aruna Kanha Patil, Manisha Eknath Londhe	Loniwali	141/7	1	1071	780		312			
1064	Namdev Sadashiv Dhanawade, Mukund Sadashiv Dhanawade, Hirabai Yashwant Dhanawade, Sanjay Yashwant Dhanawade, Dnyaneshwar Yashwant Dhanawade, Krushna Yashwant Dhanawade, Satish Yashwant Dhanawade, Aruna Kanha Patil, Manisha Eknath Londhe	Loniwali	141/9	1	1072	480		192			
1065	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	124/2	2	1073	1260	931	504	8544	Shri Ganpat Malusare have attended the hearing on 22/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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	1. Draft Town Planning Scheme no. 9 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-9, 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-9. 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. 931, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1066	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	127	2	1074	760		304			
1067	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	140/1	2	1075	4170		1668			
1068	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	140/3	2	1076	940		376			
1069	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	140/5	2	1077	2000		800			
1070	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	144/2	2	1078	9650		3860			
1071	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	144/3	2	1079	2100		840			
1072	Ganpat Raghunath Malusare, Janardan Raghunath Malusare	Loniwali	146	2	1083	480		192			

Table A

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1	2	3A	3B	3C	4	5	6	7	8	9	10
										Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
1073	Government Of Maharashtra	Loniwali	138/1	सरकार	1080	3130	932	1252	18212	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 932, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1074	Government Of Maharashtra	Loniwali	138/9	सरकार	1081	900		360			
1075	Government Of Maharashtra	Loniwali	150/2/A/5/1	सरकार	1082	41500		16600			
1076	Damodar Narayan Malusare, Suman Murlidhar Narayan Malusare, Suryakant Murlidhar Malusare, Ramesh Narayan Malusare, Ravindra Narayan Malusare, Hirabai Dattu Palav, Manda Ramesh Sawant, Shashikala Anil Parthe	Loniwali	147	2	1084	630	933	252		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 933, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1077	Sandeep Balaram Shelke	Loniwali	150/2/5/2/4	1	1085	12550	953	5020		They did not attend the hearing but shri. Sandeep Shelke submitted a representation dated 31/01/2025. 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. Also, to ascertain the boundaries of Gut no. 150/2/5/2/1 to 4 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 945, 947, 950, 953, 955 was arranged on 23/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 953, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1078	M/s. Wadhwa Construction and Infrastructure Ltd. Mumbai representative Manohar Chabriya.	Loniwali	150/1	1	1086	4300	949	1720	3680	They neither attended the hearing but authorised signatory of the company submitted a representation dated 31/01/2025 Submission- The contribution amount as per form no. 1 is not accepted and shall be waived.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 949, as 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	M/s. Wadhwa Construction and Infrastructure Pvt. Ltd	Wardoli	33/1	1	1087	2700		1080			
1080	M/s. Wadhwa Construction and Infrastructure Pvt. Ltd	Bherle	106/2	1	1088	2200		880			
1081	Anant Baburao Shelke, Dattatrey Baburao Shelke	Loniwali	150/2/5/2/3	1	1089	12350	955	4940		They did not attend the hearing but shri. Duttatray Shelke & Anant Shelke submitted a representation dated 31/01/2025. 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. Also, to ascertain the boundaries of Gut no. 150/2/5/2/1 to 4 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 945, 947, 950, 953, 955 was arranged on 23/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 956, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1082	Pandurang Gopal Shelke, Ganesh Kanha Pathe	Loniwali	149	1	1090	3740	947	1496		They did not attend the hearing but shri. Pandurang Shelke submitted a representation dated 11/03/2025. 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. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering the existing structure in the land, the shape of the final plot is reconstituted. Accordingly, reconstituted Final Plot No. 947, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1083	Namdev Gopal Shelke, Pandurang Gopal Shelke, Vijaya Vasudev Shelke, Vinayak Vasudev Shelke, Yogesh Vasudev Shelke, Sukanya Sudesh Patil, Sonali Rupesh Bhoir	Loniwali	150/2/5/ 2/1	1	1091	12350	945	4940		They did not attend the hearing but shri. Vinayak Shelke & Yogesh Shelke submitted a representation dated 31/01/2025 & 13/12/2024. 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. 4. They have 2 houses and 2 poultry farms in the their land. Therefore they requested to grant the developed plot of 3 times of their built-up area and to grant construction cost and compensation for their borewell. Also, to ascertain the boundaries of Gut no. 150/2/5/2/1 to 4 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 945, 947, 950, 953, 955 was arranged on 23/07/2025, but the landowners did not attend the said hearing.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering the change in alignment of the water channel and existing structure in the land, the shape of the final plot is reconstituted. Accordingly, reconstituted Final Plot No. 945, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1084	Santosh Govind Shelke, Ramchandra Govind Shelke, Deepak Govind Shelke	Loniwali	148	1	1092	1640	950	656		They did not attend the hearing but shri. Santosh Shelke submitted a representation dated 31/01/2025. Submission- 1. NAINA authority is not accepted to them and the said project shall be cancelled.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 950, as delineated in plan No. 4, is hereby

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1085	Santosh Govind Shelke, Ramchandra Govind Shelke, Deepak Govind Shelke	Loniwali	150/2/5/ 2/2	1	1093	12350		4940		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. Also, to ascertain the boundaries of Gut no. 150/2/5/2/1 to 4 and verify the ownership of the structures existed on the said lands, a joint hearing of all the land owners of the Final plot nos 945, 947, 950, 953, 955 was arranged on 23/07/2025, but the landowners did not attend the said hearing.	allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1086	Dehu Maya Chorgha, Ragho Maya Chorgha, Tukaram Maya Chorgha, Baban Kanu Chorghe, Vasant Kanu Chorghe, Dwarkanath Kanu Chorghe, Eknath Kanu Chorghe, Geeta Gurunath Gatade	Loniwali	138/4	1	1094	2800	959	1120		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 959, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1087	Dattatrey Parshuram Patil, Ramdas Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Bhau Kalu Patil, Gajanan Kalu Patil, Atmaram Sudam Patil, Ram Sudam Patil, Kalpana Namdev Bhagat, Sindhu Somvarya Sishave, Sitabai Ram Gatade, Asha Shankar Mokal, Yamunabai Sudam Patil, Anita Kundalik Fulore, Balaram Gajanan Patil, Dnyaneshwar Gajanan Patil, Bharti Baban Patil, Prajyoti Prakash Mhatre, Kavita Prakash Thakur, Pramila Navnit Mali, Dinesh Baban Patil, Atul Baban Patil	Loniwali	138/12	1	1095	700	960	280	2080	They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 960, as 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	Dattatrey Parshuram Patil, Ramdas Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Bhau Kalu Patil, Gajanan Kalu Patil, Atmaram Sudam Patil, Ram Sudam Patil, Kalpana Namdev Bhagat, Sindhu Somvarya Sishave, Sitabai Ram Gatade, Asha Shankar Mokal, Yamunabai Sudam Patil, Anita Kundalik Fulore, Balaram Gajanan Patil, Dnyaneshwar Gajanan Patil, Bharti Baban Patil, Prajyoti Prakash Mhatre, Kavita Prakash Thakur, Pramila Navnit Mali, Dinesh Baban Patil, Atul Baban Patil	Loniwali	141/1	1	1096	4500		1800			

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
1089	Chimabai Aa. Dagadu Gaikwad	Loniwali	137/5	1	1097	100	920	40		Shri Parshuram Dagdu Gaikwad & Shri Tushar Dnyaneshwar Gaikwad have attended the hearing on 29/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP No 875, 896 & 920. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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. 920, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1090	Atmaram Goma Patil, Jagan Goma Patil	Borle	139/1	1	1098	2880	224	1152		They neither attended the hearing nor submitted any representation.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted. Accordingly, reconstituted Final Plot No. 233B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1091	Ravindra Chahu Patil, Prakash Chahu Patil	Sangade	143/0	1	1099	3340	229	1336		They did not attend the hearing, but Shri Ravindra Chahu Patil submitted his representation on 29/05/2025. Submission in Representation: 1. They do not have objection regarding the scheme but they have requested for 50% FP against their original land parcels instead of current 40%	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering buffer from GAIL receiving station, HP Gas pipe line and the alignment of 20 mt. wide road along Gas pipe line, the layout of the scheme has been revised and accordingly the final plot has been reconstituted.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											Accordingly, reconstituted Final Plot No. 232, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1092	Ramkrishna Sitaram Devkar, Prashant Laxman Gavand, Dnyaneshwar Sitaram Devkar, Dnyanoba Khandu Chitre, Pranay Suresh Patil	Loniwali	136/2	1	1100	2680	962	1072		Shri Ramkrishna Sitaram Devkar have attended the hearing on 31/01/2025 and submitted their say as follows: 1) They have agreed to the shape and location of their allotted FP No 907, 913, & 962.. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) The ownership details are updated and you can continue the said ownership. 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. 9 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-9, 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-9. 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. 962, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1093	Ragini Kumari	Bherle	98/0	1	-	2910	-	-		Smt Ragini Kumari submitted representation on 25/06/2025 with the say as follows: They have not been allotted FP against their original land parcel bearing Gat No 98/0 of Bherle village, they have submitted application regarding the same on 20/02/2024 and therefore have requested to allot them Final Plot against their Survey No.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. By considering their request, Final Plot No. 800 admeasuring 1164 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.
1094	Dream Palms CHS Ltd.	Borle	106/0	1	397	1680	-	-		Smt Vidya Sagar Sehgal (Chairman) of Dreams Palms CHS Ltd submitted representation on 23/01/2025 with the say as follows: They have not been allotted FP against their original land parcel bearing Gat No 106/0 of Borle village, they have requested to allot them Final Plot against their Survey No.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 800 sq. mt. has been notified for acquisition in Gut No. 106 for the purpose of the Multimodal Corridor (MMC) and the balance area of 1680 sq. mt. shall remain with the landowners. Executive engineer MSRDC vide letter no

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 1604 Sqm from Gut no 106 will be required for widening of Expressway. For the said land, seperate FP No 1103A- M has been granted in the name of landowners and the said FP will be acquired by MSRDC. The land remains with the land owner is only 76sqm and therefore Final Plot is not granted to them and they will receive compensation under TPS. Accordingly, reconstituted Final Plot No. 1103A-M, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1094	Dinesh Sawalaram Pawar Pramod Sawalaram Pawar Venu Natha Patil Pushpa Narendra Patil Manisha Ashok Patil Sitabai Urf Jijabai Sawalaram Pawar Saroj Suresh Pawar Sharvari Paresh Patil Shardul Suresh Pawar	Sangade	115/0	1	-	370	-	148		Shri Dinesh Sawalaram Pawar submitted representation on 07/04/2025 with the say as follows: Area of their gat no 115 is 5970sqm and out of that 5600sqm was acquired for MMC and 370Sqm land remains with them. Accordingly they have requested to grant Final Plot or Compensation under Land Acquisition Act for it.	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 5600 sq. mt. has been notified for acquisition in Gut No. 115/0 admeasuring 5970sqm for the purpose of the Multimodal Corridor (MMC) and the balance area of 370 sq. mt. shall remain with the landowners. Accordingly, New Final Plot No.295B , as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1095	Gurcharan Group Gram Panchayat Kon	Borle	109/0	-	-	8650	-	-	-	-	1. Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. 2. It is observed that in the Sanctioned Draft TPS 9 Final Plot was not proposed for 109/0 of Borle admeasuring 15450 sqm. 3. As per the PWD Notification, an area of 6800 sq. mt. has been notified for acquisition in Gut No. 109 for the purpose of the Multimodal Corridor (MMC) and the balance area of 8650 sq. mt. shall remain with the landowners. Executivee engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 4750 Sqm from Gut no 109 will be required for widening of Expressway. For the said land, seperate FP No 231-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. For the remaining land of owner, final plot no. 231 admeasuring 1560 sqm is granted. Reconstituted Final Plot No. 231 & 231-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
1096	Valuable Properties Private Limited Director Narendra Hete, Keval Pundalik Patil, Janabai Lakshaman Mali, Manisha Gangaram Patil , Kalyani Pundalik Patil, Maibai Kashinath Mundhe, Shantabai Vishnu Mundhe, Mathura Pundalik Patil, Dinesh Arjun Patil, Nidhi Nitin Gayakar, Sushma Arjun Patil	Borle	110/0	1	-	460	-	-	-	-	Draft Town Planning Scheme no. 9 was sanctioned under the provisions of MR & TP Act, 1966. It is observed that in the Sanctioned Draft TPS 9 Final Plot is not proposed for 110/0 of Borle admeasuring 1600 sqm. As per 7/12 extract, 300 sq. mt is acquired for Panvel Bye-pass. As per the PWD Notification, an area of 840 sq. mt. has been notified for acquisition in Gut No. 110/0 for the purpose of the Multimodal Corridor (MMC) and the balance area of 460 sq. mt. shall remain with the landowners. Executive engineer MSRDC vide letter no MSRDC/MMC /TPS9/2025 /5728 dated 1 August 2025 informed that due to widening of Mumbai Pune Expressway From 3+3 lanes to 5+5 lanes, in village Borle additional land will be required other than that mentioned in vivaranpatra & JM sheet. The list of such additional survey nos and additional area was given as annexure 1. Accordingly 466 Sqm from Gut no 110/0 will be required for widening of Expressway. For the said land, seperate FP No 218A-M has been granted in the name of landowners and the said FP will be acquired by MSRDC. Therefore no area will remains with the landowners.

Table A

Sr. No	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 09	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8	9	10
											Reconstituted Final Plot No.218A-M, 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. It is subject to the separation of the areas belonging to the landowners and the area under the PWD/acquisition for MMC.
1097	Bhimabai Nagesh Patil Babibai Pandurang Mate Sunanda Mahadev Patil Sanjay Narayan Patil Jijabai Narayan Patil Anandibai Mahadev Patil Laxman Mahadev Patil Balkrushna Mahadev Patil Pooja Pramod Patil	Sangade	180/0	1	1226	360	-	-			It is observed that in the Sanctioned Draft TPS 9, final plot has not been granted for said gut no 180. As per 7/12 extract the area of said gut no 180 is 4100 sqm & out of that 340sqm has been included in tps2. 2. As per the PWD Notification, an area of 3400 sq. mt. has been notified for acquisition in Gut No. 180 for the purpose of the Multimodal Corridor (MMC) and the balance area of 360 sq. mt. shall remain with the landowners. Reconstituted Final Plot No., as delineated in plan No. 482B, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1098	Kundalik Ladku Patil Bharat Ladku Patil Sonubai Ladku Patil Gulab Ladku Patil A.P.K Shakuntala Ladku Patil	Sangade	188/0	1	1224	660	-	-			It is observed that in the Sanctioned Draft TPS 9, final plot has not been granted for said gut no 180. As per 7/12 extract the area of said gut no 188 is 1740 sqm. 2. As per the PWD Notification, an area of 1080 sq. mt. has been notified for acquisition in Gut No. 180 for the purpose of the Multimodal Corridor (MMC) and the balance area of 660 sq. mt. shall remain with the landowners. Reconstituted Final Plot No., as delineated in plan No. 482C, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

(Abhiraj Girkar)

Arbitrator

NAINA Town Planning Scheme No. 9

18th September 2025