

TOWN PLANNING SCHEME, NAINA NO. 09



PRELIMINARY SCHEME REPORT



SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

NAINA TOWN PLANNING SCHEME

No. 09

**(Part of Villages Belavali, Bherle, Bhingar, Chikhale, Kon, Lonivali,
Sangade and Wardoli)**

Taluka – Panvel, District – Raigad

PRELIMINARY SCHEME

REPORT

Under Section 72 (5) of MR & TP Act, 1966.

Abhiraj Girkar

Arbitrator

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NAINA TOWN PLANNING SCHEME No. 9

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

PRELIMINARY SCHEME

REPORT – Part A

1. PREAMBLE

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

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

Thereafter, the Government of Maharashtra vide Notifications dated 22/09/2015 and 18/03/2016 had declared Maharashtra Industrial Development Corporation Limited (MIDC) and Maharashtra State Road Development Corporation Limited (MSRDC) respectively as SPA, for some villages in NAINA. Thus, resulting SPA (NAINA) to 224 villages with a total area of 474 sq.km. While sanctioning Development plan of balance 201 villages on 16.09.2019,

considering the contiguity of NAINA project, the UDD in GOM has excluded 49 non-contiguous village pockets. Thus, now the notified area of NAINA is for 174 villages encompassing about 371.35 sq.km. area.

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

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

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

SPA-NAINA has accordingly decided to undertake series of town planning schemes under the said Act covering as far as possible the entire IDP area leaving the densely developed areas and village Gaothans for the effective implementation of the sanctioned IDP. Till date CIDCO has declared 12 town planning schemes, its status as on 25/10/2023 is as follows (Table 1):

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

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Stage
TPS - 1	08/09/2017	19.12	Akurli, Belavali and Chikhale	Preliminary scheme and Final Scheme sanctioned on 24/07/2022
TPS - 2	08/12/2017	194	Chipale, Devad, Bhokarpada, Vihighar, Sangade and Belavali	Preliminary Scheme sanctioned on 03/11/2021 and Final Scheme sanctioned on 29/11/23.
TPS - 3	10/05/2018	440	Nere, Vihighar, Moho, Koproli and Chipale	Preliminary Scheme sanctioned on 29/11/2022
TPS - 4	21/06/2019	350	Adai, Akurli, Nevali, Shilottar Raichur and Pali devad	Preliminary Scheme sanctioned on 01/03/2024
TPS - 5	28/06/2019	242	Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihighar and Moho	
TPS - 6	08/08/2019	243	Chikhale, Moho, Pali Khurd and Shivkar	
TPS - 7	18/09/2019	215	Devad, Vichumbe, Usarli Khurd, Shivkar and Kolkhe	
TPS - 8	20/12/2022	584	Palikhurd, Chikhale, Belavali, Ambivali, Wangani tarf Waje, Loniwali and Moho	Draft Scheme sanctioned on 09/07/2024 Arbitration Process started on 11/10/2024
TPS - 9	20/12/2022	412.30	Belavali, Sangade, Chikhale, Kon, Bhingar, Bherle, Loniwali, Wardoli and Borle	Draft Scheme sanctioned on 27/02/2024 Arbitration Process started on 05/09/2024
TPS - 10	29/10/2022	405	Shivkar, Chikhale, Kolkhe, Kolkhepeth, Kon, Palaspe and Deravali	Draft Scheme sanctioned on 27/02/2024 Arbitration Process started on 05/09/2024

TPS - 11	14/10/2022	590	Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon	Draft sanctioned on 19/07/2025 Arbitration Process started on 11/10/2024
TPS-12	14/10/2022	504	Kondale, Mahalungi, Chinchavali tarf Waje, Morbe, Ritghar, Umroli, Usarli Budruk and Vakadi	Draft sanctioned on 09/07/2024 Arbitration Process started on 11/10/2024

2. NEED OF TOWN PLANNING SCHEME, NAINA NO.9

Provision under section 59 of the said act, specifies that the proposals of the Development Plan can be implemented by undertaking Town Planning Schemes and the procedure is detailed in the Chapter V of the said act. Post approval of IDP, CIDCO was under pressure from the public to provide infrastructural facilities at par with other developed nodes by CIDCO within Navi Mumbai jurisdiction. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The core gaothans, padas, already developed pockets at edge and hills slope area were excluded from the scheme area.

With this background, SPA-NAINA had declared its intention for making of Town Planning Scheme No. 09 (TPS 09) at part of Villages Belavali, Bherle, Bhingar, Chikhale, Kon, Lonivali, Sangade and Wardoli of Taluka – Panvel, District Raigad (admeasuring approximately 412 Ha) for the purpose of implementing the proposals in the sanctioned IDP of NAINA and to introduce proper road network with social as well as service infrastructure.

The boundary for TPS 09 is identified in the proximity of boundary of TPS 08 and TPS 10. The scheme is majorly located on East side of Mumbai-Pune Expressway and also located along Eastern & Southern boundaries of NAINA IDP area. Northern boundary is coinciding with boundaries of Town Planning Scheme no. 08 and 10.

3. CONCEPT FOR LAYOUT OF TOWN PLANNING SCHEME

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

- All landowners will contribute in general, equal percentage of land for the scheme and DP proposal.
- Forest lands, water bodies, existing structures of valid permissions are to be maintained.
- Land owners will get at least 40% of original land holding in the form of a well laid final plot.
- As far as possible Final Plots will be anchored to their original location.
- Approximate 10% open space and 5% amenity will be provided commonly in scheme layout and distributed spatially on neighborhood concept.
- As far as possible existing structures will be protected and a final plot to be given around existing structures.
- The Final Plots are of regular shape and developable.
- As far as possible, land affected by the gas pipe line, or situated between river and blue line, will be allotted unencumbered Final Plots to its nearby original location.
- As far as possible, scattered holdings in the same ownership will be amalgamated to have a single bigger holding for better planning.
- Ownerships, tenures and area will be ascertained from the latest 7/12 extract.
- As far as possible, no land owner will be dispossessed in the scheme.
- EWS and LIG Housing sites will be provided below 10% of the scheme area as most of the residents of the scheme area and the developers will construct the tenements to suit the LIG persons considering the present demand in the area.
- Special scheme Regulations will be framed in addition to the sanctioned NAINA IDP DCPR -2017 to facilitate the land owners to develop their Final Plots with ease.
- As far as possible the land owners will be encouraged to accept the compensation in the form of FSI instead monetary compensation.

4. THE DRAFT SCHEME BY SPA - NAINA

4.1 DECLARATION OF INTENTION

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

Table 2: Declaration of TPS 09

Sr. No.	Details	Section	Date
1.	CIDCO's BR Resolution No. 12632 to declare intention to prepare scheme	60(1)	09/12/2022
2.	Extraordinary official Maharashtra Government Gazette (part-II)-for declaration of intention	60(2)	22/12/2022
3.	Public notice in two local Newspaper: The Free Press Journal (English) Ram Prahar (Marathi)	60(2)	27/12/2022

4.2 THE SALIENT FEATURES OF TPS - 9

- i. The identified Town Planning Scheme, NAINA No. 9, admeasuring about total area of 412 Ha, includes developable lands admeasuring about 325 Ha from part of villages Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Lonivali, Sangade and Wardoli of Taluka – Parnel, District - Raigad and is abutting on Mumbai- Pune Expressway and proposed Multi Modal Corridor. The scheme is contiguous.
- ii. The scheme area is located in Raigad district of Maharashtra state between (18°58'20.32"N, 73°10'25.07"E) (North), (18°57'32.41"N, 73°10'33.30"E) (South), (18°58'14.82"N, 73°11'21.53"E) (East) and (18°57'51.16"N, 73° 9'6.82"E) (West). It is linked through a state- of-the-art Expressway with Mumbai (50 km), the State capital and India's commercial capital. It is about 13 km and 28 km away from the ongoing Navi Mumbai International Airport and India's largest container port JNPT, while 27 km from Thane-Belapur Industrial Belt. It abuts Mumbai - Pune Expressway and proposed Multi Modal Corridor.

- iii. The Scheme is bounded by;
 - On the *North* - Boundary of Town Planning Scheme 8 and 10
 - On the *East* – NAINA IDP boundary
 - On the *South* – NAINA IDP Boundary
 - On the *West* – Boundary of TPS-10
- iv. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The existing Mumbai-Pune Expressway and proposed Multi Modal corridor with Interchanges are passing through the scheme area and is a major point of regional connectivity for NAINA IDP.
- v. Major part of the identified pocket is virgin lands, hence less constraint for proper planning. This scales out compact neighborhood development in IDP.

Figure 1: Plan Showing Location of IDP and its surroundings

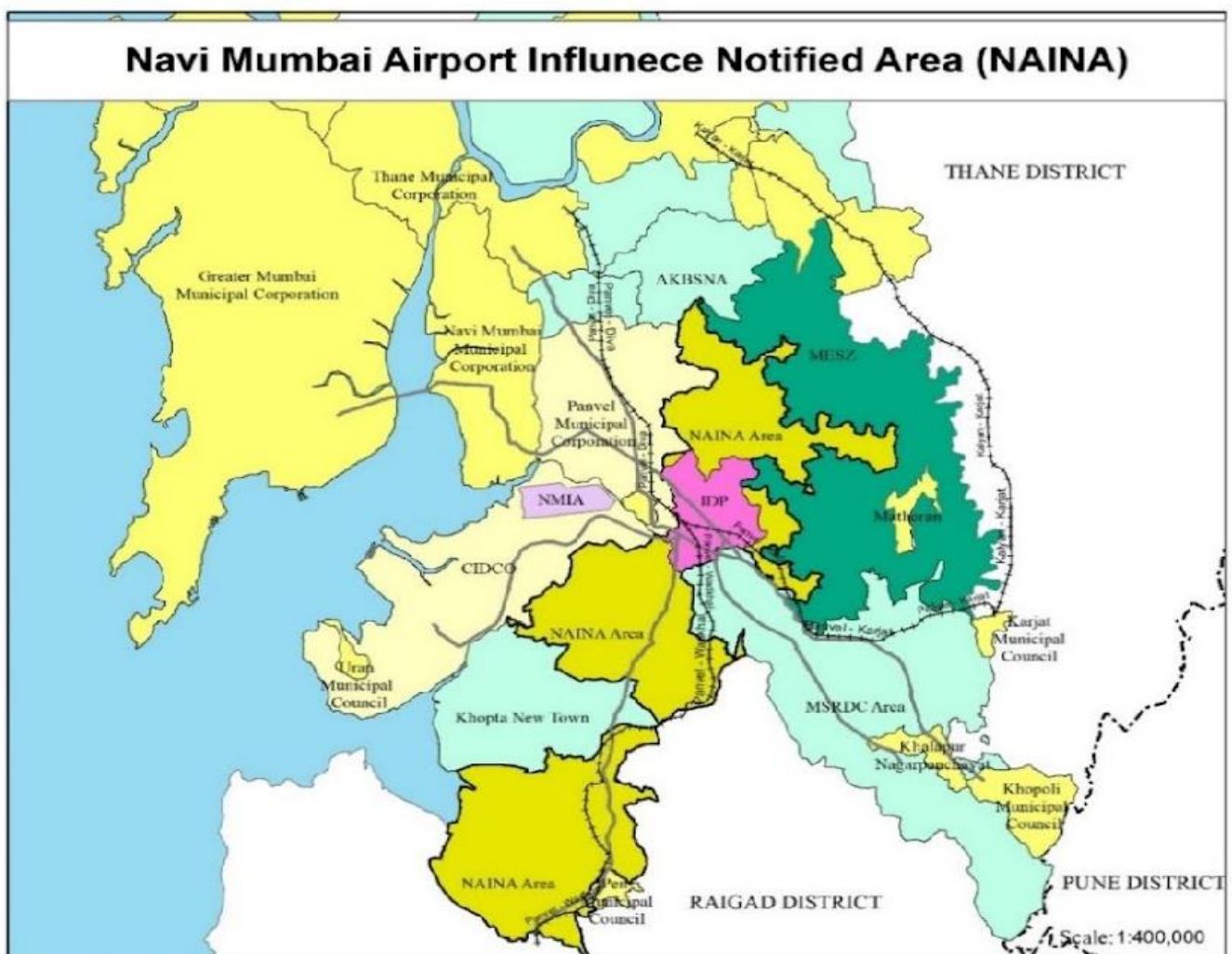
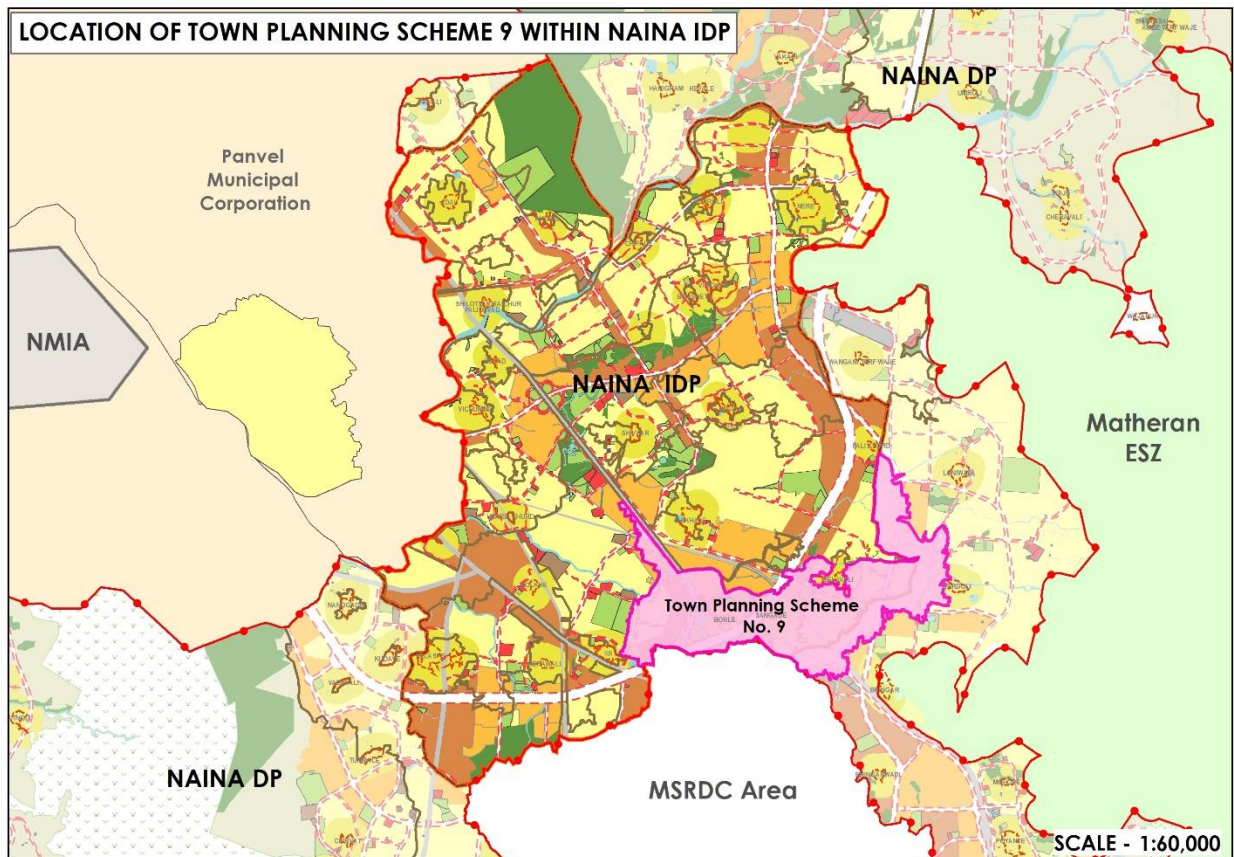


Figure 2: Plan showing the Location of TPS 9 and its surrounding



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

The office of Deputy TILR Panvel and Tahsil office, Panvel were requested by NAINA to furnish measurement and certified 7/12 extract of all landholders in the TPS 9. On the basis of certified 7/12 received from Tahsil office, Panvel, the list of all landholders included in the scheme was prepared. However, in absence of certified measurement plan of TPS from Dy. SLR, maximum possible details of sub-division of survey numbers were collected and the scheme layout was prepared on the base data of IDP of 23 villages/DP.

The area mentioned in the 7/12 extract was considered for preparation of the scheme layout. The irrevocable consents of land owners for aggregating land parcels was also accepted from the willing parties. The Base Map of this Scheme was prepared allotting every ownership-wise holding, specific Original Plot Number (OP No.) was shown in green color on the Base Map. All the available revenue details such as village gaothans, village boundaries, gut/survey/hissa

numbers, existing structures, river flood lines, gas lines, sanctioned layouts etc. were clearly marked on the Base Map. The details of the 7/12 extracts, details of Government lands and other public lands to the extent possible were compiled by the SPA - NAINA.

4.4 NATURAL AND EXISTING FEATURES UNDER THE SCHEME:-

4.4.1 Natural Tributary:

Kalundre/Kirki River is flowing from West to East through villages Belavali & Wardoli, covering about 2 km distance with average width 15 m and having an area of 2.85 ha under it. Its tributary, Bhingarwadi river passes through village Borle, Sangade and Bhingar towards the southern part of the scheme. It's another tributary-2 passes towards the North-Eastern part of the scheme. It was mentioned in the report of the sanctioned draft scheme that the flood lines are not yet fixed by Irrigation department and work for the same is in progress.

For training of this existing undulating river and its tributaries and accordingly to allow smooth flow of water, CIDCO has proposed a channel with its average width of about 15 m, which will carry storm water from TPS-9 area and also any runoff coming from adjoining areas. The meandering alignment of the tributary is realigned in a regular shape for effective flow of water and in order to get clear land area for accommodating final plots. Wherever the Final Plots are proposed abutting tributary in the layout necessary buffer open space is created around the tributary according to DCR.

4.4.2 Forest Lands:

Scheme area comprises Protected Forest at Gut No..134 in Bhingar village and Forest at Gut.no.99 in Sangade village & Gut No. 202/C/1 in Lonivali village.

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

4.4.3 Gas & Petroleum Pipelines:

GAIL pipeline corridor having length about 1.13 km is traversing through villages Chikhale, Borle and Sangade. GAIL India (Ltd.) vide their letter no. GAIL/MUMBAI/DUPL/MECH/2019-2024-25 dated 18.02.2025 communicated in TPS-9 that GAIL has 30 mt. Right of Use as per PMP Act 1962; with 10 m on left hand side and 20 m on Right hand side of the pipeline with respect to the flow direction. No permanent structure is allowed in the Right of Use area. Gail receiving station is existed in Gut No 111 & 112 of Borle village.

Also, HP and Reliance Gas pipe lines are passing through villages Borle and Sangade respectively. Reliance Industrial Infrastructure Ltd, wide letter dated 20/02/2025 informed that they had acquired Right of User of the land of village Chikhale, Borle, Sangade & Bhingar, Tal Panvel under the provisions of Petroleum and Minerals Act 1962 & laid twin petroleum lines. The width of the ROU area is 6 mt. As per section 9 of the said Act, the land owner is restricted to construct any building or any other structure in the land of which ROU has acquired. They had given the coordinates of the pipeline at Borle village.

HPCL, wide letter dated 10/11/2021 informed NAINA that they laid a 14" underground pipe-line at the depth of 1.5 mt. from natural ground level to transport the petroleum product from Mumbai to Solapur via Pune. They had acquired Right of user in the land of 60 feet, a) width of ROU as 15 feet on the left-hand side and 45 feet on the right-hand side of the underground pipeline towards Pune. The right of use of this 18 mt. wide land should not be obstructed in the notified area as mentioned in section 9 of Petroleum & Mineral Pipeline Act 1962. As per section 9 of the said Act

Existence of this pipeline will constraint to planning authority to utilize the land. Since the land under pipeline were possessed under Right of Use condition, the land holders having land under this corridor are considered for scheme entitlement as per the total area mentioned in 7/12 extract. The area under pipeline buffer is mostly kept as open spaces, and at few locations the final plot against Original Plot of Gurcharan land which is allotted to Government of Maharashtra is proposed.

4.4.4 Yashvantrao Chauhan Mumbai Pune Expressway

Mumbai Pune Expressway and Bye-Pass at Shedung are passing through the scheme area. As per 154 directives of the Act dated 05/08/2019 (Ribbon Development rule), the distance of building line and control line from expressway has to be maintained at 60.0 m from center of the road or 15.0 m from edge of the road, whichever is greater. Therefore, no new Final Plots are given within 15.0 m from edge of the expressway.

4.4.5 Multi-Modal Corridor (MMC)

The Virar-Alibaug Multi-Modal Corridor passes through the scheme area. The alignment received from MSRDC vide letter No. MSRDC/02/Land Surveyor/2023/119 dated 22/02/2-23 and a soft copy of alignment received via mail was incorporated into the scheme layout.

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

4.4.6 Existing Railway Line.

Panvel – Karjat Railway line is passing through the scheme area and the area under it is about 9.38 Ha.

4.4.7 High Tension & Tata Hydro Power Transmission Tower lines.

220 KV Topworth Khrghar-ONGC-Kegaon DC line and 110 KV Taloja-Bhokarpada-Khopoli DC line are passing through the scheme area. As required a buffer of 35 mt. and 22 mt. respectively is maintained as no-construction zone along the line.

4.4.8 Existing Structures and Structures with Valid Building Permission:

Authorized development of structure and Layouts, approved by District Collector & NAINA authority are honored and Final Plots are carved out by maintaining the authorized structures.

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

4.4.9 Preservation of Existing Structures.

Existing crematorium at FP No. 241 at Borle village is retained as existing amenity plots as per 7/12 extract.

It has taken care to preserve the existing School at Belavali village which is in FP no. 752 allotted in lieu of the 40% land of the Government land and proposed as Govt. /Public Purpose Land.

4.5 ENGINEERING AND TRANSPORTATION ASPECT:

4.5.1 Engineering - Sewage Treatment Plant and Storm Water Drainage:

TPS 09 is located towards the east of the IDP. The area is relatively undeveloped at present. The water supply and other utility network of adjoining Town Planning schemes will be extended to TPS 09 along with IDP roads.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA at village Bhingar towards the southern boundary of the scheme. The STP is majorly falling in DP area while its minor portion falls in the scheme. Till the STPs earmarked in the IDP are developed, it will be required to develop package treatment plants within the scheme area. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational.

The channel which is the realigned natural tributary will carry storm water from TPS 09 area and also any runoff coming from areas.

4.5.2 Transportation Aspect:

The proposed interchange at Borle village between Mumbai-Pune Expressway and MMC is as per design and alignment shared by MSRDC. Bridges and underpasses of Railway lines and Expressway/MMC are proposed in consultation with Transport department.

The road network in Draft TPS 09 was prepared in consultation with CIDCO's Transport & Communication Dept. Necessary Modifications at major road junctions and other geometrics

of the roads were planned after due suggestions from the T&C Dept. The proposed road sections have provisions for future service lines such as Cooking gas lines, fiber optics, and electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelters.

4.6 RESHAPING & REALIGNMENT OF THE IDP RESERVATIONS IN TPS - 9.

The Scheme no. 9 comprises Sanctioned IDP reservations for public amenities like School, Playgrounds, Central Park, Public Health Centers, and Daily Bazar etc. The scheme also includes Growth Center reservation. Total scheme area is 412.30 Ha. Within the scheme about 94.86 Ha of lands are non-developable such as Water Channel, Railway, MMC, Forest, and Gaothan. The net developable land is 317.43 ha. The scheme contains 31% of the Sanctioned IDP Reservations. The total area under such reservations is 99.26 ha.

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

For such amendments in sanctioned development plan proposals within scheme area, a separate proposal was forwarded to DTP under section 59(2) for sanction vide CIDCO/ NAINA/TPS-9/Amendment/Sec59(2)/2023/983 dated 05/12/2023. Director Town Planning vide जा.क्र. नरयो. क्र. ९(प्रा) नैना/ कलम ६८(१)/प्र. क्र. /२४/टिपीव्ही-३/१२७८ dated 23/02/2024 has approved the proposal.

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

Table 3: Justification for Modification in Reservation of TPS 09

RESERVATION TYPE	RES. NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 09 (SQ.M.)	JUSTIFICATION
PROPOSED IDP ROADS		354100	338337	

RESERVATION TYPE	RES. NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 09 (SQ.M.)	JUSTIFICATION
GROWTH CENTRE (GC)	207_GC (part)	115580 (Total Area-797303)	116446	The sanctioned IDP reservation is affected by MMC Toll Plaza, Channelization of Tributary and Gail distribution Centre. Hence GC allotted at various locations with regular shape and increase in area.
	209_GC (part)	73177.83 (Total Area-74666)	73177.74	The location remains same as per sanctioned IDP. GC is affected by Railway line and therefore remaining area of 15148.43 sq.mt is accommodated at Bherle village.
	208_GC (part)	90050.89 (Total Area-141133)	88216.56	It partly falls in TPS-9 & 10. 6.145 Ha area is provided in TPS-10 & rest area is allotted in TPS-9.
	202_GC (part)	28504.45 (Total Area-548642)	28695.03	The location remains same as per sanctioned IDP with minor increase in area and shape.
	344_GC (part)	17842.27 (Total Area-79018)	15773.30	The location remains same as per sanctioned IDP with minor area variation due to arrangement of layout.
	345_GC (part)	26923.51 (Total Area-144545)	26923.51	No change
	366_GC (part)	28030.74 (Total Area-173544)	27451.21	The location remains same as per sanctioned IDP with minor area variation due to arrangement of layout.
SCHOOL (S)	173 _ S	4039.73	4045.30	The location of the reservation has been shifted in the centre of block with PG and open space. A minor increase in area & shape.
	354 S(P) –	1728.57 (Total Area-4000)	1728.57	No Change

RESERVATION TYPE	RES. NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 09 (SQ.M.)	JUSTIFICATION
	355 S(P) –	46.51 (Total Area-4174)	46.51	No Change
	356 S(P) –	1771.86 (Total Area-3771)	1771.86	No Change
SCHOOL PLAY GROUND (PG)	357_SP G (Part)	5135.94 (Total Area-6214)	5137.45	The location remains same as per sanctioned IDP with minor area variation
	358_SP G (Part)	4901.16 (Total Area-6086)	4901.16	No Change
	359 SPG –	5420	5021.55	The location remains same as per sanctioned IDP with minor area variation
CITY PARK (CP)	133_CP (Part)	36350.23 (Total Area-104600)	49610.62	The reservation is rearranged at its location to make it of proper shape with the increase in area up to 105620sq.m.
PARK (P)	159 _ P	65879.88	66126.96	It falls between proposed MMC and MSRDC. For betterment of public, it is shifted at various locations with increased area.
	161_P	158.72	159.95	Minor shift in location with increase in area
	123_P	119377.27	127333	Dur to proposed MMC interchange, it is shifted to various locations for better access to public
	225_P	3082	3082	Located nearby around proposed crematorium

RESERVATION TYPE	RES. NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 09 (SQ.M.)	JUSTIFICATION
	224_P	251.13	252.16	Located nearby around proposed crematorium
	349_P(P)	2332.23	2332.23	No change
Play Ground(PG)	163_PG	6686.63	7000.39	It is shifted on 27 mt. wide road with increased in area.
	209A_PG	21444.71	21444.22	It is shifted towards railway corridor to accommodate GC reservation.
	164_PG	6447	6637.01	It is rearranged at its location
	166_PG	2046.21	2562.59	It is rearranged at its location
	308_PG	16007	18892.27	It is rearranged at 2 locations
	370_PG	1943.00	22360.31	It is relocated
	351_PG(P)	237.21 (Total-15369)	232.71	No change
DAILY BAZAAR	153 DB –	1387.26	1399.81	Minor change in location
	154 DB –	1796.54	2021.09	Minor shift in location
	156_DB	1039	1396	Location same with increase in area
	343_DB	1039	1039	Minor change in location

RESERVATION TYPE	RES. NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 09 (SQ.M.)	JUSTIFICATION
PRIMARY HEALTH CENTRE (PHC)	167 PHC –	1599.26	2013.29	Minor change in location
	169 PHC –	1152.95	1250.17	Location same with increase in area
	145_PH C	1618	1618	Minor change in location
	353_PH C	2006	2006	Location same with increase in area
COMM CENTRE(CC)	152_CC	2595	3704.45	Minor shift in location
	132_CC	2504	4041.44	Location is affected by High Tension Lines, therefore relocated nearby.
	360_CC	57.37	57.37	No change
POLICE STATION	171_PS	9283.50	11267.72	Minor change in location
	146_PS		760.55	It falls under TPS-10. Add area of 760.5 is accommodate in TPS-9
FIRE STATION (FS)	139_FS	10200	4868.7	It falls under TPS-10. Part area of reservation measuring 5331 is given in TPS-10 and part area of 4869 sq. mt is given in TPS-9.
ELEC. SUB STN	158_ESS	1899.2	2011.98	It is affected by Panvel-Karjat Railway line. Minor change in location
STP	151_STP	173.43	-	The reservation is majorly falls in TPS-10 and therefore 173.43 sq. mt is given in TPS-10
	314_STP	2937.32	2189.08	The location remains same.
STATION AREA FAS	312_SAF	5024.32	5180.85	Minor change in shape

4.7 PUBLICATION OF DRAFT SCHEME:

Consultation was taken from the Director of Town Planning, Maharashtra State, Pune under Section 61 (1) of the said Act and as per rule no 4 (2) of said Rules 1974 vide SPA's submission dated 19/05/2023. The Director Town Planning office (DTP), Pune vide letter no. जा. क्र. नैना

नरयो क्र. 9/ प्र .क्र. 251 & 253/ २३/टीपीव्ही-३/4241 dated 24/08/2023 offered remarks for first consultation and sanctioning of reshaping and realignment of DP reservations of TPS 09.

In accordance with provisions of section 61(1) of the MR&TP Act, TPS 09 Draft Plan along with Special DCR was published in the Gazette dated 05/09/2023 inviting suggestions/ objections. Notice of the Draft Plan Publication was also made in local newspaper namely दैनिक किल्ले रायगड and Newsband dated 16/09/2023. The said notice is attached as Annexure 5.

As the provision of section 67 of the MR&TP act, 1966, after publication total 27 applications of suggestions / objections were received to SPA, NAINA. The SPA considered the applications related to valid suggestions, record updation and others and the draft scheme was modified accordingly.

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

The draft Town Planning Scheme no. 9 so prepared and modified as described above after its publication under section 61 of the Act, the SPA, NAINA submitted the draft scheme along with its accompaniments under section 68(1) the said Act to the Vice Chairman and the Managing Director, CIDCO for sanction on 29/11/2023; who has been delegated the powers of sanctioning of the draft schemes as provided under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 by the State Government vide Urban Development department Notification no. TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017.

The Vice Chairman and the Managing Director, CIDCO had then forwarded the draft scheme for consultation of the Director of Town Planning, Maharashtra State, Pune as provided under section 68(2) vide his letter CIDCO/NAINA/TPS-9/Consult.68(2)/2023/984 dated 05/12/2023. The Director of Town Planning, MS, Pune vide letter No. जा. क्र. प्रा.न.र.यो / नरयो क्र.9/नैना/कलम 68(1)/TPV-3/1278 dated 23/02/2024 had given consultation for sanction of Draft TPS 06.

After obtaining the remarks of the Director of Town Planning, the draft Scheme so submitted by the SPA, NAINA has been sanctioned by the Vice Chairman and the Managing Director, CIDCO vide his Notification CIDCO/NAINA/TPS-9/2024/201 dated 27/02/2024 as provided under section 68 (2)(3) of the said Act. The said notification was also published in the Maharashtra Government Gazette Extraordinary Part-2, Extraordinary No. 22 dated 27-02-2024 and in the local newspapers as required on 08/03/2024 in the Free Press Journal and Wadalvara. The gazette notification of Sanctioning of Draft TPS-9 is attached as Annexure 6 and the newspaper notice is attached as Annexure 7.

5.1 STATUS OF LAND PARCELS IN THE SANCTIONED DRAFT SCHEME

There are overall 1306 number of land parcels (7/12 extracts) falling in Town Planning Scheme No.9 (TPS-9). Total number of Final Plots allotted across entitlement is 953 in numbers.

The details are enlisted as below;

- Original Plots : 1306
- Final Plots to landowners : 721

The plots which could not be anchored were mainly due to the IDP reservations, buffer of gas pipeline, realignment of water channels etc. In case of plots affected by the Growth center, care was taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot was shifted to such a location where ASR value is more than the original plot value.

5.2 LAND USE DISTRIBUTION:

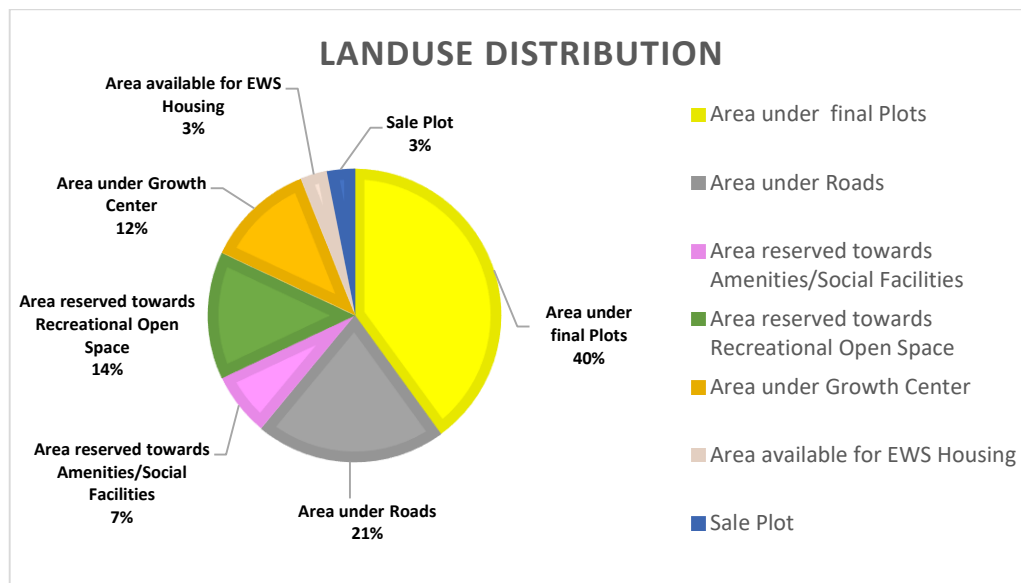
The land use distribution in sanctioned Draft TPS-9 was as under:

Table 4: Land use distribution in the Sanctioned Draft TPS 9

SR. NO.	PARTICULARS	AREA IN HA.	% ON OVERALL SCHEME AREA
1	Area of the TPS-9 as per 7/12	412.00	
2	Area of the TPS-9 as per Drawing	412.00	
3	Non Developable		
	a. Area under Forest	05.69	
	b. Area under Water Body	07.38	
	c. Railway Line	09.38	
	d. MMC/Interchange	62.65	
	e. Gaothan	02.00	
	Sub Total (Non Developable)	87.09	21.00%
4	Net Area available for TPS-9	325.08	100%
5	Area to be distributed in the form of final plots (40% of 7/12 area)	130.80	40%
6	Area under Roads	63.38	21%
	a. Area under IDP road	33.83	
	b. Area under Layout Roads	34.55	
7	Area reserved towards Amenities/Social Facilities	21.32	7%
	a.IDP/DP Amenities	5.44	
	b. Layout Amenities	15.87	

SR. NO.	PARTICULARS	AREA IN HA.	% ON OVERALL SCHEME AREA
8	Area reserved towards Recreational Open Space	45.75	14%
	a. IDP/DP Open Space	34.30	
	b. Layout Open Space	11.45	
9	Area under Growth Center	37.67	12%
10	Area available for EWS Housing	8.43	3%
11	Sale Plot	12.74	3%
	Net Scheme Area	325.08	
	Total Numbers of original Plots	1306	
	Total Numbers of final Plots (including Roads)	682	
	Total number of Final Plots against 7/12	721	

Figure 3: Land-use Percentage Distribution in TPS 9



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

6 ARBITRATION

6.1 APPOINTMENT OF ARBITRATOR BY THE GOVT.

The State Government has then appointed Shri. Abhiraj Girkar, Retired Joint Director of Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the said Act for this draft scheme no. 9 vide Urban Development Department Notification no. TPS-1224/821/C.R.58/24/UD-12 dated 12/07/2024, which was appeared in Maharashtra Government Gazette, Konkan Division Supplement, Part I dated 08-14/08/2024. The gazette notice of Appointment of Arbitrator TPS-9 is attached as Annexure 8.

6.2 ARBITRATION PROCEEDINGS

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

The Arbitrator has observed that the scheme layout has not been demarcated on ground and the Final Plots have not been measured by the Special Planning Authority i.e. NAINA, CIDCO. The demarcation and measurement work might have not been carried out due to non-cooperation from the land owners. The Arbitrator, wide letter dated 05/09/2024, has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the Final Plots (FPs) on ground for confirmation of their areas.

Hearing Procedure - However, the Arbitrator started the arbitration proceedings as provided in the Act and Rules in view of the time limits prescribed to complete the proceedings. Then special notices in the prescribed Form No. 4 under Rule no. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 were served to each and every owner of the original plots included in this scheme from all the seven villages of TPS-9, for the hearing from 16/12/2024

to 27/12/2024 and from 20/01/2025 to 07/02/2025. This special notice in form no. 4 is for communicating to the land owners, all the details of their plots regarding ownerships, tenure, areas of their original plots and the similar details of allotted Final Plots in lieu of their original plots.

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

The land owners have been asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. Due to change of address by the owner or incomplete addresses, it was possibility that all owners would not have received these special notices. Therefore, the general public notice of the hearing schedule was published in the local newspaper Raigad Nagari and Wadal Wara dated 12/12/2024 and thereafter due to some changes in dates, revised schedule was published in the local newspaper Sagar and Kille Raigad dated 16/01/2025. Also, it was uploaded on CIDCO's website (<https://cidco.maharashtra.gov.in>) and in the respective Gram Panchayat Offices. The copies of the publication of the schedule of the 1st Arbitrator Hearing are attached as Annexure 11.

For those land owners, who have not attended the above-mentioned hearing, the 2nd hearing was arranged between 17/02/2025 to 28/02/2025. The general public notice was published in the local newspaper Dainik Radhanagari dated 15/01/2025 and is attached as Annexure 12. Also, it was uploaded on CIDCO's website (<https://cidco.maharashtra.gov.in>) and in the respective Gram Panchayat Offices. The copies of 2nd Arbitrator Hearing Schedule are attached as Annexure 12. Some of the land owners kept coming after the given schedule, hearing was also given to them. All the hearing notices along with its schedule was also displayed at NAINA, CIDCO office for public awareness. Thereafter, the 3rd hearing was arranged between 01/06/2025 to 30/06/2025. The general public notice was published in the local newspaper Loksatta dated 05/06/2025 and it is attached as Annexure 13. Also it was uploaded on CIDCO's website and displayed in the respective Gram panchayat offices.

The Arbitrator has heard all the land owners who appeared before him in response to the notice in Form no. 4 mentioned above as provided in Rule no. 13 (4) of the said Rules and has given

detailed information regarding reconstitution of their final plots, ownerships areas of their final plots, proposed additional FSI against the compensation u/s 100 of the said Act, the valuation details and the contribution. The Arbitrator has further recorded their say and the minutes as provided in Rule no. 13 (5) of the said Rules.

Government officials such as Collector, District Raigad for government lands, Executive Engineer, MSRDC for Mumbai Pune Expressway and proposed Multimodal Corridor (MMC), Assistant Conservator of Forest, District Raigad for forest land within scheme, Executive Engineer, Irrigation Dept., GAIL officials were called for individual hearing on 20th February 2025 through letters. The SPA, NAINA has also been given hearing on 20/05/2025 after the draft preliminary scheme has been prepared.

Subdivision of the Scheme- The Arbitrator has then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme; as provided in sub-section (3) of Section 72 of the said Act on 29/04/2025 under his order bearing no ARB/TPS-9/GEN/2025/738, the same is attached as Annexure 13. The Arbitrator has recorded the suggestions/objections received during hearing and in representations and also recorded the decisions in respect of every reconstitution of original plots into Final Plots as carried out in the award in Table A, appended to the award. Also, the allotment of the Final Plots with their respective ownerships, areas and tenures are recorded in Table B, appended to the award.

7 PRELIMINARY SCHEME

The Arbitrator has studied in detail, the sanctioned Interim Development Plan (IDP) of NAINA, sanctioned Draft Town Planning Scheme, NAINA no. 9, Special Development Control Regulations of the scheme, requests/objections received from the land owners, suggestions of NAINA and Government Departments, existing situation of the scheme area and accordingly prepared the Preliminary Scheme.

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

7.1.1 Land Owners:

1. Their written consent was not taken to include their land in NAINA TPS.
2. The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.
3. Gaothan extension has not been taken into consideration.
4. The ownerships of original plots have been changed after the draft scheme was published and hence the successor owners requested to update their titles.
5. They requested to grant the final plot of a minimum 60-80% of their original land. To allot single final plot for their various original plots held in the same ownerships or in the family,
6. To allot Final Plots covering as far as possible the portions of their original plots i.e. anchored final plots.
7. FSI would be granted equivalent to the reduction in areas of the original plots.
8. Since the Final Plots allotted to them are reduced areas to the extent of 40% of their original plots, the physical areas available for development are very small and may lead to non-utilization of FSI. In such cases, TDR facilities would be allowed to them.
9. Side and rear marginal distances would be relaxed at least in smaller or narrow plots so as to enable them to consume the permissible FSI. and for that premium shall not be charged.
10. Recovery of contribution should be waived considering that 60% land is acquired.

11. The villagers from these villages have also demanded that the land owners included in the scheme would be treated as project affected persons by the CIDCO and they would be given all the benefits available in this respect.
12. Possessions of Final Plots would be handed over immediately after the sanctioning of the scheme with proper access roads and free of any encumbrances over them,
13. Infrastructure shall be provided early, within a period of two years.

7.1.2 SPA – NAINA

SPA - NAINA has also been given hearing on 20/05/2025 after the draft preliminary scheme has been prepared. Smt. Vaibhavi Mahakalkar, Senior Planner, DP-II, NAINA and Shri. Prakash Sanap, Dy. Planner, NAINA attended the hearing. Thereafter, Addl. Chief Planner (NAINA), vide letters bearing no. CIDCO/NAINA/Arbitrator/TPS-9/2025/198 dated 22/07/2025 and CIDCO/NAINA/Arbitrator/TPS-9/2025/672 dated 05/08/2025 have submitted the following main points for consideration.

1. Water Channel for widening of river and tributary

Sub-Divisional Engineer, WRD, Karjat wide letter dated 20/10/2023 informed that the work of HFL for tributaries (Kirki and Kolkhwadi) is underway.

As designed by Engg. Dept. their consultant M/s HSA has shared the width of the channelization to be adopted along the existing alignment of the river/tributary (copy attached). Alignment of the water course is not to be modified. Further, the study of the SWD w.r.t detailed hydrological study and survey is being carried out by Engg. Dept for proposing flood mitigation measures.

In case of tributaries, CIDCO has provided 15 mt. to 50 mt. wide channel for widening of water course. However, the width of channel may require further widening subject to detailed hydrological study.

Arbitrator was therefore requested to maintain the existing alignment of water course as per the physical survey and width of the channelization as suggested by Engg. Dept. (Ref C/9-11) in the TPS layout for preliminary scheme.

The details of revised design were summarized on page C/9 as follows: -

- a. Kirki river/Kalundri river- 26.50 mt to 67 mt.
- b. Bhingarwadi River- 33.80 mt.
- c. Tributary 3- 46.40 mt.
- d. Tributary 4- 44 mt.

2. Plots around structures

FP NO. 185, 199, 298, 312, 313, 321, 330, 333, 339 are earmarked around structures constructed near gaathan area. Since the said survey nos, adjoining to gaathan, were not excluded while declaring the TPS-9, the same are given OP = FP considering as already developed. If the application are received from structure owners for protection of structures in vicinity of Gaothern boundary, the same may be accommodate in the Final Plots as far as possible.

As finalised by Engg Dept. plots earmarked for proposed STP/ESR MBR may be reserved for the said use.

3. The existing Vardoli road

A quarry was raised that the existing Vardoli road is stretched from Shedung village up to Lonivali village. In the sanctioned Draft Scheme, 15 mt widening has been proposed for part of this road near Belavali gaathan and thereafter for it, **alternative 20 mt. and 24 mt. wide layout roads are proposed in East-West and North-South direction and various Final Plots are proposed on the existing alignment of the road. During the hearing, it was learnt that the said existing road was recently widen and concretized for the width of 6-9 mt.** It was requested to verify whether the existing alignment of the said road can be continued in TPS or the alternative layout roads in the scheme shall be maintained.

Add. Chief Planner, vide letter dated 05/08/2025, submitted that the subjected 24 mt. wide DP road (aligned with existing road in part) and considering implementation of DP through TP scheme, planning proposal is improved in discussion with Transportation Dept. by re-aligning zig-zag roads in grid and same is proposed

and same is approved by the Director of Town Planning. Hence, revised layout for the improvement of planning proposal may be considered.

4. Other Remarks from NAINA

- a. Landowners whose share of area is mentioned under different khatedar in 7/12 and all landowners jointly request for subdivision of the final plot, such request may be considered by the Arbitrator, as far as possible.
- b. It is proposed that the Arbitrator be requested that for survey nos. whose 40% plot area is less than 40 sq. mt., may be given plot/plots in order to avoid any landowner in the scheme becoming dispossessed.
- c. CIDCO is preparing a common special DCR for all the TPS. The Arbitrator is requested to finalize the DCPR for TPS 8 to TPS 12 accordingly.
- d. Govt. land/Grampanchayat lands transferred to Grampanchayat for grazing or other purposes may be discontinued after verifying the conditions and structures present on the same. These Final Plots will be transferred to SPA, NAINA to be utilized for public purposes.

7.1.3 THE COLLECTOR, RAIGAD DISTRICT

The District Collector, Raigad, wide letter No. ARB/TPS-9/Hearing/2025/716 dated 07/02/2025, was informed to attend the hearing on 20/02/2025 and record their suggestions/objections. However, they didn't attend the hearing.

7.1.4 Grampanchayat

Sarpanch, Group Grampanchayat Wardoli, wide letter dated 05/03/2025 informed that the Gramsabha resolved to delete the said NAINA TPS project from their Belavali and Wardoli villages. Also Sarpanch, Group Grampanchayat Kon, wide letter dated 27/02/2025, informed that the Gramsabha resolved to delete the said NAINA TPS project from their Kon and Borle villages

7.1.5 FOREST DEPARTMENT

The Assistant Conservator, Forest, wide letter No. ARB/TPS-9/Hearing/2025/721 dated 07/02/2025, was informed to attend the hearing on 20/02/2025 and record their suggestions/objections. Thereafter again, wide letter No. ARB/TPS-9/Hearing/2025/743 dated 26/06/2025, the Deputy Conservator of Forest, Alibaug and Assistant Conservator of Forest, Panvel were informed the details of gut no of forest lands and corresponding Final Plots proposed for the said gut nos. in TPS 10. Hearing was arranged on 30/06/2025 and they were requested to verify the details and submit their say in the hearing.

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

7.2 MODIFICATIONS MADE IN THE SANCTIONED DRAFT SCHEME BY THE ARBITRATOR

7.2.1 RIVER & TRIBUTORY CHANNELS

The river Kirki/Kalundre is passes through village Sangade, Belavali, & Wardoli. Also, its tributary, Bhingarwadi river, passes through village Borle and Sangade. In the report of the sanctioned Draft Scheme, it was mentioned that flood lines for Kirki rivers are not yet fixed and the work for the same is in progress.

NAINA Authority wide letter dated 22/07/2025, informed that as designed by Engg. Dept. their consultant M/s HSA has shared the width of the channelization to be adopted along the existing alignment of the river/tributary (copy attached). Alignment of the water course is not to be modified. Further, the study of the SWD w.r.t detailed hydrological study and survey is being carried out by Engg. Dept for proposing flood mitigation measures. I

In case of tributaries, CIDCO has provided 15 mt. to 50 mt. wide channel for widening of water course. However, the width of channel may require further widening subject to detailed hydrological study. Arbitrator was therefore requested to maintain the existing alignment of

water course as per the physical survey and width of the channelization as suggested by Engg. Dept. (Ref C/9-11) in the TPS layout for preliminary scheme.

On page 9, the details of river design, and on page 11, the map showing Kirki river/Bhingarwadi River, its tributaries and chainage, were enclosed. Accordingly, top width of channelization with buffer of 3.5 mt. on each side is as follows;

Table 5: River & its Chainages Norms:

Sr. No.	River	Chainage of river in meter	As per CIDCO norms Top width with buffer in meter
1	Kirki/ Kalundri(G-L)	0	26.5
		2699	37
		3903	52
		6081	62
		8043	68
2	Tributory 2(F-I)	0	28.4
		1455	28.8
		1850	29.4
3	Bhingarwadi(H-J)	0-1098	33.8

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

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

7.2.2 TRANSPORT NETWORK

Mumbai-Pune Expressway is passing along the west boundary and the proposed Virar- Alibag Multimodal corridor is passing along the East boundary of the scheme. Also 45 m and 60 m wide IDP roads are passing in a north-south direction near the West and East boundary respectively. These roads are connected by East-West running 30m and 27m wide IDP roads.

By considering the said arterial roads, the network of sub-arterial and collector roads were proposed in the draft scheme. The layout of the sanctioned draft scheme and the overall road pattern proposed therein are generally well in order from planning point of view and accepted.

7.2.3 IDP RESERVATIONS

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

1. Areas of DP reservations have been reduced marginally due to widening of the water channel along Kirki River. This can be seen in Table No. 7
2. As per the proposal of the Authority, for widening of tributary of Bhingarwadi river from 30m to 35m, the layout along the water channel is marginally modified with modification in the shape of IDP open space i.e. FP 239 & FP 247+282+276+274

7.2.4 FINAL PLOTS TO LAND OWNERS

1. The land owners have been allotted final plots to the extent of 40 % in area of their original land holdings. SPA - NAINA has also allotted the final plots as far as possible accommodating their original holdings i.e. most of the land owners have been allotted the anchored plots. Their demand to allot FPs at least of 50- 60 % in area of their original holdings cannot be fulfilled by the Arbitrator mainly considering that the draft scheme has been prepared by SPA - NAINA on 40:60 concepts and to make any alteration in this will lead to substantial modification to the draft scheme. Secondly, the 60 % land is utilized for IDP and scheme roads, IDP and scheme reservations, and for growth centers which are necessary to set up a higher level urban center as decided by the State Government through the CIDCO. Thirdly, the land owners (who are stake-holders) are not at loss as they have been permitted to utilize the full potential of their original holdings in terms of FSI. The lands outside the 200 m periphery around village gaothans are at present permissible with the FSI of only 0.20 plus the premium FSI of 0.30. However, due to the inclusion of their lands in the town planning scheme, these land-owners have been allowed to consume base

FSI of 1.00 without any premium. Hence, it is appropriate to finalize this scheme on the basis of the 40:60 land share concept.

2. The lands situated within the 200 m from the village gaothans are already allowed FSI of 1.00 and their owners have argued with the point that they have purchased such lands at very high values, but in the scheme, these lands have not been given weightage as required. Now the Government has granted additional FSI of 0.25 for the loss of area of original plots due to their reconstitution into final plots.
3. Some of the land owners have requested to amalgamate their scattered land holdings or to make suitable sub-division of the draft scheme FPs into separate FPs as per their new ownerships or family-wise. This has been considered wherever possible to their satisfaction.
4. The ownership of the original lands are again verified from the updated 7/12 extract and changes in the ownership and tenure of the final plots are made accordingly.
5. In the draft scheme Class I and Class II land are given one final plot. In the preliminary scheme, these Final Plots are subdivided close to each other.

Now, agricultural activities will not be continued in the scheme area hereinafter and hence, provision of any gurcharan land is not needed. The FP No. 345 & 385 are allotted in lieu of these OPs have been included in Public/Semi-Public Use in the name of Government of Maharashtra.

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

A. PARKS, PLAYGROUNDS AND OPEN SPACES

- a. One site of City Park on the West boundary of the scheme (133_CP), four sites of Park: 123_P & 159_P, 161_P, 349_P seven sites of Play Grounds: 357_SPG, 359_SPG, 358_SPG & 163_PG as proposed in the IDP have been incorporated with modifications wherever necessary to fit in the scheme layout, but maintaining their areas and utility values.

- b. The recreational spaces in the form of Open Spaces, Parks, and Playgrounds in addition to those proposed in the IDP are provided in the scheme at different sites having aggregate area of 9.61Ha.
- c. The total area under all categories of open space in the scheme is 40.30 Ha and is 9.79 % of the scheme area.

B. SOCIAL INFRASTRUCTURE & UTILITY

- a. Four sites for schools: 356_S, 173_S, 355_S, 354_PS as reserved in IDP have been incorporated in this scheme with modifications wherever necessary to fit in the scheme layout but maintaining their areas. The total area under school reservation is 0.76Ha.
- b. Four sites of the Public Health Centre: 167_PHC, 169_PHC, 145_PHC, 353_PHC have been proposed in the scheme of a total area of 0.68 Ha.
- c. The existing crematoria was included as existing amenities in the draft scheme. In the Preliminary Scheme, this existing crematorium as per 7/12 extract has been designated to their actual use in FPs no. 241. The crematorium in Sangade village is relocated along the river in Site no 369A. Additionally 1 site for crematorium is proposed in Bhingar village in FP no.383B.
- d. The total area under all categories of Social Infrastructure & Utilities is 20.55Ha and is 4.98 % of the scheme area.

C. GROWTH CENTRE

Three sites of the Growth Centre (207, 208, 209) are situated in the scheme along Highway/MMC 36/27 mt. DP road The other Growth Centre site at the East and South end of the scheme (202, 344, 345, 366) which merges with the Growth Centre site beyond this scheme and is a part of TPS-10 and NAINA DP. The total area under Growth Centre is 38.18 Ha. and is 12% of the scheme area. The SPA, NAINA has considered here that reservations of growth centers are city level reservations and do not fall under the category of section 64 (g-1) of the Act.

D. PLOTS FOR ECONOMICAL WEAKER SECTION (EWS)

Eight sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 8.31 Ha. and it is 2% of the scheme area.

E. PLOTS FOR SALE TO THE PLANNING AUTHORITY

Sixteen sites for Sale Plots have been proposed in this scheme of an aggregate area of 10.66 Ha. and it is 2.59% of the scheme area.

F. DETAILS OF PRELIMINARY TOWN PLANNING SCHEME NO 09.

- a. Total area under the scheme is 412.30 Ha.
- b. Generally, all the reconstituted final plots are reduced in areas to the extent of 40 % of their original plot areas.
- c. The lands under roads, social infrastructural sites, sites under open spaces, play grounds, parks etc. shall not admeasure to more than 40% of the scheme area.
- d. The forest lands of the State Government have been maintained. However, some portions of forest lands have been used to pass the IDP and the scheme roads through them. Hence, the total forest land is reduced.
- e. It is observed that in the draft scheme, the FPs in lieu of Gurcharan Lands were proposed for Residential areas, which are continued as Govt/Public/Semi-Public areas in Preliminary Scheme and allotted to the Government of Maharashtra.
- f. Plots against Government lands/ Gram Panchayat lands are proposed for public use for the respective authority.
 - g. Though some of the Final Plots of the draft scheme are amalgamated or deleted wherever required, the remaining Final Plots are not renumbered serially but their draft scheme numbers are maintained and hence, deleted FP numbers will not now appear in the preliminary scheme. Thus, FP numbers 33, 34, 35, 69, 72, 90, 148, 149, 189, 190, 250, 270, 275, 276, 282, 287, 289, 306, 311, 329, 385, 401, 412, 416, 502, 542, 557, 581, 584, 619, 636, 638, 670, 689, 690, 721, 724, 799, 817, 818, 837, 838, 839, 840, 857, 864, 873, 924, 926, 944 and 955 are not now appearing in the preliminary scheme for the reasons stated above. The Final Plots allotted to the land owners and to the SPA, NAINA are as given in Table B appended to the Preliminary Scheme.

8 AWARD OF THE PRELIMINARY SCHEME

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

The decisions of the Arbitrator in respect of every reconstitution of original plots into Final Plots as carried out in the award have been recorded in Table A appended to the award. The allotment of the Final Plots with their respective ownerships, areas and tenures are as recorded in Table B accompanied to the award of this Preliminary Scheme. The Land Records Department shall open the Property Cards as per this Table B for the Final Plots as provided under Rule no. 18 of the Maharashtra Town Planning Schemes Rules, 1974.

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

By considering all the issues/points/observations stated above and also after hearing SPA - NAINA on 18th September 2025, the layout of the draft scheme has been modified and finalized by the Arbitrator with modifications as stated above. The Preliminary Scheme has been accordingly drawn up as per sub-section (7) of the Section 72 of the Act as appearing in the Plans no. 3 and 4 read with Tables A and B appended to the award.

8.1 LAND USE ANALYSIS OF THE PRELIMINARY SCHEME

The comparison in areas of public users and the Roads provided by the SPA, NAINA in the sanctioned draft scheme and now provided in the Preliminary Scheme in the award drawn up by the Arbitrator is as given in the following tables 6, 7, 8 and 9.

Table 6: Land use distribution of Preliminary Scheme TPS9:

PRELIMINARY SCHEME LANDUSE				
Sr. No.	Land use	Area (in Ha)	% on Gross Area	Total Percentage
1	Final Plots	126.38	30.65%	30.65%
2	Growth Center	38.18	9.26%	9.26%
3	DP Roads	32.35	7.85%	16.62%
4	Layout Roads	36.16	8.77%	
5	DP Amenities	5.58	1.35%	4.98%
6	Layout Amenities	14.97	3.63%	
7	DP Open Space	30.75	7.46%	9.79%
8	Layout Open Space	9.61	2.33%	
9	EWS	8.31	2.02%	2.02%
10	Sale Plots	10.66	2.59%	2.59%
11	Govt/Public/Semi-Public	4.29	1.04%	1.04%
	Total Net Scheme Area	317.24		
12	MMC	61.65		14.95%
13	Forest	5.49		1.33%
14	Water Bodies	16.29		3.95%
15	Railway	9.38		2.28%
16	Gaothan	2.25		0.55%
	Gross Scheme Area	412.3		100%

Figure 4: TPS 9 Preliminary Scheme Land use

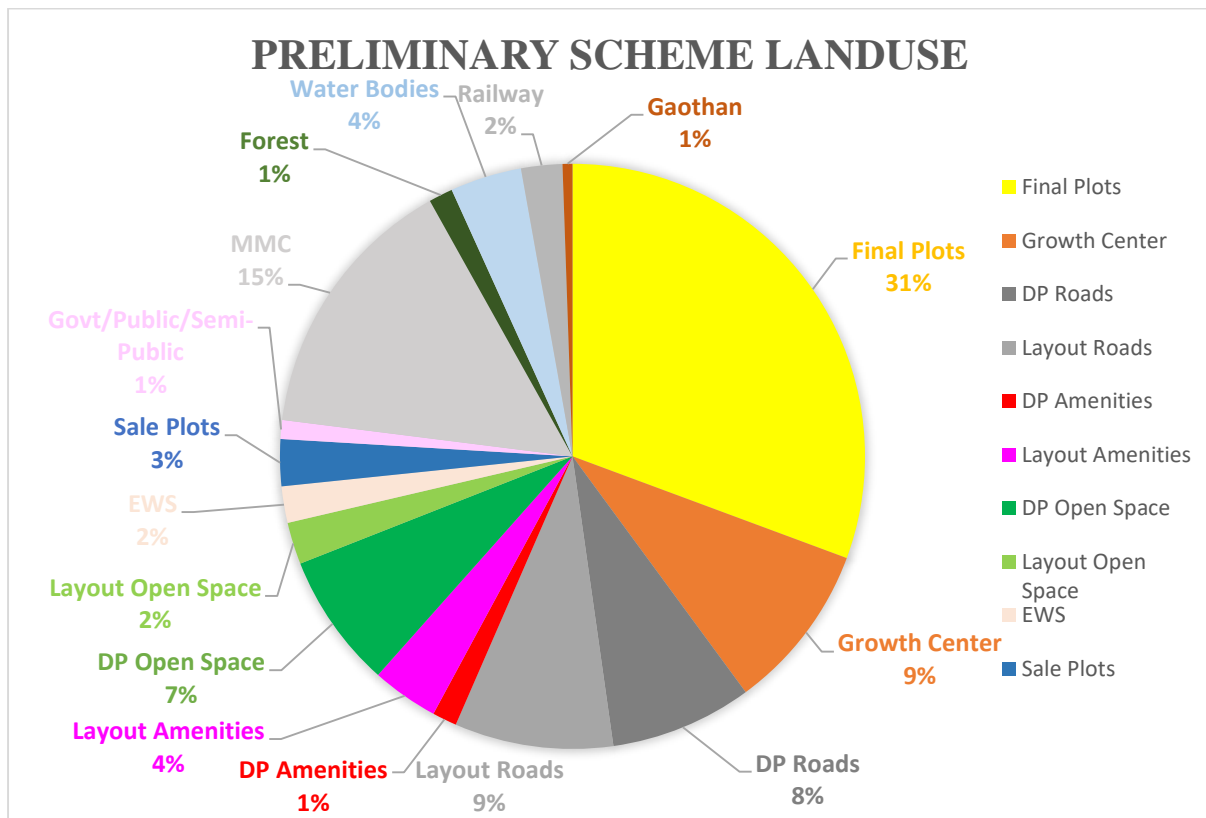


Table 7: Site wise comparison of IDP Reservations in the sanctioned Draft Scheme and in the Preliminary Scheme

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area	Total Area (Sq. mt)	
							(Sq. mt)		
A)	IDP Open Space								
1	Play Ground (PG)	163_PG	6686.63	674	7000.39	674	7075.06	7075.06	
2	Play Ground (PG)	209A_PG	21444.71	579	21444.22	579	21507.86	21507.86	
3	Play Ground (PG)	164_PG	6447	384	6637.01	384	8553.68	8553.68	
4	Play Ground (PG)	166_PG	2046.21	383	2562.59	383	1295.97	1295.97	
5	Play Ground (PG)	308_PG	16007	262 417	18892.27	262	11727.51	11727.51	
6	Play Ground (PG)	370_PG	19430	912	22306.31	912	21941.91	21941.91	
7	Play Ground (PG)	351_PG (P)	232.71	792	232.71	792	233.95	233.95	
	Total Area PG		72294.26		79075.5		72335.95		
8	School Play Ground (SPG)	357_SPG (P)	5135.94	839	5137.45	835	8918.30	8918.30	
9	School Play Ground (SPG)	358_SPG (P)	4901.16	445	4901.16	445	4894.68	4894.68	
10	School Play Ground (SPG)	359_SPG	5420	790	5021.55	790	5026.08	5026.08	
	Total Area SPG		15457.1		15060.16		18839.06		

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area	Total Area (Sq. mt)	
							(Sq. mt)		
	TOTAL PG + SPG		87751.36		94135.66		91175.01		
11	Park (P)	159_P	65879.88	247+282+276+274	66126.96	247+282+276+274	27880.48	48928.43	<i>In the Sanctioned Draft Scheme, the location of Park in IDP was changed & the area under water channel was included in the total area of Park Reservation No 159_P & 123_P. As per the report from Engineering Dept. width of Bhingarwadi River has been increased from 30m in draft scheme to 36m in Preliminary Scheme. The existing width of the river is marked on the village map & has been shown as existing flow in IDP & Park has been proposed on both the sides of river. In the Preliminary Scheme, 22782.95 sq.m has been affected by the widening of river channel and therefore the said area is reduced in park reservation.</i>
12				246		246	1669.59		
13				251		251	8992.88		
14					429	3414.32			
15					263	6971.16			
16	Park (P)	123_P	119377.27	215	127333.58	239A	14350.98	117369.13	
17				239		213	4694.62		
18				537		212	3604.49		
19						218B	19677.68		
20						239B	30979.66		
21						537	23589.89		
22						823	11616.17		
23						279	3887.61		

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
24						196	4968.01		
25	Park (P)	225_P	3082	242	3082.28				In the Sanctioned Draft Scheme the said sites were proposed on the Existing Cremation Ground. The Area of the Existing Cremation Ground has been retained & therefore these two reservations are deleted.
26	Park (P)	224_P	251.13	241A	252.16				
27	Park (P)	349_P (P)	2332.23	793	2332.23	793	2328.81	2328.81	
28	City Park (CP)	133_CP (P)	36350.23	4	49610.62	4	13048.24	47710.61	
29				42		42	30069.71		
30				51		51	4592.66		
	Total Area		227272.74		248737.83		216336.98		
	Total Area of IDP Open Space		315024.1		342873.49		307511.99	307511.99	
B)	IDP School								
31	Schools (S)	173_S	4039.73	672	4045.3	672	4097.39	4097.39	
32	Schools (S)	354_S (P) (TA = 4000)	1728.57	791	1728.57	791	1727.34	1727.34	
33	Schools (S)	355_S (P) (TA = 4174)	46.51	840	46.51	836	19.99	19.99	
34	Schools (S)	356_S (P) (TA = 3771)	1771.86	444	1771.86	444	1769.70	1769.70	

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
	Total Area		7586.67		7592.24		7614.42	7614.42	
C)	IDP Primary Health Centers								
35	Primary Health Centre (PHC)	167_PHC	1599.26	610	2013.29	610	2014.77	2014.77	
36	Primary Health Centre (PHC)	169_PHC	1152.95	351	1250.17	351	1251.45	1251.45	
37	Primary Health Centre (PHC)	145_PHC	1618.81	33	1618.91	41B	1618.06	1618.06	
38	Primary Health Centre (PHC)	353_PHC	2006	796	2006.76	796	2004.54	2004.54	
	Total Area		6377.02		6889.13		6888.82	6888.82	
D)	IDP Daily Bazar (DB)								
39	Daily Bazar (DB)	153_DB	1387.26	609	1399.81	609	1405.91	1405.91	
40	Daily Bazar (DB)	154_DB	1796.54	647	2021.09	647	1950.67	1950.67	
41	Daily Bazar (DB)	156_DB	1009.32	352	1396.4	352	1394.86	1394.86	
42	Daily Bazar (DB)	343_DB	1039	797	1039.5	797	1037.04	1037.04	
	Total Area		5232.12		5856.8		5788.47	5788.47	
E)	IDP Growth Centers								
43	Growth Centre (GC)	207_GC (P) (TA = 797303)	115580	132 176 238 765	116446	132	26619.87	116241.27	
44						240	49513.09		
45						765	33766.29		
46						756	6342.01		
47	Growth Centre (GC)	209_GC (P) (TA = 74666)	73177.83	580	73177.74	580	57840.13	80005.08	
48				789		788	22164.96		

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
49	Growth Centre (GC)	208_GC (P) (TA = 141133)	90050.89	174	88216.56	174	86809.80	86809.80	
50	Growth Centre (GC)	202_GC (P)	28504.45	1	28695.03	1	27808.33	28692.47	
51		(TA = 548642)		2		2	884.14		
52	Growth Centre (GC)	344_GC (P) (TA-79018)	17842.27	442	15773.3	442A	0.23	15763.38	
53				443		442B	597.06		
54				446		443	13963.71		
55						446	3.19		
56						445A	1199.19		
57	Growth Centre (GC)	345_GC (P)	26923.51	746	26923.51	746	8089.75	26842.13	
58		(TA = 144545)		747		747	12515.09		
59				748		748	6237.29		
60	Growth Centre (GC)	366_GC (P)	28030.74	872	27451.21	872	9986.68	27455.85	
61		(TA = 173544)		914		914	17469.17		
	Total Area		380109.69		376683.35			381809.98	
F)	IDP Community Centers								
62	Community Centre (CC)	152_CC	2595.03	655	3704.45	655	3603.73	3603.73	
63	Community Centre (CC)	132_CC	2504.36	43	4041.44	43	4041.34	4041.34	
64	Community Centre (CC)	360_CC (P) (TA = 2100)	57.37	851	57.37	851	57.37	57.37	
	Total Area		5156.76		7803.26		7702.44	7702.44	

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area	Total Area (Sq. mt)	
							(Sq. mt)		
G)	IDP Police Stations								
65	Police Station (PS)	171_PS	9283.5	590	11267.72	571	12724.84	12724.84	
66	Police Station (PS)	146_PS	0	32	760.55	39A	575.46	765.81	
67				33		39B	12.75		
68						40	177.60		
	Total Area		14440.26		12028.27		13490.65	13490.65	
H)	Fire Station (FS)	139_FS(P)	10200	41	4868.7	41A	4868.70	4868.70	
I)	Electric Sub Station (ESS)	158_ESS	1899.2	355	2011.98	355	2012.53	2012.53	
J)	IDP Sewerage Treatment Plants								
69	Sewerage Treatment Plant (STP)	151_STP-5 (P) (TA = 21091)	173.43		0	-	-	-	
70		314_STP-10(P) (TA = 32128)	2937.32	261	2189.08	261	2246.32	2246.32	
	Total Area		3110.75		2189.08			2246.32	
K)	Station Area Facility (SAF)	312_SAF (P) (TA = 19153)	5024.32	441	5180.85	441	5148.59	5148.59	
L)	Forest								
71	Forest			254+271	7246.90	254+271	7195.64	7195.64	

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area	Total Area (Sq. mt)	
							(Sq. mt)		
72				248+249+252+273	28227.22	248+249+252+273	26323.89	26323.89	<i>Due to widening of the Bhingarwadi River Water Channel the Forest area of 1903.3sqm is reduced.</i>
73				863	2161.87	863	2159.86	2159.86	
74				855	17973.50	855	17973.49	17973.49	
75				253	822.54	253	826.98	826.98	
76				272	426.57	272	384.04	384.04	
	Total Area				56858.60		54863.90	54863.90	
	Total Area under IDP Reservations		754160.89		773977.15			745082.91	

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

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
A)	Open Spaces (O/S) in addition to IDP Sites					
1	Layout Open Space	5A	477.05	16	2800.80	FP renumbered & area increased
2	Layout Open Space	18	2032.22	36+37+38	2754.13	Area increased
3	Layout Open Space	36+37+38	1533.38	57	2695.63	Renumbered and newly proposed during reconstitution
4	Layout Open Space	66	349.87	64	1084.89	
5	Layout Open Space	67	152.48	65	96.41	
6	Layout Open Space	71	90.85	70	280.24	FP renumbered & area increased
7	Layout Open Space	72	139.84	71	134.84	FP renumbered & area increased
8	Layout Open Space	80	1575.17	80A	839.61	FP renumbered
9	Layout Open Space	100	2672.28	89	78.05	
10	Layout Open Space	125	491.95	100	2458.58	
11	Layout Open Space	163A	252.61	125	161.13	Area increased during reconstitution
12	Layout Open Space	182	437.17	163A	430.53	Area increased during reconstitution
13	Layout Open Space	189+190	495.05	182	592.08	Area increased during reconstitution
14	Layout Open Space	195	1142.00	215	350.27	
15	Layout Open Space	216	420.82	221C	1417.63	
16	Layout Open Space	218	30.31	222A	2316.45	
17	Layout Open Space	259	4154.04	259	3856.52	
18	Layout Open Space	263	1179.58	286	102.03	FP renumbered
19	Layout Open Space	270	1556.26	296	821.64	

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
20	Layout Open Space	283	1224.91	342	1072.41	
21	Layout Open Space	287	35.35	366	307.24	
22	Layout Open Space	296	860.88	376	262.15	
23	Layout Open Space	342	1076.13	403B	400.96	Newly reconstituted
24	Layout Open Space	366	306.13	428	3729.57	Area increased
25	Layout Open Space	376	260.81	469	2082.07	
26	Layout Open Space	428	1312.70	496	1219.47	Newly reconstituted
27	Layout Open Space	429	6258.28	560A	1363.16	Newly reconstituted
28	Layout Open Space	469	1861.53	573	445.39	
29	Layout Open Space	502	609.93	589B	6439.41	
30	Layout Open Space	573	444.88	604	82.29	
31	Layout Open Space	581	567.52	614	410.30	
32	Layout Open Space	589	8088.78	618B	636.22	Newly proposed during reconstituted
33	Layout Open Space	624	1047.14	624	1532.21	Area increased
34	Layout Open Space	628	542.03	628	541.13	
35	Layout Open Space	635	463.55	650	2055.76	Newly proposed during reconstituted
36	Layout Open Space	659	147.76	659	109.17	
37	Layout Open Space	675	7489.70	675	6779.59	
38	Layout Open Space	710	1132.29	710	1124.76	
39	Layout Open Space	725	5240.73	725	4489.42	
40	Layout Open Space	731	1651.83	731	1690.65	Area increased
41	Layout Open Space	780	18402.27	773	2288.54	
42	Layout Open Space	821	4229.16	815A	640.33	Newly proposed during reconstituted
43	Layout Open Space	822	234.82	815B	1432.51	Newly proposed during reconstituted

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
44	Layout Open Space	838	5019.40	821	3192.37	
45	Layout Open Space	856	915.63	822A	146.89	FP Renumbered
46	Layout Open Space	857	934.95	856	915.62	
47	Layout Open Space	864	2063.92	864	4361.82	
48	Layout Open Space	897	4684.88	874	986.99	
49	Layout Open Space	919	6633.71	895	5666.93	FP Renumbered
50	Layout Open Space	941	2073.25	919	6889.55	Area increased during reconstitution
51	Layout Open Space	944	1635.10	941	1812.29	
52	Layout Open Space	948	4247.80	943	1556.32	
53	Layout Open Space	957	619.28	948	2870.40	
54	Layout Open Space	958	2958.03	957	757.68	Area increased during reconstitution
55	Layout Open Space			958	2543.58	
Total	Draft O/S - 54		114457.98		96106.59	
	Preliminary O/S - 55					
B)	Amenities in addition to IDP Sites					
1	Layout Amenity	23	1232.75	6A	1181.54	Renumbered and newly proposed during reconstitution
2	Layout Amenity	57	2364.72	19	232.63	
3	Layout Amenity	63	1060.47	62	1219.87	Newly proposed during reconstituted
4	Layout Amenity	75	1085.60	63	1514.16	Area increased
5	Layout Amenity	90	859.15	75	1214.01	Area increased
6	Layout Amenity	107	1173.08	101	2071.61	
7	Layout Amenity	142	743.09	142	659.49	
8	Layout Amenity	150	45.85	150	669.41	Area increased

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
9	Layout Amenity	168A	104.09	169A	604.80	FP renumbered
10	Layout Amenity	177	124.87	176A	4702.41	
11	Layout Amenity	179	44.13	177B	124.80	FP Renumbered
12	Layout Amenity	186	1441.80	179	44.13	
13	Layout Amenity	202	279.64	186	1543.68	Area increased
14	Layout Amenity	205	733.97	202	351.25	
15	Layout Amenity	206	592.11	205	736.74	
16	Layout Amenity	212	600.87	206	634.13	
17	Layout Amenity	217	8139.72	219A	87.58	
18	Layout Amenity	235	393.42	226	330.55	
19	Layout Amenity	235A	401.98	260	6294.94	
20	Layout Amenity	240	696.44	285	4541.00	
21	Layout Amenity	260	6291.91	300	166.56	
22	Layout Amenity	281	4723.79	302	4581.36	FP Renumbered
23	Layout Amenity	284A	680.77	307	577.15	
24	Layout Amenity	289	1226.73	327+328	943.29	
25	Layout Amenity	300	108.53	332	628.86	
26	Layout Amenity	302+303+304+311	5335.39	338	465.54	
27	Layout Amenity	307	577.83	358	1762.63	
28	Layout Amenity	327+328	227.83	360	195.72	
29	Layout Amenity	332	982.71	374	2118.18	
30	Layout Amenity	338	465.35	403A	3196.91	
31	Layout Amenity	358	2144.12	408B	633.89	
32	Layout Amenity	360	195.51	433A	605.65	Newly proposed during reconstituted
33	Layout Amenity	374	2011.10	509	1204.47	

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
34	Layout Amenity	385	4233.86	520	553.03	
35	Layout Amenity	400	4005.24	527	1104.99	
36	Layout Amenity	408	355.30	532	1021.44	
37	Layout Amenity	509	218.38	569	5225.24	
38	Layout Amenity	520	488.27	577	948.12	
39	Layout Amenity	527	1517.49	589A	5004.14	
40	Layout Amenity	532	1023.97	593	2764.11	
41	Layout Amenity	569	1608.18	599	4383.99	
42	Layout Amenity	577	1155.35	616	254.18	
43	Layout Amenity	584	161.96	626	587.73	
44	Layout Amenity	589A	5005.53	630	268.09	
45	Layout Amenity	593	2756.35	631	792.85	
46	Layout Amenity	599	4390.03	635	1465.58	FP renumbered
47	Layout Amenity	604	83.01	642	640.28	
48	Layout Amenity	614	410.12	653	518.99	
49	Layout Amenity	616	254.18	660	224.37	
50	Layout Amenity	626	581.70	665	182.29	
51	Layout Amenity	630	268.97	673	3941.84	Area increased
52	Layout Amenity	631	795.10	681	302.33	
53	Layout Amenity	638	48.03	686	1044.04	
54	Layout Amenity	642	411.08	688A	3749.23	Newly prposed during reconstituted
55	Layout Amenity	653	506.23	719B	57.20	
56	Layout Amenity	660	224.37	727	723.58	
57	Layout Amenity	665	184.72	729B	45.32	Newly proposed during reconstituted
58	Layout Amenity	670	1003.11	734	1064.07	

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
59	Layout Amenity	673	3997.27	740B	658.49	
60	Layout Amenity	681	303.87	752	9653.92	
61	Layout Amenity	686	1132.64	772	4047.14	
62	Layout Amenity	721	406.28	809	4707.12	
63	Layout Amenity	724	269.81	816	5750.58	FP Renumbered
64	Layout Amenity	727	425.47	832	4564.80	
65	Layout Amenity	734	1093.71	846	1908.59	
66	Layout Amenity	773	4267.83	850	4395.83	
67	Layout Amenity	779	6008.31	852	896.67	
68	Layout Amenity	809	4715.54	859B	527.85	
69	Layout Amenity	815	4837.42	862B	765.46	
70	Layout Amenity	823	8020.18	869B	285.08	
71	Layout Amenity	829	111.48	871	4918.10	
72	Layout Amenity	837	5153.28	879	1109.40	
73	Layout Amenity	849	1582.21	882	10939.57	
74	Layout Amenity	850	5807.08	891	603.05	Newly proposed during reconstituted
75	Layout Amenity	852	891.58	946	565.74	
76	Layout Amenity	871	5129.81	952	1212.48	
77	Layout Amenity	874	1400.83	954	1522.86	
78	Layout Amenity	879	699.62	961	2500.60	
79	Layout Amenity	882	11230.27	963	3692.19	
80	Layout Amenity	946	573.69	964	1811.44	
81	Layout Amenity	952	1211.31			
82	Layout Amenity	954	1100.31			
83	Layout Amenity	956	1559.53			

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
84	Layout Amenity	961	2533.22			
85	Layout Amenity	963	3691.19			
86	Layout Amenity	964	1811.24			
Total	Draft Layout Amenity - 86		158744.89		149742.90	
	Preliminary Layout Amenity - 80					
C)	Crematorium					
1	Masanvat	-	-	241	1740.38	Newly proposed during reconstituted
2	Masanvat	-	-	369A	701.89	Newly proposed during reconstituted
3	Masanvat	-	-	383B	600.07	Newly proposed during reconstituted
Total	Draft Cemetery - 0				3042.34	
	Preliminary Cemetery - 03					
D)	EWS/ LIG Housing / Housing of Dis-Housed					
1	EWS/ LIG Housing	158	13830.74	158	13623.99	
2	EWS/ LIG Housing	242	15500.28	242	15503.58	
3	EWS/ LIG Housing	485	8925.71	485	8940.85	
4	EWS/ LIG Housing	608	3734.08	608	3746.13	
5	EWS/ LIG Housing	671	10833.00	671	11099.42	
6	EWS/ LIG Housing	698	5067.63	698	3122.57	
7	EWS/ LIG Housing	841	10267.86	940	8400.84	
8	EWS/ LIG Housing	889	7004.31	841	11340.11	
9	EWS/ LIG Housing	940	9166.47	894B	7312.12	FP Renumbered
Total	Draft EWS Housing - 9		84330.08		83089.60	

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
	Preliminary EWS Housing - 9					
E)	Water Channel and Water Body					
1	Water Channel	943	121.43	942	274.90	FP Renumbered
2	Water Channel	1104A	2076.14	1086	17606.27	FP Renumbered
3	Water Channel	1108+1109+1110	9423.94	1087	20981.37	FP Renumbered
4	Water Channel	1092	6569.91	1088	2047.46	FP Renumbered
5	Water Channel	1093	1952.53	1089	4248.18	FP Renumbered
6	Water Channel	1094	288.33	1090	498.67	FP Renumbered
7	Water Channel	1095	2386.42	1091	3473.10	FP Renumbered
8	Water Channel	1096	837.97	1092	14055.16	FP Renumbered
9	Water Channel	1097	6850.28	1093	15591.04	FP Renumbered
10	Water Channel	1098	11606.83	1094	5774.50	FP Renumbered
11	Water Channel	1099	1866.68	1095	14730.01	FP Renumbered
12	Water Channel	1100	1577.66	1096	26924.50	FP Renumbered
13	Water Channel	1101	146.40	1097	18327.82	FP Renumbered
14	Water Channel	1102	1598.26	1097	3469.14	FP Renumbered
15	Water Channel	1103	171.39	1098	288.28	FP Renumbered
16	Water Channel	1104	1534.56	1099	2367.89	FP Renumbered
17	Water Channel	1105	366.61	1100	3217.34	FP Renumbered
18	Water Channel	1106	6105.81	1101	9058.87	FP Renumbered
19	Water Channel	1107	852.59			
20	Water Channel	1111	3176.28			
21	Water Channel	1112	11806.14			
22	Water Channel	1113	1014.32			
23	Water Channel	1114	1427.53			

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
Total	Draft Water Channel - 23		73758.02		162934.51	Area under Water Channel is increased due to widening.
	Preliminary Water Channel -18					
F)	Public Purpose Lands/ Govt. Lands					
1	Public/ Govt. Land	-	-	245	3182.36	Newly proposed during reconstituted
2	Public/ Govt. Land	-	-	200	1098.45	Newly proposed during reconstituted
3	Public/ Govt. Land	-	-	214	1316.47	Newly proposed during reconstituted
4	Public/ Govt. Land	-	-	221A	3488.29	Newly proposed during reconstituted
5	Public/ Govt. Land	-	-	231	1560.18	Newly proposed during reconstituted
6	Public/ Govt. Land	-	-	309	1750.33	Newly proposed during reconstituted
7	Public/ Govt. Land	-	-	337	773.87	Newly proposed during reconstituted
8	Public/ Govt. Land	-	-	349	8143.96	Newly proposed during reconstituted
9	Public/ Govt. Land	-	-	388	2360.82	Newly proposed during reconstituted
10	Public/ Govt. Land	-	-	568	10569.21	Newly proposed during reconstituted
11	Public/ Govt. Land	-	-	644	1189.60	Newly proposed during reconstituted
12	Public/ Govt. Land	-	-	803	7520.42	Newly proposed during reconstituted
Total	Draft Public/ Govt. Land - 00,				42953.96	
	Draft Public/					

Sr. No.	Public User	FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	Remarks
	Govt. Land - 12.					
G)	Sale Plot					
1	Sale Plot	244	3587.23	58	2341.28	
2	Sale Plot	257	1025.26	257	1024.25	
3	Sale Plot	438	10890.07	438	9533.34	
4	Sale Plot	453	1693.77	453	1729.00	
5	Sale Plot	483	3631.33	483	3693.84	
6	Sale Plot	723	5902.78	623	1967.11	
7	Sale Plot	752	11174.45	723	4041.14	
8	Sale Plot	762	8309.80	762	8352.09	
9	Sale Plot	774	13856.93	774	13855.28	
10	Sale Plot	798	9113.07	798	11866.18	
11	Sale Plot	833	2084.06	834	5716.49	
12	Sale Plot	834	1686.30	887	4671.94	Newly proposed during reconstituted
13	Sale Plot	836	1209.48	896	15806.66	
14	Sale Plot	862	3246.96	910	3078.47	
15	Sale Plot	888	22866.25	929	4830.84	
16	Sale Plot	902	4532.26	951	14126.80	
17	Sale Plot	910	3439.20			
18	Sale Plot	929	4884.28			
19	Sale Plot	942	105.43			
20	Sale Plot	951	14122.15			
Total	Draft Sale Plot- 20,					
	Preliminary Sale Plot- 16.		127361.05		106634.71	

The section 64 (g-1) prescribes two caps viz. first of 10 % of the scheme area under clause (i) for reserving EWS/LIG housing and housing of the dispossessed persons due to scheme and second of 40 % of the scheme area under clause (ii) for reserving open spaces, social infrastructure, roads and plots for sale for raising the funds for the implementation of the scheme works. Actual percentage of the lands provided for these users in this scheme is well within these caps of 10 % and 40 % mentioned under section 64(g-1) (i) and (ii) of the said Act as can be seen from the Table 9 below.

The Growth Centers, being city-level proposals of the IDP which have been included in the scheme, are not considered under clause (ii) of section 64(g-1) here. It is presumed that

the items listed under section 64(g-1) (ii) of the said Act do not include reservations like Growth Centers and would not therefore fall under this clause. This assumption was pleaded in respect of Preliminary Town Planning Schemes, NAINA No. 1 and 2 which has been accepted by the State Government and the said schemes are accordingly sanctioned under section 86(1) of the said Act confirming this assumption.

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

Sr. No.	Public Sites and Users	Percentages with Scheme area					Remarks
		Draft Scheme		Preliminary Scheme			
		Area (Ha.)	% with Gross Area	Area (Ha.)	% with Gross Area	% with Net Area	
	Total Area Under Scheme (Ha)	412 Ha (Gross Area)		412.30 Ha (Gross Area),			
		412 Ha(Net Area)		317.24 Ha (Net Area)			
1	Users as per Section 64 (g-1) (i)						
A	EWS/ LIG Housing	8.43	3%	8.309	2.02%	2.62%	Below 10% of the Total Area under TPS - 9.
B	Total Users as per Section 64 (g-1) (i)	8.43	3%	8.310	2.02%	2.62%	
2	Users as per Section 64 (g-1) (ii)						
A	For Roads						
1	IDP and Layout Roads	63.38	21%	68.51	16.62%	21.58%	
B	For Parks, Play Ground, Garden & Open Spaces						
1	IDP City Parks	4.96	1%	4.77	1.16%	1.50%	
2	IDP Parks	19.91	5%	16.86	4.09%	5.31%	
3	IDP Play Grounds	9.41	2%	9.11	2.21%	2.87%	
4	Layout Open Spaces	11.45	3%	9.61	2.32%	3.01%	
	Total Open Space Area	45.74	11%	40.36	9.76%	12.70%	
C	For Social Infrastructure and Public Utility						
1	IDP Schools	0.76	0.18%	0.76	0.18%	0.24%	
2	IDP Daily Bazar	0.59	0.14%	0.58	0.14%	0.18%	
3	IDP Primary Health Centers	0.69	0.17%	0.69	0.17%	0.22%	
	IDP Community Centers	0.51		0.77	0.19%		
	IDP Police Station	1.12		1.35	0.33%		
	IDP Fire Station	0.48		0.49	0.12%		
	IDP Electric Sub Station (ESS)	0.20		0.20	0.05%		
	IDP Sewerage Treatment Plant (STP)	0.21		0.22	0.05%		
	IDP Station Area Facility (SAF)	0.51		0.51	0.12%		
4	Layout Amenities	15.87	3.85%	14.97	3.63%	4.70%	

Sr. No.	Public Sites and Users	Percentages with Scheme area					
		Draft Scheme		Preliminary Scheme			
		Area (Ha.)	% with Gross Area	Area (Ha.)	% with Gross Area	% with Net Area	
5	Existing Amenity (Crematoria)	-	-	0.30	0.07%	0.10%	
	Total Social Infrastructure and Public Utility Area	20.94	5.08%	20.55	4.98%	6.55%	
D	Sale Plots by SPA, NAINA						
1	Sale Plots	12.74	3.09%	10.66	2.59%	3.36%	
E	Total Users as per Section 64 (g-1) (ii)	142.79	40.27%	140.38	34.05%		Below 40% of the Total Area under TPS-9.
3	Plots of Users not falling under 64(g-1)						
A	IDP Growth Centers	37.67	12.00%	38.18	9.26%	12.03%	
B	Govt./ Public Purpose Lands	-	-	4.29	1.04%	1.35%	
C	Forest			5.49	1.33%		
D	Water Body			16.29	3.95%		
E	MMC			61.65	14.95%		
F	Railway			9.38	2.28%		
G	Gaothan			2.25	0.55%		
	Total of Plot Users not falling under 64(g-1)				33.31%		
	Final Plots allotted to Land Owners						
4	Final Plots allotted to Land Owners	130.80	31.75%	126.38	30.65%	39.81%	
	Total Scheme Area			412.30	100%		

9 LEGAL FORMALITIES IN TPS-9:*Table 10: Legal Formalities*

No	Section	Actions	Reference	Date
(A)	Draft Scheme by SPA, NAINA			
1	60(1)	Declaration of Intention	Resolution No. 12214, Board Meeting No. 620	09/12/2022
2	60(2)	Declaration in the Official Gazette	Maharashtra Govt Gazette, Extraordinary Part II	22/12/2022
3	60(2) Rule 3(2)	Newspaper publication of notice	Free Press Journal (English) Ram Prahar (Marathi)	27/12/2022
4	60(3) Rule 3(1)	Display of Plan in SPA's office	-	10/12/2022
5	Rule 4(1)	Meeting with landowners	-	07/02/2023 & 08/02/2023
6	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-9/Consultation u/s 61(1)/2023/124	19/05/2023
7	61(1) Rule 4(2)	1 st DTP's remarks on draft scheme	जा. क्र. नैना नरयो क्र. 9/ प्र.क्र.251 & 253/23/टीपीव्ही-३/ 4241	24/08/2023
8	61(1) Rule 4(2)	Publication of Draft Scheme	12 months from date of declaration	08/12/2023
11	61(1) Rule 5(1)	Gazette publication of Notice	Maharashtra Govt Gazette, Extraordinary Part II	05/09/2023
12	61(1) Rule 5(2)	Newspaper publication of Notice	Kille Raigad & NewsBand	16/09/2023
13	67 Rule 5(2)	Consideration of objections relating to the draft scheme	30 days from the date of publication	05/09/2023 to 04/10/2023
14	68(1)	Submission to Govt. for Sanction (Now to MD, CIDCO)	CIDCO/NAINA/TPS-9/Sec68(1)/2023/E-262516/969	29/11/2023
15	68(2)	Consultation with DTP	Letter No. CIDCO/NAINA/TPS-9/Consult 68(2)/2023/984	05/12/2024
16	59(2)	Submission of Suitable Amendments in IDP Reservation	CIDCO/NAINA/TPS 9 Amendment/sec 59(2)/2023/983	05/12/2024

No	Section	Actions	Reference	Date
17	68(2) Rule 4(2)	2 nd DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP	जा. क्र. प्रा.न.र.यो / नरयो क्र.9/ नैना / कलम ६८(२)/ CR24/TPV-3/1278	23/02/2024
18	68(2)	Sanction of Draft Scheme by Govt. (Now VC & MD, CIDCO)	CIDCO/NAINA/TPS-9/2024/2001	27/02/2024
19	68(2)	Gazette publication of Sanction of Draft Scheme	Maharashtra Government Gazette, Extraordinary Part II	27/02/2024
20	68(2)	Newspaper publication of Notification	The Free Press Journal and DainkVadalvara	08/03/2024
(B)	Arbitration Proceedings			
21	72 (1)	Notification of Appointment of Arbitrator	TPS-1224/821/C.R.58 /24/UD-12	12/07/2024
22	72(1)	Gazette publication of Appointment of an Arbitrator by Govt.	Maharashtra Government Gazette part I- Konkan Dvn	08/08/2024
23	Rule 13	Public Notice of Arbitrator to commence the duties	ARB/TPS-9/GEN/2024/01	05/09/2024
	Rule 13	Gazette publication of commencement of duties	Maharashtra Government Gazette Extraordinary Part II	26/09/2024
24	Rule 13	Newspaper publication of commencement of duties	The Freepress Journal and Dainik Sagar	01/10/2024
25	72(4)(i) Rule 13(3)	Special Notices in form 4 to owners	Issued to all Land Owners by Post. Hearing Schedule is published on CIDCO's website and Newspaper – Raigad Nagari. Newspaper Sagar & Kille Raigad	12/12/2024 16/01/2025
26	72(4)(i) Rule 13(4)	Hearing to Land Owners	1 st Hearing Period	16/12/24 to 27/12/2024

No	Section	Actions	Reference	Date
				& 20/01/25 to 07/02/2025
27	72(4)(i) Rule 13(4)	Hearing to Land Owners	Hearing Schedule of 2 nd hearing is published on CIDCO's website and Newspaper - Dainik Raigad Nagari	15/01/2025
28	72(4)(i) Rule 13(3)	Hearing to Land Owners	2 nd Hearing Period.	17/02/2025 to 28/02/2025
29	72(3)	Request to State Govt to extend time limit to prepare preliminary scheme.	लवाद/न.र.यो- ९/सर्वसाधारण/२०२५/७३९	02/08/2023
30	72(3)	Arbitrator to subdivide the scheme into Preliminary and Final schemes	ARB/TPS-9/GEN/2024/488/1	29/04/2025
31		Remarks of SPA, NAINA on hearing to Arbitrator	CIDCO/NAINA/Arbitrator/TPS-9/2025/198	22/07/2025
32	72(3)	Preparation of Preliminary Scheme by the Arbitrator	ARB/TPS-9/Award/2025/764	15/09/2025
33	Rule 13(9)	Publication of notice regarding preparation of the preliminary scheme	महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्रमांक १३२, दिनांक १८ सप्टेंबर, २०२५	18/09/2025
34	Rule 13(9)	Publication of notice regarding preparation of the preliminary scheme	Dainik Krushival and Free-press Journal	13/10/2025
35	72(5)	Submission of the Preliminary Scheme to the Govt for sanction	ARB/TPS-9/Pre-Sub/2025/765	30/10/2025

10. TIMELINES FOLLOWED IN PREPARING TPS-9:*Table 11: Timelines followed in TPS – 9*

Sr. No	Section of the Act.	Time limit Prescribed	Time Limit Followed
1	60(1)	Declaration of Intention	09-12-2022
2	60(2)	Declaration in the Official Gazette (within 30 days)	22-12-2022
4	61(1)	Publication of Draft Scheme (9 months without seeking extension) (upto 08/09/2023)	05-09-2023
5	68(1)	Submission of Draft Scheme to Govt. (Now to MD, CIDCO) 3 months from Publication (upto 04/12/2023)	29-11-2023
6	68(2)	Sanction of the Draft Scheme. 3 months from submission (upto 28/02/2024)	27-02-2024
7	68(2)	Gazette Notification of Sanction of the Draft Scheme by Govt.	27-02-2024
8	72(1)	Appointment of Arbitrator	08-08-2024
9	72(3)	To draw Preliminary Scheme 9 months + 3months extension + Code of Conduct period of Maharashtra Assembly Election 2024 (42 Days) from the date of appointment of Arbitrator (upto 18-09-2025)	18-09-2025
10	72(5)	Submission of the Preliminary Scheme (No time limit prescribed)	30-10-2025

11 SUBMISSIONS/ ACCOMPANIMENTS:

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

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

The Preliminary Town Planning Scheme, NAINA No. 9 has been drawn up accordingly under sub-section (7) of Section 72 of the said Act on 18TH September, 2025. The notices in English and in Marathi regarding drawing-up of this Preliminary Scheme have been published in the Extra-Ordinary Gazette no. ARB/TPS-9/Pre. Award/2025/7763, in Part II; dated 18.09.2025. These notices have also been published in the local Newspapers, Krushival and Free-press Journal dated 13/10/2025. The said notices are attached as Annexure 14 and Annexure 15.

The Preliminary Town Planning Scheme, NAINA no. 9 is thereafter submitted by the Arbitrator to the State Government as provided under sub-section (5) of the Section 72 of the said Act for sanction vide his letter bearing no. ARB/TPS-9/Pre-Sub/2025/765, dated 30th October 2025.



(Abhiraj Girkar)

Arbitrator

Town Planning Scheme, NAINA No. 9.

18th September, 2025

TOWN PLANNING SCHEME, NAINA NO. 9

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of
Taluka – Panvel, District – Raigad)

PRELIMINARY SCHEME

GENERAL/ COMMON DECISIONS

PART B

GENERAL / COMMON DECISIONS

The following General/Common decisions shall hold good and shall be applicable within the area of the NAINA, Town Planning Scheme No. 9.

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

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

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

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

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

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



(Abhiraj Girkar)
Arbitrator

Town Planning Scheme, NAINA No. 9.

18th September, 2025

TOWN PLANNING SCHEME, NAINA NO. 9

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of
Taluka – Panvel, District – Raigad)

PRELIMINARY SCHEME**SPECIAL DEVELOPMENT CONTROL REGULATIONS****PART C****12. DEVELOPMENT CONTROL AND PROMOTION REGULATION (DCPR)**

In addition to DCPR-2019, which are made applicable to the 23 Revenue villages of NAINA under directives given by Government vide no. TPS-1717/2750/ C.R.91/19/UD-12, dated 6/1/2020 under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, SPA-NAINA had proposed the Special Development and Promotion Regulations (Hereinafter referred to as “ Special DCR”) for the development of any sort to be carried out in the Final Plots of the Town Planning Scheme, NAINA No.9. In case of any conflict between the regulations in DCPR-2019 and the special regulations arises, then the special regulations shall prevail.

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

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

12.1 SPECIAL DEVELOPMENT CONTROL AND PROMOTION REGULATIONS:

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

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

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

Reg. No,	Special Development Control Regulations for Final Plots of Preliminary Town Planning Schemes of NAINA
	<p>i) The provisions of Regulation No. 43 of the DCPRs for DP for NAINA shall be applicable.</p> <p><i>Explanation: Since Town Planning scheme is a land pooling mechanism and not a land acquisition, the entitlement for TDR/ DR as per table in regulation 43.4.1.1 shall not be applicable.</i></p> <p>ii) Such transfer of development right from a Final Plot to another Final Plot situated in any sanctioned preliminary schemes in NAINA shall be permitted only once and only with prior approval of the Managing Director of the CIDCO</p> <p>iii) The maximum Permissible FSI in a receiving Final Plot shall not exceed 4.00.</p> <p>iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any, after partially transferring the FSI (received in lieu of monetary compensation) as TDR.</p> <p>vii) TDR shall not be generated from Layout / Scheme Amenity Plots, EWS/LIG Housing, and IDP/DP Reservations.</p>
13.	The maximum permissible FSI in respect of Final Plots designated as Layout/Scheme Amenity Plots or following IDP/DP reservations - Educational, Medical, Fire Station, Police Station, and Community Centre shall be 2.5.
14.	The maximum permissible FSI in respect of Final Plots designated / utilized towards Burial ground/ Crematorium, Daily Bazaar, Public Utilities shall be 1.0.
15.	The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons in this scheme shall be 4.0.
16.	<p>a) The permissible FSI in respect of Final Plots designated as sale plots shall be 2.5.</p> <p>Provided that, the additional FSI of 1.5 over and above permissible FSI may be permitted on payment of FSI Linked premium (FLP) as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.3.</p> <p>b) The permissible FSI in respect of Final Plots designated as Growth Centers shall be 4.0.</p>

Reg. No,	Special Development Control Regulations for Final Plots of Preliminary Town Planning Schemes of NAINA																																																																			
17.	<p>The Final Plots designated as Open Spaces, Parks, City parks or Play-Grounds are permissible to built-up area equal to 15% of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective final plot and shall be used for any use complementary to the designated use of such final plot.</p> <p>Provided that area of such plots shall not be less than 1000 sq. m.</p>																																																																			
18.	<p>The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:</p> <table><tr><th rowspan="2">Area of plot</th><th rowspan="2">Category of building</th><th rowspan="2">Maximum permissible height of the building</th><th colspan="2">Min Marginal Open Spaces (in M.)</th></tr><tr><th>Side</th><th>Rear</th></tr><tr><td rowspan="2">40 M² to less than 150 M² *Please refer Special Note</td><td>Row houses type</td><td>Upto 15 M</td><td>0.0</td><td>1.5</td></tr><tr><td>Semi-detached type</td><td>Upto 15 M</td><td>1.5</td><td>1.5</td></tr><tr><td colspan="5">*Special Note: Irrespective of the road width on which these plots abuts, the front margin shall be 3.00M.</td></tr><tr><td rowspan="4">150 M² to less than 450 M²</td><td>Semi-detached type</td><td>Upto 15 M</td><td>1.5</td><td>2.25</td></tr><tr><td rowspan="3">Detached type</td><td>Upto 15 M</td><td>2.25</td><td>2.25</td></tr><tr><td>Above 15 M upto 24.0 M</td><td>H/5</td><td>H/5</td></tr><tr><td>Above 24.0 M to 37.5 M</td><td>6.00</td><td>6.00</td></tr><tr><td rowspan="4">450 M² to the less than 1000 M²</td><td rowspan="4">Detached type</td><td>Upto 15 M</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 M upto 24.0 M</td><td>H/5</td><td>H/5</td></tr><tr><td>Above 24.0M upto 37.5 M</td><td>6.00</td><td>6.00</td></tr><tr><td>Above 37.5 M upto 60.0 M</td><td>H/5 or 9.00m whichever is less</td><td>H/5 or 9.00m whichever is less</td></tr><tr><td rowspan="5">1000 M² and above</td><td rowspan="5">Detached type</td><td>Upto 15 M</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 M upto 24.0 M</td><td>H/5</td><td>H/5</td></tr><tr><td>Above 24.0M upto 37.5 M</td><td>6.00</td><td>6.00</td></tr><tr><td>Above 37.5 M upto 60.0 M</td><td>H/5 or 9.00m whichever is less</td><td>H/5 or 9.00m whichever is less</td></tr><tr><td>Above 60.00 M</td><td>12.00</td><td>12.00</td></tr></table> <p>a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40-meter length shall not be applicable.</p> <p>b) Regulation No. 23.8 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot.</p>	Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)		Side	Rear	40 M ² to less than 150 M ² *Please refer Special Note	Row houses type	Upto 15 M	0.0	1.5	Semi-detached type	Upto 15 M	1.5	1.5	*Special Note: Irrespective of the road width on which these plots abuts, the front margin shall be 3.00M.					150 M ² to less than 450 M ²	Semi-detached type	Upto 15 M	1.5	2.25	Detached type	Upto 15 M	2.25	2.25	Above 15 M upto 24.0 M	H/5	H/5	Above 24.0 M to 37.5 M	6.00	6.00	450 M ² to the less than 1000 M ²	Detached type	Upto 15 M	3.00	3.00	Above 15 M upto 24.0 M	H/5	H/5	Above 24.0M upto 37.5 M	6.00	6.00	Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less	1000 M ² and above	Detached type	Upto 15 M	3.00	3.00	Above 15 M upto 24.0 M	H/5	H/5	Above 24.0M upto 37.5 M	6.00	6.00	Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less	Above 60.00 M	12.00	12.00
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Reg. No,	Special Development Control Regulations for Final Plots of Preliminary Town Planning Schemes of NAINA
19.	<p>Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.</p> <p>Parking height shall be increased from 4.5 to 6 m.</p>
20.	<p>If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.</p> <p>Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.</p>
21.	<p>Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.</p>
22.	<p>The service road of the State Highways, National Highways and Multi Modal Corridor (MMC) shall be considered for the access to the plot.</p> <p>Further, the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.</p> <p>In both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.</p>
23.	<p>The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them, subject to 12.0 m as maximum.</p> <p>This distance shall also be treated as means of access / driveway and no separate setback / marginal distances shall be insisted from such driveway, subject to minimum 6m driveway.</p>



(Abhiraj Girkar)
Arbitrator

Town Planning Scheme, NAINA No. 9

18th September, 2025.

13 ANNEXURES

Annexure 1: Declaration of Intention of TPS 09

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर २२, २०२२/पौष १, शके १९४४

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Notice

UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
Town Planning Scheme No. 09 (TPS-9)

No. CIDCO/Planning/NAINA/CP/DP/TPS-09/2022/2026

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

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

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1717/ MIS-2750/C.R.91/ 2019/ UD-12, dated 16th September 2019 has sanctioned the Development Plan (DP) for 151 Villages of NAINA and also *vide* Notification No. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June 2022 has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act;

And whereas, the Board of CIDCO *vide* Resolution No. 12287, dated 16th January 2020, had declared its intention under sub-section (1) of Section 60 of the Act, for making Town Planning Scheme No. 09 (hereinafter referred to as "TPS-09") at part of Villages of Belavali, Borle, Chikhale, Kon and Sangade of Taluka – Panvel, District Raigad and a notice about declaration of making Scheme No. 09 has been published in the Extraordinary Official *Maharashtra Government Gazette* (Part-II) dated 6th February 2020 as well as in the daily newspapers "Karnala" and "Krushival" in English and Marathi dated 12th February 2020 under sub-section (2) of Section 60 of the said Act;

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

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

And whereas, VC & MD, CIDCO in accordance with the powers delegated by CIDCO Board *vide* Resolution No. 12551, dated 2nd April 2022, had accorded approval for inclusion of additional area in declared TPS-9 under Section 62 of the said Act and CIDCO declared its intention for making

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर २२, २०२२/पौष १, शके १९४४

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Town Planning Scheme at additional area in part villages of Bhingar, Bherle, Lonivali and Wardoli of Taluka Panvel, District Raigad under sub-section (1) of Section 60 of the Act and published a notice about declaration of making TPS-09 with additional area in the Maharashtra Government *official Gazette* (Part-II) dated 25-31, August 2022 as well as in the daily newspapers "Newsband" and "Ramprahar" in English and Marathi dated 2nd September 2022 under sub-section (2) of Section 60 of the said Act ;

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

And whereas, both the declarations of intention published in Maharashtra Government *official Gazette vide* CIDCO/NAINA/CP/BN-36/TPS9/2020, dated 6th February 2020 and *vide* CIDCO/NAINA/CP/BN-36/TPS-09/2022/1687 dated 25-31, August 2022 to prepare TPS-09 have lapsed and any such lapse in declaration does not debar the Planning Authority from making fresh declaration any time in respect of the same area as per sub-section (2) of section 61 of the said Act.

Now therefore, Board of CIDCO acknowledged the insufficient time left to prepare Draft scheme and accorded approval for fresh declaration of Town Planning Scheme No. 09 with same scheme boundary under sub-section (2) of with section 61 of the said Act, *vide* Resolution No. 12632, dated 9th December 2022, and at the same time declared its intention for making Town Planning Scheme No. 09 at part area of all villages bounded by PINK border as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade and Wardoli of Taluka Panvel, District Raigad under sub-section (1) of section 60 of the said Act.

Now, therefore, in exercise of the powers conferred by sub-section (2) of the section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme No. 09 (TPS-9) at part area of all villages bounded by PINK border as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade and Wardoli of Taluka Panvel, District Raigad.

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 09 at part area of all villages bounded by PINK border as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade and Wardoli of Taluka Panvel, District Raigad are requested to submit details of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of section 60(3) of the said Act, a copy of the declaration along with the plan showing the area included in the Town Planning Scheme No. 09 (shown by PINK border) is kept open for inspection by the public in the office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours.

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

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर २२, २०२२/पौष १, शके १९४४

The area included in the Town Planning Scheme No. 09 (TPS-9) is bounded as stated below:—

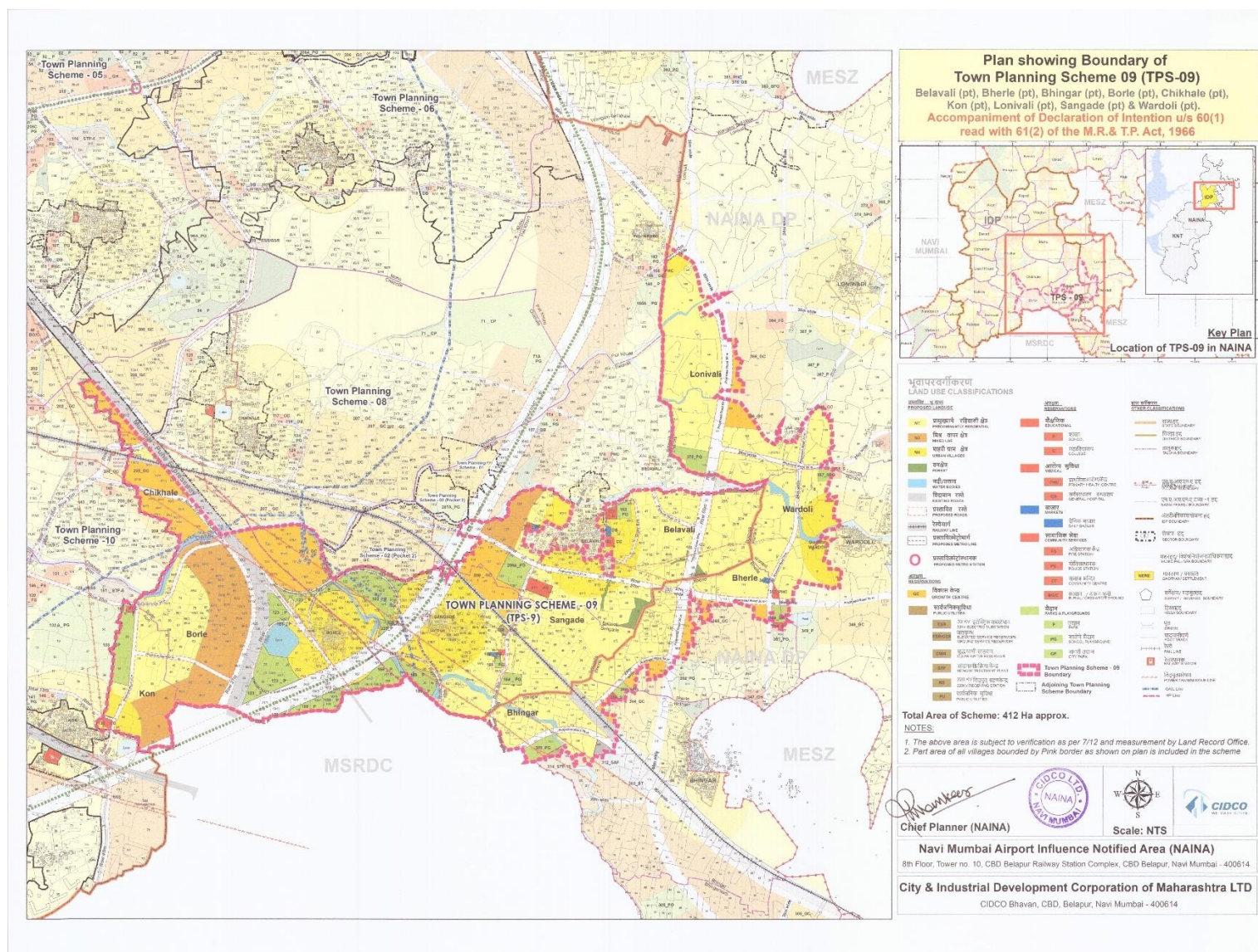
- On the North* - Boundary of TP scheme No. 8 and Boundaries of TPS-1 (Pocket 2) and TPS-2 (Pocket 2) falling in Sangade and Belavali villages, Mumbai-Pune Expressway.
- On the East* - Boundary of proposed Integrated Township Project at village Wardoli.
- On the South* - Boundary of NAINA & MSRDC jurisdiction along Village Boundary of Sangade, Borle, Kon.
- On the West* - Boundary of TP scheme No. 10, falling in part of Villages Kon and Chikhale.

By the order of Board of Directors of the Corporation,

RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA).

Regd. Office : Nirmal, 2nd floor,
Nariman point, Mumbai 400 021,
Dated the 21st December 2022.

Annexure 2: Declaration of the Map



Annexure 3: Notice of Declaration of Intention in Newspaper

THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | FRIDAY | MARCH 8, 2024



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

UNDER SECTION 68(2) OF THE MAHARASHTRA
REGIONAL & TOWN PLANNING ACT, 1966
Town Planning Scheme No. 9 (TPS-9)
No. CIDCO/NAINA/TPS-09/2024/201

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification No. TPS-1712/475/CR-38/12/UD-12 dated 10th January, 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein.

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 18th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA u/s 31(1) of the MR & TP Act, 1966.

And whereas, as per Section 61(1) of the said Act, CIDCO's Board vide Resolution No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages as shown on declaration plan, namely: Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Lonivali, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in Maharashtra Government Gazette Extra-ordinary (Part-II) dated 27th December 2022 and in daily newspapers "The Free Press Journal" and "Rampranah" dated 27th December 2022.

And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO, NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61(1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023.

And whereas, the Director of Town Planning vide letter जा.क्र.वि.पो.नै.स/नयो.क्र.१/कलम ६१(१)/प्र.क्र.२५१ व २५३/२३/टिपिबी-३/४२११ dated 24th August 2023 had offered consultation on TPS-9.

And whereas, as per Section 61(1) of the said Act, necessary changes have been incorporated as per consultation, a notice of making draft TPS-9 has been published in official Maharashtra Government Gazette (part-II) dated 5th September 2023 and in local newspapers Kille Raigad and Newsband on 16th September 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

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

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

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३१ जुलै २०१९ had sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-9 in accordance with section 59(1)(b)(ii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (2) of section 68 of the said Act, VC&MD had sought consultation of Director of Town Planning, Maharashtra State on 5th December 2023 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter जा.क्र.नयो.क्र.१/प्र.क्र.२५१/२४/टिपिबी-३/१२०८ dated 23rd February 2024 has given consultation for sanction of Draft TPS-9.

Now, therefore, in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No.9 (TPS-9) at part area of all villages as shown on declaration plan, namely: Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Lonivali, Sangade and Wardoli of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-9 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No.10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the said Act. The same is also uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in/naina and further can be obtained after payment of prescribed fees.

Place: Navi Mumbai

Date: 27/02/2024

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

Vijay Singhal
Vice Chairman & Managing Director,
CIDCO

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

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परियोजना क्रमांक ९ (टीपीएस-९)
क्र. सिडको / नै.प्रा. टीपीएस-०९/२०२४/२०१

ज्याअर्फी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (मा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविप) ने अधिसूचना क्रमांक टीपीएस-१२१९/१५२४/प्र.क्र.-६४/१९/नवि-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमुद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नै.प्रा.) (येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.प्र.अ. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्फी महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./वूडी-१२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैमातील २३ गावांसाठी अंतीम विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस-१२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतीम विकास आराखडाच्या वाढवलेले भाग मंजूर केले आहेत.

आणि ज्याअर्फी महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस-१७३०/एसआयएस २७५०/सीआर-९१/२०१९/वूडी-१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैमातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्फी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशा दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच राणड विजादानील पन्वेल तालुक्यातील मोडे बेलवली, भेले, मिंगा, बोर्ले, चिखले, कोन, सोणीवली, सांगडे आणि वाडोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस-०९) करण्याचा इरादा घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमुद तरतुदीनुसार टीपीएस-०९ करण्याचा उद्देशाची घोषणा दिनांक २२ डिसेंबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर २०२२ रोजीच्या स्वातंत्र्य वृत्तपत्रे "दी श्री प्रेस जर्नल" आणि "रामप्रान" यात प्रकाशित करण्यात आली आहे.

सदर परिशेव्याच्या वेळोवेळी असून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना - ९ ची जमीन मालकांची सभा दिनांक ७ ते ८ फेब्रुवारी २०२३ रोजी संघीत जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानुसार दिनांक १९ मे २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-९ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांची सल्लागसलत मागितली आहे. ५९(१) अन्वये मान्यता व कलम ६१(१) प्रसिद्धीनुसार सल्लागसलतीसाठी पाठविलेली आता.

आणि ज्याअर्फी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक २४ ऑगस्ट २०२३ रोजीच्या पत्र जा.क्र.वि.पो.नै.स/नयो.क्र.१/कलम ६१(१)/प्र.क्र.२५१ व २५३/२३/टिपिबी-३/४२११ अन्वये टीपीएस-९ बाबत सल्लागसलत दिली आहे.

आणि ज्याअर्फी, संचालक, नगर रचना यांनी सल्लागसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस-९ मध्ये करून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, दिनांक ५ सप्टेंबर २०२३ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक १६ सप्टेंबर २०२३ रोजीच्या स्वातंत्र्य वृत्तपत्रे "किन्ने राणड" आणि "न्यूजबॅंड" यात प्रकाश नगररचना परियोजना क्रमांक ९ तयार करण्यात आली आहे असे जाहीर केले आहे आणि ती प्रसिद्ध करण्यात आली आहे व अधिनियमाच्या कलम ६७ अंतर्गत लेखी आक्षेप मागविण्यात आले आहेत.

आणि ज्याअर्फी महाराष्ट्र शासनने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस-१२१५/१७३/सीआर-१०३/१५/वूडी-१३ अन्वये त्यांच्याकडे कलम ६८(२) अंतर्गत सामान्यतः केलेले अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्फी, प्राप्त झालेल्या लेखी आक्षेप विचारात घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्यानुसार, प्रकाश उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दिनांक २९ नोव्हेंबर २०२३ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्फी, परियोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३१ जुलै २०१९ अन्वये मंजूर अंतीम विकास आराखडाच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकूबीत मंजुरी दिलेली आहे.

आणि ज्याअर्फी उपा व ख व ख सं. यांनी दिनांक ५ डिसेंबर २०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सल्लागसलत मागितली आहे.

आणि ज्याअर्फी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दिनांक २३ फेब्रुवारी २०२४ रोजीचे पत्र जा.क्र.नयो.क्र.१/प्र.क्र.२५१/२४/टिपिबी-३/१२०८ अन्वये प्रारूप योजनेच्या संतुष्टीसाठी सल्ला दिलेला आहे.

म्हणून, आता या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून नकाशा दर्शविल्याप्रमाणे सीमेत समाविष्ट क्षेत्रातील राणड विजादानील पन्वेल तालुक्यातील मोडे बेलवली, भेले, मिंगा, बोर्ले, चिखले, कोन, सोणीवली, सांगडे आणि वाडोली येथील काही भागात प्रारूप नगररचना परियोजना क्रमांक ०९ (टीपीएस-०९) त्यासाठी नकाशा नकाशा, अहवाल व विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस-०९ जो अनेकी प्रत संघीत विशेष नियंत्रण नियमावलीसह नै.प्रा. कार्यालय, ८ मजला, टॉवर नं. १०, बेलापुर रेल्वे स्टेशन संकुल, सीबीडी बेलापुर, नवी मुंबई ४००६१४ येथे कार्यालयीन कायदाकाया सर्व दिवशी नागरिकांच्या अवतीकनाथी खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस-०९ ची प्रत सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in/naina येथेमुद्रा असलेले केले आहे आणि विहित मुलूक भत्त्यानुसार देखील मिळू शकते.

स्थळ : नवी मुंबई

दिनांक : २७/०२/२०२४

नोटीफिकेशन क्रमांक: निर्मल, २ मजला, नरियम पॉइंट, मुंबई ४०००२१

विजय सिंगल
उपाध्यक्ष तथा व्यवस्थापकीय संचालक,
सिडको

CIDCO/PR/663/2023-24

शुक्रवार | ८ मार्च २०२४

महत्तम महो



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

UNDER SECTION 68(2) OF THE MAHARASHTRA
REGIONAL & TOWN PLANNING ACT, 1966
Town Planning Scheme No. 9 (TPS-9)
No. CIDCO/NAINA/TPS-09/2024/201

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

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

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

And whereas, as per Section 61(1) of the said Act, CIDCO's Board vide Resolution No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages as shown on declaration plan, namely, Belivali, Bherle, Shingar, Borle, Chikhale, Kon, Lonivali, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in Maharashtra Government Gazette Extra-ordinary (Part-II) dated 27th December 2022 and in daily newspapers "The Free Press Journal" and "Rampurhan" dated 27th December 2022.

And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO, NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61(1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023.

And whereas, the Director of Town Planning vide letter जा.क्र.नवे/नको क्र.१/कसम ६८(१)/प्र.क्र.२५१ व २५३/२३/दिपिबी-३/४२११ dated 24th August 2023 had offered consultation on TPS-9.

And whereas, as per Section 61(1) of the said Act, necessary changes have been incorporated as per consultation, a notice of making draft TPS-9 has been published in official Maharashtra Government Gazette (part-II) dated 5th September 2023 and in local newspapers Kille Raigad and Newsband on 16th September 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

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

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

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२११/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३१ जुलै २०१९ had sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-9 in accordance with section 59(1)(b)(ii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (2) of section 68 of the said Act, VC&MD had sought consultation of Director of Town Planning, Maharashtra State on 5th December 2023 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter जा.क्र.नवे/नको क्र.१(प्र)नैम/कसम ६८(१)/प्र.क्र./२४/दिपिबी-३/१२९८ dated 23rd February 2024 has given consultation for sanction of Draft TPS-9.

Now, therefore, in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No.9 (TPS-9) at part area of all villages as shown on declaration plan, namely, Belivali, Bherle, Shingar, Borle, Chikhale, Kon, Lonivali, Sangade and Wardoli of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-9 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No.10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the said Act. The same is also uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina> and further can be obtained after payment of prescribed fees.

Place: Navi Mumbai

Date: 27/02/2024

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

Vijay Singhal
Vice Chairman & Managing Director,
CIDCO

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना
अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परियोजना क्रमांक ९ (टीपीएस -९)
क्र. सिडको / नैम / टीपीएस-०९/२०२४/२०१

ज्याअर्ची, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ख) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविध) ने अधिसूचना क्रमांक टीपीएस-१०११/४७४/प्र.क्र.-६८/१२/नवि-१२ दिनांक १० जानेवारी, २०१३ व येथील खंडातील शालेय सुवाचा अन्वये त्यात नव्द करण्याप्रमाणे, नवी मुंबई विमानतळ प्रादेशिक अधिसूचित क्षेत्र (नैम), (येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व निबंधनाखाली केली) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.प्र.अ. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्ची महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस -१२१५/२४५/सीआर -३३२/२०१५/पस.पस./वृद्धी -१२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैमातील २३ गावांसाठी अंतिम विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतिम विकास आराखड्याचा वापरकेलेला भाग मंजूर केले आहेत.

आणि ज्याअर्ची महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस -१७१७/पस.आवास २७५/सीआर -९१/२०१९/वृद्धी -१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैमातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्ची, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या मंचालक मंडळाने दिनांक ०९ डिसेंबर २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशा दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांचे काही भागात म्हणजेच राणाड खिन्हातील पनवेल तालुक्यातील मोजे बेलवली, भोले, गिंगार, बोले, चिखले, कोन, लोणीवली, सांगडे आणि वारदोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस - ०९) करण्याचा शिर्षक पोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस -९ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर २०२२ रोजीच्या स्थानिक वृत्तपत्रे "दी प्री प्रेस जर्नल" आणि "रामपूर" यात प्रकाशित करण्यात आली आहे.

सादर परीक्षेचे व्हाण्याकरीता अनुक्रमेण टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना -९ ची जमीन मालकांची सभा दिनांक ७ ते ८ फेब्रुवारी २०२३ रोजी संघटित जमिनी मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांना समाविष्ट केल्याने दिनांक १९ मे २०२३ रोजीच्या प्रस्तावाबद्दल टीपीएस-९ चा समुदाय उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य संचालकडे कलम ५९(२) अन्वये मान्यता व कलम ६१(१) अंतिमद्वारे सहाय्यमालतीसाठी पाठविल्यात आता.

आणि ज्याअर्ची, संचालक, नगर रचना, महाराष्ट्र राज्य बॉची दिनांक २४ ऑगस्ट २०२३ रोजीच्या पत्र जा.क्र.वि.नो.नैम/नको क्र.१/कसम ६८(१)/प्र.क्र.२५१ व २५३/२३/दिपिबी-३/४२११ अन्वये टीपीएस -९ बाबत सहाय्यमलत दिली आहे.

आणि ज्याअर्ची, संचालक, नगर रचना बॉची सहाय्यमलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -९ मध्ये करून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, दिनांक ५ सप्टेंबर २०२३ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक १६ सप्टेंबर २०२३ रोजीच्या स्थानिक वृत्तपत्रे "किन्हे राणाड" आणि "न्यूजबॅंड" यात प्रकाशित करण्यात आली आहे आणि जमिनी मालकांच्या सहाय्यमलतीसाठी आहे असे जाहीर केले आहे आणि ती प्रसिध्द करण्यात आली आहे व अधिनियमाच्या कलम ६७ अनुसार लेखी आदेश मान्यता देता आहे.

आणि ज्याअर्ची महाराष्ट्र शासनने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस -१८१७/१७३ / सीआर-१०३/१७/ वृद्धी -१२ अन्वये त्यांच्याकडे कलम ६८(२) अंतिम वापरण्यात येणारे अधिकार सिडकोचे उत्तराधिकार व व्यवस्थापकीय संचालक, बॉची प्रदान केलेले आहेत.

आणि ज्याअर्ची, प्राप्त झालेल्या लेखी आदेश विचारात घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्याने, प्रारूप योजना उत्तराधिकार व व्यवस्थापकीय संचालक बॉची उक्त अधिनियमाच्या कलम ६८(१) नुसार दिनांक २९ नोव्हेंबर २०२३ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्ची, परीक्षेबद्दलच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस-१२११/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३१ जुलै २०१९ अन्वये मंजूर अंतिम विकास योजनांच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या सहकुलीस मंजुरी दिलेली आहे.

आणि ज्याअर्ची जग व व्य. सं. बॉची दिनांक ५ डिसेंबर २०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य बॉची सहाय्यमलत मागितली आहे.

आणि ज्याअर्ची संचालक, नगर रचना महाराष्ट्र राज्य बॉची दिनांक २३ फेब्रुवारी २०२४ रोजीचे पत्र जा.क्र.नवे/नको क्र.१(प्र)नैम/कसम ६८(१)/प्र.क्र./२४/दिपिबी-३/१२९८ अन्वये प्रारूप योजनांच्या मंजुरीसाठी सहाय्य दिली आहे.

म्हणून, आता या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून नकाशा दर्शविल्याप्रमाणे सीमेत समाविष्ट क्षेत्रातील राणाड खिन्हातील पनवेल तालुक्यातील मोजे बेलवली, भोले, गिंगार, बोले, चिखले, कोन, लोणीवली, सांगडे आणि वारदोली येथील काही भागात प्रारूप नगररचना परियोजना क्रमांक ०९ (टीपीएस -९) त्याबद्दलच्या नकाशा, अहवाल व विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस -९ योजनेची प्रारंभिक विशेष नियंत्रण नियमावलीसह नैम कार्यालय, ८ वा कला, टॉवर नं. १०, बेलपूर रेल्वे स्टेशन संकुल, सीबीडी बेलपूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी मागरीकांच्या अवलोकनाचा खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस -९ची प्रत निःशुल्क संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथेसुद्धा उपलब्ध केली आहे आणि विहित शुल्क प्रत्यवर्तन देतील निव्व शक्ती.

स्थळ : नवी मुंबई

दिनांक : २७/०२/२०२४

सौंदर्यीकृत कार्यालय: निर्मल, २ वा मजला, नरिमन पॉइंट, मुंबई ४०००२१

विजय सिंगल
उत्तराधिकार व व्यवस्थापकीय संचालक,
सिडको

CIDCO/PR/663/2023-24

Annexure 4: Gazette regarding Publication of draft scheme

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर ५, २०२३/भाद्रपद १४, शके १९४५
**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
 OF MAHARASHTRA LIMITED**

३

Notice

UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL &
 TOWN PLANNING ACT, 1966

Town Planning Scheme No. 9 (TPS-9)

No. CIDCO/NAINA/TPS-09/2023/715

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

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

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

And whereas, as per section 60(1) of the said Act, CIDCO's Board vide Resolution No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages bounded by PINK border as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwadi, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in section 60(2) of the Act, has been published in *Maharashtra Government Gazette*, Extra-ordinary (Part-II), dated 27th December 2022 and in daily newspapers "The Free Press Journal" and "Ramprahar" dated 27th December 2022 ;

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

And whereas, TPS -9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules, 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO- NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023 ;

And whereas, the Director of Town Planning vide letter जा.क्र. नरयो/नैना.यो.वि. क्र.९/कलम ६१४२४१/३-टिपीव्ही/२३/२५१ व २५३ क्र. प्र/(१), dated 24th August 2023 had offered consultation on TPS-9.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-9.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-9 has been made and is hereby published.

४

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

A copy of the draft TPS-9 scheme book and plans thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina>.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the *Maharashtra Government Gazette* any person affected by the said TPS-9 communicates in writing any objections and /or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said act, to the Government for sanction.

By the order of Board of Directors of the Corporation,

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

RAVINDRAKUMAR MANKAR,
Chief Planner (NAINA).

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

Annexure 5: Notice of Publication of Draft Scheme in newspaper

दैनिक किड्ने रायगड	3	दिनांक : १६-०९-२०२३
		
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd. शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित NOTICE सूचना		
UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 Town Planning Scheme No. 9 (TPS-9) No. CIDCO/NAINA/TPS-09/2023/715		
<p>WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/473/CR-98/12/UD-12, dated 10th January, 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein;</p> <p>And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April, 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, under Section 31(1) of the said Act and vide Notification No. TPS-1215/245/CR-332/16/EP/UD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP;</p> <p>And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA vide 31(1) of the MR & TP Act, 1966;</p> <p>And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No. No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages bounded by PINK border as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Lonivali, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in Maharashtra Government Gazette Extra-ordinary (Part-II) dated 27th December 2022 and in daily newspapers "The Free Press Journal" and "Ramprahar" dated 27th December 2022;</p> <p>And whereas, as per Section 61(1) of the said Act, the Planning Authority shall, in consultation with the Director of Town Planning, make a draft scheme for the area in respect of which the declaration was made, and publish a notice in the Official Gazette within nine months or within the extended period from the date of the declaration;</p> <p>And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO- NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023;</p> <p>And whereas, the Director of Town Planning vide letter जा.क्र.नरो/नै.वो.वि.क्र.९/कलम ६१४२४१/३-टीपीएल/२३/२५१ व २५३ क्र.प्र./१) dated 24th August 2023 had offered consultation on TPS-9.</p> <p>And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-9.</p> <p>Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-9 has been made and is hereby published.</p> <p>A copy of the draft TPS-9 scheme book and plans thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in/naina.</p> <p>In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the Maharashtra Government Gazette any person affected by the said TPS-9 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said Act, to the Government for sanction.</p>		
<p>महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ (१) नुसार नगररचना परियोजना क्रमांक ९ (टीपीएस -९) क्र. सिडको / नैना / टीपीएस -०९/२०२३/७१५</p> <p>ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (वेदुत पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने नगरविकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभाविता अधिसूचित क्षेत्र (नैना), (वेदुत पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (वेदुत पुढे "वि.नि.प्र.") असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.</p> <p>आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१२१५/२४५/सीआर-३३२/२०१५/एस.एम./वूडी-१२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतर्गत विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस, १२१५/२४५/प्र.क्र. ३३२/१६/ई.टी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतर्गत विकास आराखडाचा वाढलेले भाग मंजूर केले आहेत.</p> <p>आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/एसआयएस २७५०/सीआर - ९९/२०१९/वूडी -१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.</p> <p>आणि ज्याअर्थी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर, २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशा दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पनवेल तालुक्यातील नौजे बेलवली, भोले, भिंगार, बोर्ले, चिखले, कोन, लोणीवली, सांगडे आणि वाटोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस -०९) करण्याचा इरादा घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस -९ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर, २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर, २०२२ रोजीच्या स्थानिक वृत्तपत्रे "दी प्री प्रेस जर्नल" आणि "रामप्रहर" यात प्रकाशित करण्यात आली आहे.</p> <p>आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, नियोजन प्राधिकरणाने संचालक, नगर रचना, बांधकाम सल्लागार मंडळ, नवा योजनासाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्रारूप योजना तयार करून घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा काढीव कालावधीत अधिपूत महाराष्ट्र शासन राजपत्रात नोटीस प्रकाशित करावयाची आहे.</p> <p>सदर परियोजनाच्या वेळारवकास अनुसरून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना - ९ ची कमीन मालकांची सभा दिनांक ७ ते ८ फेब्रुवारी, २०२३ रोजी संघटित कमीन मालकांची सभा आयोजित करून आणि कमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १९ मे, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-९ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य बांधकाम कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्वी सहाय्यमलतीसाठी वाढविण्यात आला.</p> <p>आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य बांधकाम दिनांक २४ ऑगस्ट, २०२३ रोजीच्या पर जा.क्र. नरो/नै.वो.वि.क्र.९/कलम ६१४२४१/३-टीपीएल/२३/२५१ व २५३ क्र.प्र./१) अन्वये टीपीएस -९ बाबत सहाय्यमलत दिली आहे.</p> <p>आणि ज्याअर्थी, संचालक, नगर रचना यांनी सहाय्यमलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -९ मध्ये करण्यात आलेले आहेत. आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, वाढलेले प्रारूप नगररचना परियोजना क्रमांक ९ तयार करण्यात आली आहे असे जाहीर केले जाते आणि ती वाढलेले प्रकाशित करण्यात येत आहे.</p> <p>उक्त योजनाच नकाशा व अहवाल नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलपूर रेल्वे स्टेशन संकुल, सीबीडी बेलपूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थी खुले ठेवण्यात आले आहेत. तसेच सदर नकाशा व अहवालाची प्रत सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in/naina येथे सुद्धा उपलब्ध केली आहे.</p> <p>तरी आता, वरील सूचना महाराष्ट्र शासनाने राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस -९ योजनावुळे बांधा पोहचलेल्या कोणत्याही इमाने उक्त योजनासंबंधी कोणताही लेखी आक्षेप दलतलपेक्षांमधून मुख्य नियोजनकार, नैना, बांधकाम नवे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळाकडे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदीनुसार शासन मंजूरीसाठी सादर करण्यापूर्वी, अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनावै फेरफार करण्यात येईल.</p>		
<p>By the order of Board of Directors of the Corporation.</p> <p>स्थळ: नवी मुंबई दिनांक: ५ सप्टेंबर २०२३</p> <p>महामंडळाच्या संचालक मंडळाच्या आदेशानुसार.</p> <p>रवींद्रकुमार मानकर मुख्य नियोजनकार (नैना)</p> <p>नोंदणीकृत कार्यालय: निर्मल, २ रा मजला, तरीमन पॉइंट, मुंबई ४०००२१.</p>		
Place: Navi Mumbai Date : 5th September 2023 Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai-400021. CIN - U99999 MH 1970 SGC-014574 www.cidco.maharashtra.gov.in	Ravindrakumar Mankar Chief Planner (NAINA)	CIDCO/PR/309/2023-24



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTICE

सूचना

UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966
Town Planning Scheme No. 9 (TPS-9)
No. CIDCO/NAINA/TPS-09/2023/715

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ (१) नुसार
नगररचना परियोजना क्रमांक ९ (टीपीएस - ९)
क्र. सिडको / नैना / टीपीएस-०९/२०२३/७१५

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

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

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

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No. No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages bounded by PINK border as shown on declaration plan, namely: Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Lonival, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in Maharashtra Government Gazette Extra-ordinary (Part-II) dated 27th December 2022 and in daily newspapers "The Free Press Journal" and "Ramprahar" dated 27th December 2022;

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

And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO- NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61(1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023;

And whereas, the Director of Town Planning vide letter जा.क्र.नरो/नैना.पो.वि.क्र.९/कसम ६१४२४१/३-टीपीसी/२३/२५१ व २५३ क्र.प्र./१) dated 24th August 2023 had offered consultation on TPS-9.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-9.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-9 has been made and is hereby published.

A copy of the draft TPS-9 scheme book and plans thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400814. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina>.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the Maharashtra Government Gazette any person affected by the said TPS-9 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said act, to the Government for sanction.

By the order of Board of Directors of the Corporation.

Place: Navi Mumbai
Date : 5th September 2023

Ravindrakumar Mankar
Chief Planner (NAINA)

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

CIN - U99999 MH 1970 SGC-014574
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म्हणजे, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (म्हणजे अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविम) ने अधिनियम क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ दिनांक १० जानेवारी, २०१३ व येथीलचिठी झालेल्या मुद्द्याला अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्राप्ति अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकार (येथून पुढे "वि.नि.प्रा." असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./वूडी-१२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आणि अधिनियम क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतरिम विकास आराखड्याचा वाळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७७७/एसआयएस २७५०/सीआर-९९/२०१९/वूडी-१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्थी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर, २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशात दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रावगाड विल्हातील पर्वत तालुक्यातील मोठे बेल्हवली, सेले, मिंगार, बोर्ले, चिखले, कोर, लोणीवली, सांगदे आणि वारडोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस - ०९) करण्याचा इरादा घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये मनुदु तत्सुदीनुसार टीपीएस - ९ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर, २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर, २०२२ रोजीच्या स्थानिक वृत्तपत्रे "दीप्ती प्रेस जर्नल" आणि "रामप्रहार" वार प्रकाशित करण्यात आली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, नियोजन प्राधिकाराने संचालक, नगर रचना, यांच्याची सहाय्यसलत करून, ज्या योजनांसाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्राथम योजना तयार करून घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा वाढीव कालावधीत अधिपत्र महाराष्ट्र शासन राजपत्रात नोंदीस प्रकाशित करावयाची आहे.

सदर परियोजनाच्या वेळापत्रकास अनुसरून टीपीएस नियम १९७७ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना - ९ ची जमीन मालकांची सभा दिनांक ७ ते ८ फेब्रुवारी, २०२३ रोजी संघीय जमीन मालकांची सभा आवागृहीत करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १९ मे, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-९ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७७ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक २४ ऑगस्ट, २०२३ रोजीच्या पत्र जा.क्र. नरो/नैना.पो.वि.क्र.९/कसम ६१४२४१/३-टीपीसी/२३/२५१ व २५३ क्र.प्र./१) अन्वये टीपीएस - ९ बाबत सहाय्यसलत दिली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सहाय्यसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस - ९ मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तत्सुदीनुसार, याद्वारे प्राकल्प नगररचना परियोजना क्रमांक ९ तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती याद्वारे प्रकाशित करण्यात येत आहे.

उक्त योजनांचा नकाशा व अहवाल नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापुर रेल्वे स्टेशन संकुल, लोणीवली बेलापुर, नवी मुंबई ४००८१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनाय खुले ठेवण्यात आले आहेत. तसेच सदर नकाशा व अहवालाची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथे मुद्रा उपलब्ध केली आहे.

तरी आता, वरील सूचना महाराष्ट्र शासनाने राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस - ९ योजनांमुळे बाधा पोहचलेल्या कोणत्याही इमाने उक्त योजनांमधील कोणत्याही लेखी आक्षेप दस्तऐवजासह मुख्य नियोजनकर्ता, नैना, यांच्या नावे कार्यालयात सादर करावेत. म्हणजे उक्त योजना महामंडळाने उक्त अधिनियमाच्या कलम ६८(१) च्या तत्सुदीनुसार शासनमंजुरीसाठी सादर करण्यापूर्वी, अधिनियमाच्या कलम ६७ अनुसार योग्य त्वाप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनांचे फेफार करण्यात येईल.

स्थळ: नवी मुंबई
दिनांक: ५ सप्टेंबर २०२३

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार.

राजेंद्रकुमार मानकर
मुख्य नियोजनकर्ता (नैना)

नोंदणीकृत कार्यालय: निर्मल, २ वा मजला, नरीमन पॉइंट, मुंबई ४०००२१.

CIDCO/PR/309/2023-24

Annexure 6: Draft Sanction to the scheme

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक १५(३)]

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

[पृष्ठे ९, किंमत : रुपये १२.००

असाधारण क्रमांक २२

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

अधिसूचना

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

नगररचना परियोजना क्रमांक ९ (टीपीएस -९)

क्र. सिडको / नैना/ टीपीएस-०९/२०२४/२०१.— ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे “उक्त अधिनियम” असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उप कलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र. क्र.- ९८/१२/नवि-१२, दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे “उक्त क्षेत्र” असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि. नि. प्रा.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे ;

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

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

आणि ज्याअर्थी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ९ डिसेंबर २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशात दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे वेलवली, भेरले, भिंगार, बोलें, चिखले, कोन, लोणीवली, सांगडे आणि वारडोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस -०९) करण्याचा इरादा घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस-९ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर २०२२ रोजीच्या स्थानिक वृत्तपत्रे “दी प्री प्रेस जर्नल” आणि “रामप्रहार” यात प्रकाशित करण्यात आली आहे ;

(१)

भाग दोन-२२-१

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

सदर परियोजनेच्या वेळापत्रकास अनुसरून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगररचना परियोजना-९ ची जमीन मालकांची सभा दिनांक ७ व ८ फेब्रुवारी २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १९ मे २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-९ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१(१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक २४ ऑगस्ट २०२३ रोजीच्या पत्र जा. क्र. वि. यो. नैना/नरयो क्र.९/कलम ६१(१)/प्र.क्र.२५१ व २५३/२३/टीपीव्ही-३/४२४१ अन्वये टीपीएस-९ बाबत सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस-९ मध्ये करून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, दिनांक ५ सप्टेंबर २०२३ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक १६ सप्टेंबर २०२३ रोजीच्या स्थानिक वृत्तपत्रे "क्विल्ले रायगड" आणि "न्यूजबॅन्ड" यात प्रारूप नगररचना परियोजना क्रमांक ९ तयार करण्यात आली आहे असे जाहीर केले आहे आणि ती प्रसिद्ध करण्यात आली आहे व अधिनियमाच्या कलम ६७ अनुसार लेखी आक्षेप मागविण्यात आले आहेत ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस-१८१७/१७३/सीआर-१०३/१७/यूडी-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत ;

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

आणि ज्याअर्थी, परियोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्रमांक टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२, दिनांक ३१ जुलै २०१९ अन्वये मंजूर अंतरिम विकास योजनेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकुबीला मंजुरी दिलेली आहे ;

आणि ज्याअर्थी, उपा व व्य. सं. यांनी दिनांक ५ डिसेंबर २०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगररचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना महाराष्ट्र राज्य यांनी दिनांक २३ फेब्रुवारी २०२४ रोजीचे पत्र.क्रमांक जा.क्र.नरयो क्र.९(प्रा) नैना/कलम ६८(१)/प्र.क्र./२४/टीपीव्ही-३/१२७८ अन्वये प्रारूप योजनेच्या मंजुरीसाठी सल्ला दिला आहे ;

म्हणून, आता, या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून नकाशात दर्शविल्याप्रमाणे सीमेत समाविष्ट क्षेत्रातील रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे बेलवली, भेरले, भिंगार, बोलें, चिखले, कोन, लोणीवली, सांगडे आणि वारडोली येथील काही भागात प्रारूप नगररचना परियोजना क्रमांक ९ (टीपीएस -९) त्यासोबतच्या नकाशा, अहवाल व विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोट कलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उप कलम (३) नुसार मंजूर प्रारूप टीपीएस-९ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस-९ ची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथे सुद्धा अपलोड केली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

विजय सिंघल,

उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको.

स्थळ: नवी मुंबई,

दिनांक: २७ फेब्रुवारी, २०२४ .

नॉंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१.

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

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTIFICATION

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

Town Planning Scheme No. 9 (TPS-9)

No. CIDCO/NAINA/TPS-09/2024/201.—WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by Notification, No. TPS -1712/475/CR-98/12/UD-12, dated 10th January, 2013 and subsequent amendment (hereinafter referred to as “the said Notification”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “the Corporation”) as Special Planning Authority (hereinafter referred to as “the SPA”) for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as “said notified area”) as specified therein ;

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

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

And whereas, as per Section 60(1) of the said Act, CIDCO's Board *vide* Resolution No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in *Maharashtra Government Gazette* Extra-ordinary (Part-II) dated 27th December 2022 and in daily newspapers “The Free Press Journal” and “Ramprahar” dated 27th December 2022 ;

And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO-NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM *vide* submission dated 19th May 2023 ;

And whereas, the Director of Town Planning *vide* letter जा.क्र.वि.यो.नैना/नरयो क्र.९/कलम ६१(१)/प्र.क्र.२५१ व २५३/२३/टिपीव्ही-३ /४२४१ dated 24th August 2023 had offered consultation on TPS-9.

And whereas, as per Section 61 (1) of the said Act, necessary changes have been incorporated as per consultation, a notice of making draft TPS-9 has been published in official *Maharashtra Government Gazette* (part-II) dated 5th September 2023 and in local newspapers Kille Raigad and Newsband on 16th September 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act ;

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

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

भाग दोन-२२-२

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

And whereas, the Government of Maharashtra *vide* Notification No. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/ नवि १२, दिनांक ३१ जुलै २०१९ had sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-9 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme ;

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC&MD had sought consultation of Director of Town Planning, Maharashtra State on 5th December 2023 prior to sanction of Draft Scheme ;

And whereas, the Director of Town Planning *vide* letter जा.क्र.नरयो क्र.९(प्रा)नैना/कलम ६८(१)/प्र.क्र./२४/ टीपीव्ही-३/१२७८, dated 23rd February 2024 has given consultation for sanction of Draft TPS-9.

Now, therefore, in accordance with the powers delegated to me by the State Government *vide* Notification dated 13th September 2017, the Draft Town Planning Scheme No.9 (TPS-9) at part area of all villages as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade and Wardoli of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-9 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No.10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 in accordance with sub-section (3) of section 68 of the Said Act. The same is also uploaded on website of CIDCO *i.e.* <https://cidco.maharashtra.gov.in/naina> and further can be obtained after payment of prescribed fees.

VIJAY SINGHAL,
Vice Chairman & Managing Director, CIDCO.

Navi Mumbai,

Dated 27th February, 2024 .

Regd. Office : Nirmal, 2nd floor, Nariman point, Mumbai 400 021.

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

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NAINA TOWN PLANNING SCHEME No. 9

SPECIAL DEVELOPMENT CONTROL REGULATIONS

In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 Revenue villages of NAINA *vide* directives given by Government *vide* no. TPS-1717/2750/C.R.91/19/UD to 12, dated 6/1/2020 (hereinafter called as 'sanctioned DCPRs of NAINA') under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, the following special Regulations shall be applicable to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No. 9. Rest of the provisions of prevailing sanctioned DCPRs of NAINA as amended from time to time shall be applicable.

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

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

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

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

3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots of adjacent schemes shall be permitted considering sum of their areas as one unit for development.

4. Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plot not allotted to the holders / owners of such original plots.

5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.

6. Internal Sub to division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.

7. The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.

8. The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.

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

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

भाग दोन -२२-२३

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

Notes :—

i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable.

ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, land area as per CC for such Open Space, Amenity may not be insisted. However, location & land area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC.

10. The owners of Final Plots are entitled for monetary compensation as recorded in Form No. 1 of the Final Scheme as per Rule 6(v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.

11. The Base FSI applicable to the lands included under the Town Planning Scheme shall be 1.00. However, if the owners of Final plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a final plot shall be computed as below :

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

Provided that such FSI computed as above shall be permissible to those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.

Provided further that, the lands eligible of 1.00 FSI as per sanctioned DCPRs of NAINA (i.e within 200 m of Gaathan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 60% land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels.

12. The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00.

13. If the FSI mentioned in the Special regulation no. 11 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances/ height restrictions / fire-fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to

i. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.

ii. Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme may be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.

iii. The aggregate FSI in a receiving Final Plot shall not exceed 4.00

iv. The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.

v. The Final Plot, after such transfer, shall not be eligible for any additional FSI/TDR in future.

vi. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.

14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, Primary health center shall be 2.5

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15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00

16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as sale plots in this scheme shall be 4.0

17. The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5.

Provided that the aforesaid FSI may be increased maximum up to 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.3

18. The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15% of the respective final plot area subject to ground coverage up to 10% of the respective final plot and structures shall be only of ground or ground plus one floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use of such Final Plot.

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

19. Side and Rear Marginal Spaces

The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
40 M2 to less than 150 M2	Row houses type	Upto 15 M	0.0	1.5
*Pls refer Special Note	Semi-detached type	Upto 15 M	1.5	1.5
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00M.				
150 M2 to less than 450 M2	Semi-detached type	Upto 15 M	1.5	2.25
	Detached type	Upto 15 M	2.25	2.25
		Above 15 M upto 24.0 M	H/5	H/5
450 M2 to the less than 1000 M2	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
1000 M2 and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00
(Where H = Height of the building above ground level).				

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| <p>(a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40-meter length shall not be applicable.</p> <p>(b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable</p> <p>(c) For special building use, no projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.</p> <p>(d) Provided that projections required for firefighting and chajja or weather shed up to 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.</p> <p>(e) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.</p> <p>(f) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.</p> |
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20. Mechanical/Hydraulic / Stack parking / multistoried parking with or without car lift may be allowed to meet the requirement.

21. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins up to 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.

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

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

23. The service road of the State highways, National highways and Multi Modal Corridor (MMC) shall be considered for the access to the plot.

Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.

In all the above cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.

24. The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0m as maximum.

25. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.

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26. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;

- a. Title Ownership & easement right of the plot on which building is proposed.
- b. Workmanship, soundness of material & structure safety of building.
- c. Variation in area from recorded areas of building unit.
- d. Location & boundary of building unit.
- e. Safety of the user of the building.
- f. NOC from appropriate authority.
- g. Structural reports and Structural drawing.

27. For any other earlier approved proposal like ITP, Rental Scheme etc. the regulations applicable under that scheme shall be applicable to such plots.

VIJAY SINGHAL,
Vice-Chairman and Managing Director,
CIDCO.

Annexure 7: Draft Sanction Newspaper Notification

शुक्रवार । ८ मार्च २०२४

वाढकवारी



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

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

Town Planning Scheme No. 9 (TPS-9)
No. CIDCO/NAINA/TPS-09/2024/201

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

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 18th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA/31(1) of the MR & TP Act, 1966.

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages as shown on declaration plan, namely: Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwadi, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in Maharashtra Government Gazette Extra-ordinary (Part-II) dated 27th December 2022 and in daily newspapers "The Free Press Journal" and "Ramprahar" dated 27th December 2022.

And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of the MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO- NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for incorporating amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023.

And whereas, the Director of Town Planning vide letter जा.क्र.वि.सो.नैना/सरो.क्र.९/कलम ६१(१)/प्र.क्र.२५१ व २५२/२३/टिपिन्की-२/४२४१ dated 24th August 2023, had offered consultation on TPS-9.

And whereas, as per Section 61 (1) of the said Act, necessary changes have been incorporated as per consultation, a notice of making draft TPS-9 has been published in official Maharashtra Government Gazette (part-II) dated 5th September 2023 and in local newspapers Kille Raigad and Newsband on 16th September 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

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

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

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३१ जुलै २०१९ had sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-9 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (2) of section 68 of the said Act, VC&MD had sought consultation of Director of Town Planning, Maharashtra State on 5th December 2023 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter जा.क्र.सरो.क्र.९(प्र)नैना/कलम ६८(१)/प्र.क्र./२४/टिपिन्की-३/१२५४ dated 23rd February 2024 has given consultation for sanction of Draft TPS-9.

Now, therefore, in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No.9 (TPS-9) at part area of all villages as shown on declaration plan, namely: Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwadi, Sangade and Wardoli of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-9 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No.10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the said Act. The same is also uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina> and further can be obtained after payment of prescribed fees.

Place: Navi Mumbai

Date: 27/02/2024

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

Vijay Singhal
Vice Chairman & Managing Director,
CIDCO

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना
अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परियोजना क्रमांक ९ (टीपीएस - ९)
क्र. सिडको / नैना / टीपीएस - ०९/२०२४/२०१

ज्याअर्ची, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविध) ने अधिसूचना क्रमांक टीपीएस-१७३२/४७५/प्र.क्र.-९८/१९/नवि-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावी अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व निबंधाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा.असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्ची महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस - १२१९/२५४/सीआर - ३३२/२०१५/एस.एम./बुद्धी - १२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतिम विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस. १२१९/२५४/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतिम विकास आराखडाच्या वाळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्ची महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस - १७३२/४७५/एस.एम./सीआर - ९१/२०१९/बुद्धी - १२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्ची, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशात दर्शविल्याप्रमाणे मुलाकी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच राणाड जिल्ह्यातील पन्वेल तालुक्यातील मौजे बेलवली, भेरले, भिंगार, बोर्ले, चिखले, कोन, लोनीवली, सांगडे आणि वार्दोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस - ०९) करण्याचा हाराड घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस - ९ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र आसाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर २०२२ रोजीच्या स्वाक्षिप्त वृत्तपत्रे "दी प्री प्रेस जर्नल" आणि "रामप्रहार" यात प्रकाशित करण्यात आली आहे.

सदर परिचोबनेच्या वेळापत्रकात अनुक्रम टीपीएस निव्वम १९७४ च्या निव्वम क्र. ४(१) नुसार नगर रचना परियोजना - ९ ची जमीन मालकांची सभा दिनांक ७ ते ८ फेब्रुवारी २०२३ रोजी संघीत जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १९ मे २०२३ रोजीच्या प्रस्तावान्वये टीपीएस - ९ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस निव्वम १९७४ च्या निव्वम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१(१) प्रसिद्धीपूर्वी सहाय्यसल्लागारी ताडविल्यात आला.

आणि ज्याअर्ची, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक २४ ऑगस्ट २०२३ रोजीच्या पत्र जा.क्र.वि.सो.नैना/सरो.क्र.९/कलम ६१(१)/प्र.क्र.२५१ व २५२/२३/टिपिन्की-३/४२४१ अन्वये टीपीएस - ९ बाबत सहाय्यसल्लागार दिली आहे.

आणि ज्याअर्ची, संचालक, नगर रचना यांनी सहाय्यसल्लागार सुचविल्याप्रमाणे आवश्यक बदल टीपीएस - ९ मध्ये करून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, दिनांक ५ सप्टेंबर २०२३ रोजीच्या महाराष्ट्र शासन राजपत्र आसाधारण भाग दोन मध्ये आणि दिनांक १६ सप्टेंबर २०२३ रोजीच्या स्वाक्षिप्त वृत्तपत्रे "किन्ने राणाड" आणि "न्यूजबॅंड" यात प्रारूप नगररचना परियोजना क्रमांक ९ त्वरा करण्यात आली आहे असे जाहीर केले आहे आणि ती प्रसिद्ध करण्यात आली आहे व अधिनियमाच्या कलम ६० अनुसार लेखी आक्षेप मार्गविल्यात आले आहेत.

आणि ज्याअर्ची महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम ५५ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस - १८१७/१७३/सीआर-१०३/१७/बुद्धी-१३ अन्वये त्याचार्फे कलम ६८(२) अंतर्गत काररव्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्ची, प्राप्ता झालेल्या लेखी आक्षेप विचारत घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दिनांक २९ नोव्हेंबर २०२३ रोजी मंजूरीसाठी सादर करण्यात आली.

आणि ज्याअर्ची, परियोजनाच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(ii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३१ जुलै २०१९ अन्वये मंजूर अंतिम विकास योजनांच्या विकास निबंधन व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या राहकुबीला मंजुरी दिलेली आहे.

आणि ज्याअर्ची उपा व व्य सं. यांनी दिनांक ५ डिसेंबर २०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सहाय्यसल्लागार मागितली आहे.

आणि ज्याअर्ची संचालक, नगर रचना महाराष्ट्र राज्य यांनी दिनांक २३ फेब्रुवारी २०२४ रोजीचे पत्र जा.क्र.सरो.क्र.९(प्र)नैना/कलम ६८(१)/प्र.क्र./२४/टिपिन्की-३/१२५४ अन्वये प्रारूप योजनांच्या मंजूरीसाठी सल्ला दिला आहे.

म्हणून, आता वा अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून नकाशात दर्शविल्याप्रमाणे सीमेत समाविष्ट क्षेत्रातील राणाड जिल्ह्यातील पन्वेल तालुक्यातील मौजे बेलवली, भेरले, भिंगार, बोर्ले, चिखले, कोन, लोनीवली, सांगडे आणि वार्दोली येथील काही भागात प्रारूप नगररचना परियोजना क्रमांक ९ (टीपीएस - ९) त्यामोबलच्या नकाशा, अखाल व विशेष विकास निबंधन नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस - ९ जोबनेची प्रत संघीत विशेष निबंधन नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापुर रेल्वे स्टेशन संकुल, सीबीडी बेलापुर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी सामग्रीच्या अचलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस - ९ ची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथेमुद्रा अपलोड केली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

स्थळ : नवी मुंबई

दिनांक : २७/०२/२०२४

नोटीफिकृत कार्यालय: निर्मल, २ वा मजला, नरीमन पॉइंट, मुंबई ४०००२१

विजय सिंगल
उपाध्यक्ष तथा व्यवस्थापकीय संचालक,
सिडको

CIDCO/PR/663/2023-24



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

UNDER SECTION 68(2) OF THE MAHARASHTRA
REGIONAL & TOWN PLANNING ACT, 1966
Town Planning Scheme No. 9 (TPS-9)
No. CIDCO/NAINA/TPS-09/2024/201

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

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

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

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages as shown on declaration plan, namely: Belavali, Bherle, Bhingar, Borle, Chikhaile, Kon, Loniwalli, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in Maharashtra Government Gazette Extra-ordinary (Part-I) dated 27th December 2022 and in daily newspapers "The Free Press Journal" and "Ramprahar" dated 27th December 2022.

And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout-plan of the scheme at CIDCO- NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023.

And whereas, the Director of Town Planning vide letter जा.क्र.वि.सो.नै.म/नरो.क्र.९/कलम ६१(१)/प्र.क्र.२५२३ व २५३/२३/दि.क्रि-३ /२४/२४ dated 24th August 2023 had offered consultation on TPS-9.

And whereas, as per Section 61 (1) of the said Act, necessary changes have been incorporated as per consultation, a notice of making draft TPS-9 has been published in official Maharashtra Government Gazette (Part-II) dated 5th September 2023 and in local newspapers Kille Raigad and Newsband on 16th September 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

And whereas, the Government of Maharashtra in exercise of powers conferred by sub-section (1) of section 151 of the said Act, vide Notification No. TPS-1617/973/CR-103/17/UD-13 dated 13th September 2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC&MD")

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

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२१९/१५२४/प्र.क्र.९४/१९/नवि १२ दिनांक ३१ जुलै २०१९ had sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-9 in accordance with section 59(1)(b)(ii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (2) of section 68 of the said Act, VC&MD had sought consultation of Director of Town Planning, Maharashtra State on 5th December 2023 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter जा.क्र.नरो.क्र.९(प्र.प्र.मै.न/कलम ६८(१)/प्र.क्र.२४/दि.क्रि-३/१२०८ dated 23rd February 2024 has given consultation for sanction of Draft TPS-9.

Now, therefore, in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No.9 (TPS-9) at part area of all villages as shown on declaration plan, namely: Belavali, Bherle, Bhingar, Borle, Chikhaile, Kon, Loniwalli, Sangade and Wardoli of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-9 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No.10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the said Act. The same is also uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina> and further can be obtained after payment of prescribed fees.

Place: Navi Mumbai

Date: 27/02/2024

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

Vijay Singhal
Vice Chairman & Managing Director,
CIDCO

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

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना
अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परियोजना क्रमांक ९ (टीपीएस -९)
क्र. सिडको / नै.म/ टीपीएस-०९/२०२४/२०१

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (मरा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविश) ने अधिसूचना क्रमांक टीपीएस-१०१२/४५५/प्र.क्र.-९८/१९/नवि-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रांतिगत अधिसूचित क्षेत्र (नै.म), (येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकार (येथून पुढे वि.प्र.अ. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस -१२१९/१५२४/प्र.क्र.-९४/१९/नवि-१२, दिनांक ३१ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नै.मतील २३ गावांसाठी अंतीम विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/६.पी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतीम विकास आराखडाचा वाळखलेला भाग मंजूर केले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस -१७१७/एमआयएस २५५०/सीआर - ९१/२०१९/वूडी-१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नै.मतील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्थी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशा दर्शविल्याप्रमाणे मुळावी रंगव्याप्ती सीमेंट समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच राखण्ड जिल्ह्यातील पनेले तालुक्यातील मौजे बेलावली, भेले, भिंगार, बोर्ले, चिखले, कोन, लोनीवाली, सांगडे आणि वाडोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस -०९) करण्याचा ठराव घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) अन्वये नमूद तरतुदीनुसार टीपीएस -९ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर २०२२ रोजीच्या स्वाधिक वृत्तपत्रे "दी प्री प्रेस जर्नल" आणि "रामप्राहार" वार प्रकाशित करण्यात आली आहे.

सदर परियोजनेच्या वेळापत्रकात अनुसरून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना - ९ ची उर्वरित मालकांची सभा दिनांक ७ ते ८ फेब्रुवारी २०२३ रोजी संघटित जमिनी मालकांची सभा आयोजित करून आणि जमिनी मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १९ मे २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-९ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मंजूर करण्यात आले आहे.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक २४ ऑगस्ट २०२३ रोजीच्या पत्र जा.क्र.वि.सो.नै.म/नरो.क्र.९/कलम ६१(१)/प्र.क्र.२५२३ व २५३/२३/दि.क्रि-३ /२४/२४ अन्वये टीपीएस -९ बाबत सल्लामसलत दिली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -९ मध्ये करून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, दिनांक ५ सप्टेंबर २०२३ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक १६ सप्टेंबर २०२३ रोजीच्या स्वाधिक वृत्तपत्रे "किन्ने राखण्ड" आणि "म्युलबर्डी" वार प्राकृत नगररचना परियोजना क्रमांक ९ त्वारा करण्यात आली आहे असे जाहीर केले आहे आणि ती प्रसिध्द करण्यात आली आहे व अधिनियमाच्या कलम ६७ अनुसार लेखी आक्षेप मागविण्यात आले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनने उक्त अधिनियमाच्या कलम ५५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस -१८१७/१७३ / सीआर -१०३/१७/ वूडी-१३ अन्वये यांच्याकडे कलम ६८(२) अंतीम वापरण्याचा वेगळे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्थी, प्राप्त झालेल्या लेखी आक्षेप विचारात घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्राकृत योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दिनांक २९ नोव्हेंबर २०२३ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्थी, परियोजनेच्या प्रथमी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ब)(iii) अन्वये महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३१ जुलै २०१९ अन्वये मंजूर अंतीम विकास परियोजना विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या वदुकीला मंडुळी दिलेली आहे.

आणि ज्याअर्थी उपा व व्यव. स. यांनी दिनांक ५ डिसेंबर २०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्राकृत योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांनी सल्लामसलत मागितली आहे.

आणि ज्याअर्थी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दिनांक २३ फेब्रुवारी २०२४ रोजीचे पत्र जा.क्र.नरो.क्र.९(प्र.प्र.मै.न/कलम ६८(१)/प्र.क्र./२४/दि.क्रि-३/१२०८ अन्वये प्राकृत योजनेच्या मंजुरीसाठी सल्ला दिला आहे.

म्हणून, आता या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे पला प्रदान केलेल्या अधिकारांचा वापर करून नकाशा दर्शविल्याप्रमाणे सीमेंट समाविष्ट क्षेत्रातील राखण्ड जिल्ह्यातील पनेले तालुक्यातील मौजे बेलावली, भेले, भिंगार, बोर्ले, चिखले, कोन, लोनीवाली, सांगडे आणि वाडोली येथील काही भागात नगररचना परियोजना क्रमांक ९ (टीपीएस -९) करण्याबाबतचा नकाशा, अहवाल व विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्राकृत टीपीएस -९ योजनेची प्रारंभिक विशेष नियंत्रण नियमावलीसह नै.म कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापुर रेल्वे स्टेशन संकुल, सीबीडी बेलापुर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अचलतेकरार्थ खुली ठेवण्यात आली आहे. तसेच प्राकृत टीपीएस -९ ची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथेसुद्धा अपलोड केली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

संयोज : नवी मुंबई

दिनांक : २७/०२/२०२४

मौदणीकृत कार्यालय: निर्मल, २ वा मजला, नरीमन पॉइंट, मुंबई ४०००२१

विजय सिंगल
उपाध्यक्ष तथा व्यवस्थापकीय संचालक,
सिडको

CIDCO/PR/663/2023-24

Annexure 8: Appointment of the Arbitrator by Government

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

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक १२ जुलै २०२४.

अधिसूचना

क्रमांक टीपीएस-१२२४/८२१/प्र.क्र.५८/२४/नवि-१२.— ज्याअर्थी, शासनाच्या नगरविकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१८१७/९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७)(यापुढे ज्याचा उल्लेख “उक्त अधिनियम ” असा करण्यात आला आहे) च्या कलम १५१(१) अन्वये प्रदान केलेल्या अधिकाराचा वापर करून उपाध्यक्ष आणि व्यवस्थापकीय संचालक, सिडको यांनी उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) अन्वये अधिसूचना क्रमांक सिडको/नैना/टीपीएस. ०९/२०२४/२०१, दिनांक २० फेब्रुवारी २०२४ अन्वये मौ. बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), ता. पनवेल, जि. रायगड या क्षेत्रासाठीची प्रारूप नगररचना योजना क्र. ९ मंजूर करण्यात आली असून, सदरची नगररचना योजना ही शासन राजपत्रामध्ये दिनांक २७ फेब्रुवारी २०२४ रोजी प्रसिद्ध करण्यात आली आहे. (यापुढे जिचा उल्लेख “उक्त प्रारूप योजना” असा केला आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२(१) अन्वये उक्त प्रारूप योजना उक्त अधिनियमाच्या कलम १४८-अे नुसारचा कालावधी वगळता शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त प्रारूप योजनेकरिता लवाद म्हणून काम करणेसाठी श्री. अभिराज गिरकर, निवृत्त सहसंचालक, नगररचना यांनी संमती दिली आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ७२ उप-कलम (१) अन्वये आणि महाराष्ट्र नगररचना योजना नियम, १९७४ मधील नियम क्र. ११ नुसार प्राप्त अधिकारात शासन याद्वारे श्री. अभिराज गिरकर, निवृत्त सहसंचालक, नगररचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून तात्काळ नियुक्ती करीत आहे. त्यांचे परिश्रमिक व भत्ते शासन निर्णय क्रमांक संकिर्ण-२७१५/प्र.क्र. १००/१३, दिनांक १७ डिसेंबर २०१६ नुसार राहतील. तसेच लवाद यांना आवश्यक ते सर्व सहाय्य व त्यांच्यावर देण्यात आलेल्या जबाबदाऱ्या पार पाडण्यासाठी स्वतंत्र कार्यालय व इतर अत्यावश्यक सोयी सुविधा पुरविण्याबाबत सिडकोस सूचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

संदीप जोशी,
कार्यासन अधिकारी.

महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, ऑगस्ट ८-१४, २०२४/श्रावण १७-२३, शके १९४६ १३

URBAN DEVELOPMENT DEPARTMENT

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

NOTIFICATION

No. TPS-1224/821/C.R.58/24/UD-12.—Whereas, the Draft Town Planning Scheme No. 9 of villages Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt), Lonivali (pt), Sangade(pt) and Wardoli(pt), Taluka Panvel, Dist. Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO *vide* Notification No.CIDCO/ NAINA/TPS-09/2024/201, dated the 27th February 2024, under sub-section (2) of the section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as “ the said Act ”) as per the powers delegated under section 151(1) by the Government in Urban Development Department *vide* Notification No.TPS-1817/973 /C.R.103/17/UD-13, dated 13th September 2017 of the said Act and has published in *Government Gazette* dated 27th February 2024 (hereinafter referred to as “ the said Draft Scheme ”) ;

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

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

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

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

SANDEEP JOSHI,
Section Officer.

Annexure 9: Commencement of duty by the Arbitrator

RNI No. MAHBIL /2012/46121



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ६१]

गुरुवार, सप्टेंबर २६, २०२४/आश्विन ४, शके १९४६

[पृष्ठे ३, किंमत : रुपये १२.००

असाधारण क्रमांक ९४

प्राधिकृत प्रकाशन

लवाद, नगररचना परियोजना क्र. ९

बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोलें, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग) यांचे कार्यालय

जाहीर सूचना

क्रमांक लवाद /नरयो-९/साधारण/२०२४/०१

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७ च्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगररचना योजना सिडको नैना क्र. ९ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-९/२०२४/२०१ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक २७ फेब्रुवारी २०२४ रोजी प्रसिद्ध झालेली आहे.

उपनिर्दिष्ट नगररचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रारूप नगररचना योजना नैना क्र. ९. ला अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकार यांची लवाद म्हणून नगरविकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस-१२२४/८२१/प्र.क्र. ५८/२४/नवि-१२ दिनांक १२ जुलै २०२४ अन्वये नियुक्ती केली असून सदरहू अधिसूचना दिनांक ८-१४ ऑगस्ट २०२४ रोजीचे महाराष्ट्र शासन राजपत्र कोकण विभाग पुरवणी, यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगररचना योजना नियम, १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर कळविण्यात येते की, आज दिनांक ५ सप्टेंबर २०२४ रोजी नियुक्त लवाद यांनी वरील योजनेसंदर्भात लवादीय कामकाजास सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीनधारकांना प्रत्यक्ष हजर राहून आपले म्हणणे मांडण्यासाठी यथावकाश फार्म क्र. ४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

(१)

भाग दोन-९४-१

२

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

वरीलप्रमाणे योजना तयार केल्यामुळे, ज्या जमीनधारकांच्या कोणत्याही मिळकती बाधित (Injuriouslly Affected) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असेल त्यांनी निम्न स्वाक्षरीकार यांचेकडे, सदरहू नोटीस **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या तारखेपासून ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहिल.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रारूप योजना अंतिम करण्यासंदर्भात, अधिनियमांच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रथमतः प्राथमिक न.र.यो आणि अंतिम न.र.यो याप्रमाणे उपविभागणी करून तद्नंतर पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

अभिराज गिरकर,

लवाद,

नगररचना परियोजना क्र. ९ (नैना)

बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले,
चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे
(भाग) आणि वारडोली (भाग).

नैना कार्यालय, टॉवर नं. १०,

सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल,

सीबीडी बेलापूर- नवी मुंबई ४०० ६१४.

दिनांक ५ सप्टेंबर २०२४

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

३

THE ARBITRATOR, TOWN PLANNING SCHEME, NAINA No. 9

[Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt), Loniwali (pt), Sangade (pt) and Wardoli (pt)]

Public Notice

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

No. ARB/TPS-9/GEN/2024/01

The draft Town Planning Scheme No.9 of NAINA at village (Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt), Loniwali (pt), Sangade (pt) and Wardoli (pt)) of Taluka Panvel, District – Raigad has been sanctioned by the Vice-Chairman and Managing Director, CIDCO under sub-Section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 (hereafter referred to as “the said Act”) vide Notification No. CIDCO/NAINA/TPS-9/2024/201 dated 27th February, 2024, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/973/C.R.103/17/UD-13, dated 13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary, Part-II dated 27th February, 2024.

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

I, the undersigned therefore in accordance with Rule No.13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that, I have commenced the duties as Arbitrator for Town Planning Scheme No.9 of NAINA at village (Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt), Loniwali (pt), Sangade (pt) and Wardoli (pt)) from 5th September, 2024.

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

Those owners or interested persons of the lands included in the Town Planning Scheme No.9, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional and Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the *Maharashtra Government Gazette*.

It is hereby declared that the said draft Town Planning Scheme No.9 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

ABHIRAJ GIRKAR,

Arbitrator

Town Planning Scheme No. 9 NAINA
(Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt),
Kon (pt), Loniwali (pt), Sangade (pt) and Wardoli (pt))

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

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

Annexure 10: Notice of Commencement of duty by the Arbitrator in Newspaper



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME,
NAINA NO. 9(Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt),
Loniwali (pt), Sangade (pt) and Wardoli (pt))
(Under Rule no.13 of the Maharashtra Town Planning Schemes Rules, 1974)
No. ARB/TPS-9/GEN/2024/01

The draft Town Planning Scheme No.9 of NAINA at village (Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt), Loniwali (pt), Sangade (pt) and Wardoli (pt)) of Taluka - Panvel, District - Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub Section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereafter referred to as "the said Act") vide Notification No. CIDCO/NAINA/TPS-9/2024/01 dated 27th February, 2024, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/973/C.R.103/17/UD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary, Part-II dated 27th February, 2024.

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It is hereby declared that the said draft Town Planning Scheme No.9 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further

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

(Abhiraj Girkar)
Arbitrator
Town Planning Scheme No.9 NAINA
(Belavali (pt), Bherle (pt), Bhingar (pt),
Borle, Chikhale (pt), Kon (pt), Loniwali (pt),
Sangade (pt) and Wardoli (pt))

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जाहीर सूचना

लवाद, नगर रचना परियोजना क्र. ९

बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग),
सांगडे (भाग) आणि वारडोली (भाग) यांचे कार्यालय
नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर रेल्वे स्टेशन संकुल,
सीबीडी बेलपूर- नवी मुंबई - ४००६१४
क्रमांक: लवाद / नव्यो-९/साधारण/२०२४/०१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७ च्या कलम ६८ (२) मधील तरतुदीनुसार ग्राम नगर रचना योजना सिडको नेना क्र. ९ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-९/२०२४/२०१ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रत असाधारण भाग-२ मध्ये दिनांक २७ फेब्रुवारी २०२४ रोजी प्रसिद्ध झालेली आहे.

उपनिर्दिष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, ग्राम नगर रचना योजना नेना क्र. ९ ला अंतिम स्वरूप देण्यासाठी निमन्यायाधीकार यांची लवाद खणून नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस-१२२४/८२१/प्र.क्र. ५८/२४/नवि-१२ दिनांक १२ जुलै २०२४ अन्वये निवृत्ती केली असून सदर अधिसूचना दिनांक ८-१४ ऑगस्ट २०२४ रोजीचे महाराष्ट्र शासन राजपत्र कोकण विभाग पुण्याची, यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगर रचना नियम १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर करण्यात येते की, आज दिनांक ०५/०९/२०२४ रोजी निवृत्त लवाद सार्वजनिक वित्त योजने संपूर्णतः लवादीय कायदासमूह सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हजर राहून आपले म्हणजे सांठ्यासाठी बंधावकाश फार्म क्र. ४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिळकती बाधित (खपशीडीजीवू-पणालीयव) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असलेल्या निमन्यायाधीकार यांचेकडे, सदर नोटीस महाराष्ट्र शासन राजपत्रत प्रसिद्ध झाल्याच्या ताखेनुसार ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर ग्राम योजना अंतिम करण्यासंदर्भात, अधिनियमांच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रयत्न: प्राथमिक न.र.ची आणि अंतिम न.र.ची याप्रमाणे उपविभागीय करून वटदंतर पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

दिनांक- १२ सप्टेंबर २०२४

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

(अभिजात गिरकार)

लवाद
नगर रचना परियोजना क्र.९ (नैना)
बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले,
चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे
(भाग) आणि वारडोली (भाग)

CIDCO/PR/259/2024-25

www.freepressjournal.in **mumbai**
Mumbai, Tuesday, October 1, 2024



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME,
NAINA NO. 9(Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt),
Loniwali (pt), Sangade (pt) and Wardoli (pt))
(Under Rule no.13 of the Maharashtra Town Planning Schemes Rules, 1974)
No. ARB/TPS-9/GEN/2024/01

The draft Town Planning Scheme No.9 of NAINA at village (Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt), Loniwali (pt), Sangade (pt) and Wardoli (pt)) of Taluka - Panvel, District - Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub Section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereafter referred to as "the said Act") vide Notification No. CIDCO/NAINA/TPS-9/2024/01 dated 27th February, 2024, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/973/C.R.103/17/UD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary, Part-II dated 27th February, 2024.

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

I, the undersigned therefore in accordance with Rule No.13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that, I have commenced the duties as Arbitrator for Town Planning Scheme No.9 of NAINA at village (Belavali (pt), Bherle (pt), Bhingar (pt), Borle, Chikhale (pt), Kon (pt), Loniwali (pt), Sangade (pt) and Wardoli (pt)) from 5th September, 2024.

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

Those owners or interested persons of the lands included in the Town Planning Scheme No.9, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the Maharashtra Government Gazette.

It is hereby declared that the said draft Town Planning Scheme No.9 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further

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

(Abhiraj Girkar)
Arbitrator
Town Planning Scheme No.9 NAINA
(Belavali (pt), Bherle (pt), Bhingar (pt),
Borle, Chikhale (pt), Kon (pt), Loniwali (pt),
Sangade (pt) and Wardoli (pt))

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

जाहीर सूचना

लवाद, नगर रचना परियोजना क्र. ९

बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग),
सांगडे (भाग) आणि वारडोली (भाग) यांचे कार्यालय
नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर रेल्वे स्टेशन संकुल,
सीबीडी बेलपूर- नवी मुंबई - ४००६१४
क्रमांक: लवाद / नव्यो-९/साधारण/२०२४/०१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७ च्या कलम ६८ (२) मधील तरतुदीनुसार ग्राम नगर रचना योजना सिडको नेना क्र. ९ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-९/२०२४/२०१ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रत असाधारण भाग-२ मध्ये दिनांक २७ फेब्रुवारी २०२४ रोजी प्रसिद्ध झालेली आहे.

उपनिर्दिष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, ग्राम नगर रचना योजना नेना क्र. ९ ला अंतिम स्वरूप देण्यासाठी निमन्यायाधीकार यांची लवाद खणून नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस-१२२४/८२१/प्र.क्र. ५८/२४/नवि-१२ दिनांक १२ जुलै २०२४ अन्वये निवृत्ती केली असून सदर अधिसूचना दिनांक ८-१४ ऑगस्ट २०२४ रोजीचे महाराष्ट्र शासन राजपत्र कोकण विभाग पुण्याची, यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगर रचना नियम १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर करण्यात येते की, आज दिनांक ०५/०९/२०२४ रोजी निवृत्त लवाद सार्वजनिक वित्त योजने संपूर्णतः लवादीय कायदासमूह सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हजर राहून आपले म्हणजे सांठ्यासाठी बंधावकाश फार्म क्र. ४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिळकती बाधित (खपशीडीजीवू-पणालीयव) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असलेल्या निमन्यायाधीकार यांचेकडे, सदर नोटीस महाराष्ट्र शासन राजपत्रत प्रसिद्ध झाल्याच्या ताखेनुसार ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर ग्राम योजना अंतिम करण्यासंदर्भात, अधिनियमांच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रयत्न: प्राथमिक न.र.ची आणि अंतिम न.र.ची याप्रमाणे उपविभागीय करून वटदंतर पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

दिनांक- १२ सप्टेंबर २०२४

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

(अभिजात गिरकार)

लवाद
नगर रचना परियोजना क्र.९ (नैना)
बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले,
चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे
(भाग) आणि वारडोली (भाग)

CIDCO/PR/259/2024-25

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Annexure 12: Newspaper notification of revised first hearing schedule by the Arbitrator

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित
जाहीर सूचना

लवाद, नगर रचना परियोजना क्र. ९

बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोलें, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग) यांचे कार्यालय
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र.१३ अन्वये)

नगर रचना परियोजना क्र. ९ वेळापत्रक

[illegible][illegible]

Annexure 13: Newspaper notification of second hearing schedule by the Arbitrator



शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित
जाहीर सूचना

लवाद यांचे कार्यालय

नगर रचना परियोजना, नैना क्र ९

बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोलें, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग)
नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर- नवी मुंबई - ४००६१४

लयाद, नगर रचना परियोजना क्र. ९ वेळापत्रक

(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र.१३ अन्वये)

[illegible]

सदर सूचना सिडकोच्या <https://cidco.maharashtra.gov.in/naina> संकेतस्थळावर उपलब्ध करणात आलेले आहे.

Original Plot							Final Plot						
Sr.No.	Name of Owner	Survey No.	Hissa No.	Village	OP No	Final Plot No	Sr.No.	Name of Owner	Survey No.	Hissa No.	Village	OP No	Final Plot No
1	Nanu Sitaram Patil	89	89/3	Borle	3	12							
2	Ram Hoshiram Patil Executive Engineer Mumbai Road Development Department No.1	95 MMC	95/1	Borle	8	8	23	Bhimabai Sudam Gadarkar, Ram Sudam Gadarkar, Bharat Sudam Gadarkar, Suvarna Subhash Patil, Lakshman Sudam Gadarkar, Executive Engineer Mumbai Road Development Department No.1	100	100/1/1	Chikhale	87	64
3	Sanjay Morlal Jain Executive Engineer Mumbai Road Development Department No.1, Ablhoti Uranwar Jalwar, Satyawan Kancha Naik	57 MMC	57	Borle	9	24	24	Sudhir Sanchalal Chajed	100(P)	100/2/1	Chikhale	88	68
4	Shobha Ramesh Marathe	87	87/2	Borle	10	21	25	Arun Mahadev Patil, Machhindra Mahadev Patil, Ranjana Mahadev Patil, Jijabai Mahadev Patil	148(P)	148/(0/P)	Sangade	90	70
5	Balaram Kashinath Patil, Bhagwan Kashinath Patil	81 MMC	81/2	Borle	20	13	26	Nandev Zilper Mhatre	35	35/2/A	Borle	91	73
6	Simple Devendra Acharya	84	84/3	Borle	61	35	27	Vandhanan Mishra Lalit Larkad, Vivek Vasantnagar Babakar Auti Hrudanandaji Khavarsara, Subhash Uttamchandaji Khavarsara	133	133/5	Chikhale	93	76
7	Aakasi Suresh Agrawal	18 MMC	18	Borle	62	166	28	Rachna Kirti Doshi	49 MMC	49/1	Kon	98	86
8	Shree Radhakrishna Temple Parnel Molwotwar Prabhakar Ganapat Samel, Executive Engineer Mumbai Road Development Department No.1	55 MMC	55/1	Borle	63	165	29	Yousf Khan Akbar Khan, M.Tasleem Mohammad Husein, Imran Saleem Khan, Alkhabaz Appalal Mulla, Alhaj M. Mustafa Yalub Beg, Yalub Beg Trust Parnel Tarfe Chief Trustee	49 MMC	49/2	Kon	99	85
9	Vasant Shankar Konde, Ravindra Shankar Konde, Shardul Shankar Konde, Suman Sahakar Shingare , Shilpa Yashwantrao Keshkar, Ranjana Ramchandra Konde, Smita Saneer Shetty	34	34/2	Kon	66		30	Kolinson Kirti Doshi	49 MMC	49/3	Kon	100	84
10	Chetana Abhijit Vanshe, Iday Ramchandra Konde, Bharati Harishchandra Konde, Nitin Kashinath Sahane, Chetan Kashinath Sahane, Arsha Khanderam Shingane	35	35/2	Kon	67		31	Vinhal Dharma Shisave, Janabai Dharma Shisave, Pushpa Balaram Shisave, Seena Samosh Nare , Pooja Sachin Mhatre, Prata Balaram Shisave	49 MMC	49/4	Kon	101	81
11	Vasant Shankar Konde, Ravindra Shankar Konde, Shardul Shankar Konde , Suman Sahakar Shingare, Shilpa Yashwantrao Keshkar , Ranjana Ramchandra Konde, Smita Saneer Shetty, Chetana Abhijit Vanshe, Iday Ramchandra Konde, Bharati Harishchandra Konde, Nitin Kashinath Sahane, Chetan Kashinath Sahane, Arsha Kanderam Shingane,	35	35/2	Kon	67		41	Yousf Khan Akbar Khan, M.Tasleem Mohammad Husein, Imran Saleem Khan, Alkhabaz Appalal Mulla, Alhaj M. Mustafa Yalub Beg, Yalub Beg Trust Parnel Tarfe Chief Trustee	48	48/4	Kon	115	94
12	Janabai Nandev Mhatre, Chandan Nandev Mhatre, Lakha Keshvi Mhatre, Prakash Nandev Mhatre, Nyaynagar Nandev Mhatre, Jani Keshvi Mhatre, Nantrata Nandilamr Ghurat, Soman Dilip Ghurat, Jyoti Birendra Dagat, Ramesh Govar Mhatre, Lalita Gosavi Mhatre, Sareni Gosavi Mhatre, Manjula Gosavi Mhatre, Kounda Dagadu Mundhe, Panchajanya Dagadu Mundhe, Chandrakant Dagadu Mundhe, Rajaram Dagadu Mundhe, Aron Dagadu Mundhe, Mukabhai Sadanand Karmakar, Santia Ganesh Thangar	34	34/1	Kon	68	45	42	Yousf Khan Akbar Khan, M.Tasleem Mohammad Husein, Imran Saleem Khan, Alkhabaz Appalal Mulla, Alhaj M. Mustafa Yalub Beg	35	35/1	Kon	116	95
13	Ganesh Changa Mhatre, Ganesh Changa Mhatre, Jagwant Changa Mhatre, Yamuna Dhonda Waghmare, Sharada Mahadev Kondkar, Yunat Changa Mhatre, Kamal Changa Mhatre	43	43/1	Kon	71	48	43	Nilesh Chandrahal Shah, Chandrahal Rakeshd Shah	35	35/1	Borle	117	96
14	Ramchandra Rama Mhatre, Lakshman Rama Mhatre, Ganesh Rama Mhatre, Tarabai Rutte Bhagat, Bharat Sudam Janabhai, Sharla Vibhava Patil, Mau Ghosh Tombari, Pushpa Jagannath Sangalekar, Prakash Bharat Mhatre, Nagoba Bharat Mhatre, Vajunaji Kanaklal Mhatre, Indubai Bharat Mhatre	44	44/1	Kon	72	49	44	Sudha Pratik Shikharu	133(P)	133/1/(A/P)	Chikhale	119	98
15	Manoj Dhawal Ratinasa Rishina Keshavn Bhepi, Rajesh Bharat Ghurat, Harshada Bharat Ghurat, Dattaprasad Bharat Ghurat, Karana Gururam Mhatre, Rachna Narvel Mhatre, Ratan Harishchandra Ghurat	45	45/3	Kon	77	54	45	Amli A. Trichandani	128(P)	128/1/(D/P)	Chikhale	120	99
16	Janu Lakhu Patil	123	123/0	Sangade	79	56	46	Dattatraya Damodar Patankar, Devram Bhikaji Dole, Shreekanth Shankar Babate, Vilas Sandeepan Charhan, Executive Engineer Mumbai Road Development Department No. 1, Yakej Resnet Pvt. Ltd, Mohammad Umar Mohammad Irfan Monsary, Mohammad Saad Mohammad Irfan Monsary	135(P)*	135/(P)*	Chikhale	121	
17	Ramchandra Rama Mhatre, Lakshman Rama Mhatre, Ganesh Rama Mhatre, Tarabai Rutte Bhagat, Bharat Sudam Janabhai, Sharla Vibhava Patil, Mau Ghosh Tombari, Pushpa Jagannath Sangalekar, Prakash Bharat Mhatre, Nagoba Bharat Mhatre, Vajunaji Kanaklal Mhatre, Indubai Bharat Mhatre	44	44/1	Kon	72	49	47	Rama Gotram Mhatre, Krishna Gotram Mhatre, Tushirani Gotram Mhatre, Ekurth Gotram Mhatre, Harishchandra Gotram Mhatre, Changabai Dharma Patil, Mabai Narayan Phadake	135(P)*	135/(P)*	Chikhale	122	
18	Chandrahal Raychand Shah	50 MMC	50/1	Kon	80	58	48	Prachi Prabhakar Satam	129	129/5	Chikhale	123	101
19	Kolinson Kirti Doshi	50 MMC	50/2	Kon	81	59	49	Lakshmi Shivkumar Rajkar	47	47/4	Kon	124	102
20	Sanjay Sanchalal Chajed	87 MMC	87/1/1 (P-MMC)	Chikhale	83	60	50	Dharmra Kattor Shisave	47	47/1	Kon	126	104
21	Sadram Nema Patil, Ramchandra Nema Patil, Vishnubai Kamalakar Patil	107 MMC	107/1	Borle	8		51	Yousf Khan Akbar Khan, M.Tasleem Mohammad Husein, Imran Saleem Khan, Alkhabaz Appalal Mulla, Alhaj M. Mustafa Yalub Beg, Yalub Beg Trust Parnel Tarfe Chief Trustee	47	47/3	Kon	127	105
22	Manubai Pandakli Khurariar, Manubai Pandakli Khurariar,	87 MMC	87/1/1 (P-MMC)	Borle	86	65	52	Kirti Jnanadas Doshi	29	29/9	Kon	131	
							53	Kirti Jnanadas Doshi	43	43/6	Kon	132	108
							54	Ashok Khurshi Mhatre, Siddi Khurshi Mhatre	25	25/2	Kon	134	110
							55	Yousf Khan Akbar Khan, M.Tasleem Mohammad Husein, Imran Saleem Khan, Alkhabaz Appalal Mulla, Alhaj M. Mustafa Yalub Beg, Yalub Beg Trust Parnel Tarfe Chief Trustee	34	34/5	Kon	137	113
								Alkhatibwan Ishaak Kout, Sharafuddin Alkhabaz Patel, Nasrulla M.A. Patel, Sapenda Salikau Mulla, Balyaji Ilti Mahamudallya Patel, Baserattaya M.A. Patel, Anjum M.A.Patel, Hidayat M.A. Patel, Mufajeem M.A. Patel, Farhad Saleem Gajjar, Newstham Alkhabaz Patel, Radyia Begum Alkhabaz Patel,	29	29/3	Kon	141	116

Annexure 14: Subdivision of the Scheme u/s 72 (3)

OFFICE OF THE ARBITRATOR**TOWN PLANNING SCHEME NO. 9, NAINA**

(at part villages of Chikale, Borle, Kon, Belavali, Sanagade, Bherle, Bhingar, Wardoli and Lonivali)

No. ARB/TPS-9/GEN/2025/730

29.04.2025

The Maharashtra Regional & Town Planning Act, 1966

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

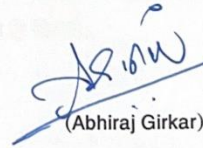
ORDER

The draft Town Planning Scheme, NAINA No. 9 (Chikale, Borle, Kon, Belavali, Sanagade, Bherle, Bhingar, Wardoli and Lonivali) has been sanctioned under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 vide Notification CIDCO/NAINA/TPS-9/2024/201 dated 27th February, 2024, by the Vice Chairman and Managing Director, CIDCO under the powers conferred on him vide Urban Development Department Notification No. TPS/1817/973/CR-103/17/UD-13 dated 13th September, 2017.

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

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

Now, I, the undersigned as Arbitrator, has subdivided the sanctioned draft Town Planning Scheme, NAINA No. 9 (Chikale, Borle, Kon, Belavali, Sanagade, Bherle, Bhingar, Wardoli and Lonivali) into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 on 29th April, 2025.



(Abhiraj Girkar)

Arbitrator,

NAINA, Town Planning Scheme No. 9(Chikale, Borle, Kon, Belavali, Sanagade,
Bherle, Bhingar, Wardoli and Lonivali)

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

Annexure15: Newspaper Notification for Third Hearing

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

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

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

अखेरची संधी

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

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

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

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

Annexure 16: Drawn up of the Preliminary Scheme u/s 72 (7)

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

३

OFFICE OF THE ARBITRATOR-TPS 09**Public Notice**

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

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

Preliminary NAINA Town Planning Scheme, No. 9

(Part villages of Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade, and Wardoli, Taluka Panvel, District Raigad)

NO. ARB/TPS-9/PRE. AWARD/2025/763

WHEREAS, the Draft Town Planning Scheme, No. 9 (TPS-9) (Part villages of Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade, and Wardoli, of Taluka Panvel, District Raigad) was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the 'said Act') *vide* Notification No. CIDCO/ NAINA/TPS-09/2024/201, dated 27th February 2024, in exercise of the powers delegated to him by the Urban Development Department *vide* its Notification No.TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in the *Maharashtra Government Gazette*, Extra ordinary Part-II, dated 27th February 2024 ;

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

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), declared under his notice dated 5th September 2024 that he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 9, with effect from 5th September 2024 ;

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

And whereas, the NAINA Town Planning Scheme, No. 9, was subdivided by the Arbitrator under his notice bearing No. ARB/TPS-9/GEN/2025/738, dated 29th April 2025, into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act ;

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

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 9 (Parts of villages-Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade, and Wardoli, of Taluka Panvel, District Raigad) has been drawn up by him on 18th September, 2025, as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

२

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

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ सप्टेंबर २०२४ रोजी सुचना प्रसिद्ध करून नगररचना परियोजना नैना क्र. ९, [बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड] करिता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ५ सप्टेंबर २०२४ पासून सुरू करण्यात आले आहे ;

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

आणि ज्याअर्थी, नगररचना परियोजना नैना क्र. ९, [बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड] हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दि. २९ एप्रिल २०२५ रोजी नोटीस क्र. लवाद/न.र.यो.- ९/ सर्वसाधारण/२०२५/७३८ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे ;

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

त्याअर्थी, निम्नस्वाक्षरीकार नगररचना परियोजना नैना क्र. ९, [बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड] या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दि. १८ सप्टेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करित आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्या कडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमीनीच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सेक्टर ११, सीबीडी बेलापूर- नवी मुंबई ४०० ६१४ येथे प्रसिध्द करण्यात आली आहे.

अभिराज गिरकर,

नगररचना परियोजना, नैना क्र. ९,

[(बेलवली (भाग), भेरले (भाग), भिंगार (भाग),

बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग),

सांगडे (भाग) आणि वारडोली (भाग)].

पत्ता : नैना कार्यालय, टॉवर नं. १०,

आठवा मजला, बेलापूर रेल्वे स्टेशन,

सेक्टर ११, सी.बी.डी. बेलापूर,

नवी मुंबई ४००६१४.

दिनांक: १८ सप्टेंबर, २०२५.

RNI No. MAHBIL /2012/46121



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ११, अंक ६८]

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

[पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक १३२

प्राधिकृत प्रकाशन

लवाद, नगररचना परियोजना क्र. ९

जाहिर सूचना

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

प्रारंभिक नगररचना परियोजना नैना क्र. ९,

[बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोलें, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग) तालुका पनवेल, जिल्हा रायगड]

क्रमांक लवाद/नरयो- ९/ नैना /प्रारंभिक/ निवाडा/२०२५/ ७६३

ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. ९, [बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोलें, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड] ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस-१८१७/९७३/सीआर-१०३/१७/यूडी-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/टीपीएस-९/२०२४/२०१, दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक २७ फेब्रुवारी २०२४ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमाच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारूप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/८२१/प्र.क्र. ५८/२४/नवि-१२, दिनांक १२ जुलै २०२४ केली आहे व सदर अधिसूचना ही महाराष्ट्र शासन राजपत्र कोकण विभाग पुरवणी मध्ये दि. ८-१४ ऑगस्ट २०२४ रोजी प्रसिद्ध केली आहे ;

(१)

भाग दोन-१३२-१

४

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

The Preliminary Scheme so drawn up by the undersigned has been published, and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at the 7th floor, Tower No. 10, Belapur Railway Station Complex, Sector 11, CBD Belapur, Navi Mumbai.

ABHIRAJ GIRKAR,

Arbitrator,

Town Planning Scheme, NAINA No. 9.

(Parts of villages-Belavali, Bherle,
Bhingar, Borle, Chikhale, Kon, Loniwali,
Sangade, and Wardoli, of Taluka Panvel,
District Raigad).

Place: NAINA, 7th Floor, Tower No. 10,
Sector 11, CBD-Belapur, 400 614.
Date: 18th September, 2025.

Annexure 17: Preliminary Scheme drawn up by the Arbitrator Newspaper Notice

कृषीवरु

www.krushival.in

सोमवार दि. १३ ऑक्टोबर, २०२५

**जाहीर सूचना**

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

प्रारंभिक नगर रचना परियोजना नैना क्र. ९

(बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग) तालुका पनवेल, जिल्हा रायगड)

ज्याअर्थी, प्रारूप नगर रचना परियोजना नैना क्र. ९, (बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड) ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस-१८१७ /९७३/सीआर-१०३/१७/यूडी-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/टीपीएस-९/२०२४/२०१ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक २७ फेब्रुवारी २०२४ रोजी प्रसिध्द झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमांच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारूप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/८२१/प्र.क्र. ५८/२४/नवि-१२ दिनांक १२ जुलै २०२४ केली आहे व सदर अधिसूचना ही महाराष्ट्र शासन राजपत्र कोकण विभाग पुरवणी मध्ये दि. ८-१४ ऑगस्ट २०२४ रोजी प्रसिध्द केली आहे.

आणि ज्या अर्थी महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ०५ सप्टेंबर २०२४ रोजी सूचना प्रसिध्द करून नगर रचना परियोजना नैना क्र. ९, (बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड) करिता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ०५ सप्टेंबर २०२४ पासून सुरु करण्यात आले आहे.

आणि ज्या अर्थी विहीत केलेल्या नमुना क्रमांक ४ मधील विशेष सूचना उक्त नगर रचना परियोजनेमध्ये समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या असून त्यांची या संदर्भातील सुनावणी पूर्ण करून त्याबाबतची टिपणे नोंदविण्यात आलेली आहेत.

आणि ज्या अर्थी नगर रचना परियोजना नैना क्र. ९, (बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड) हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ नुसार दि. २९ एप्रिल २०२५ रोजी नोटीस क्र. लवाद/न.र.यो.- ९/ सर्वसाधारण/२०२५/७३८ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्या अर्थी उक्त नियमांमधील नियम क्र.१३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (४) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार नगर रचना परियोजना नैना क्र. ९, (बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले, चिखले (भाग), कोन (भाग), लोणीवली (भाग), सांगडे (भाग) आणि वारडोली (भाग), तालुका पनवेल, जिल्हा रायगड) या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दि. १८ सप्टेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करित आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्या कडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमीनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सेक्टर ११, सीबीडी बेलापूर- नवी मुंबई ४००६१४ येथे प्रसिध्द करण्यात आली आहे.

दिनांक : १८ सप्टेंबर, २०२५

पत्ता : नैना कार्यालय, टॉवर नं. १०, आठवा मजला, बेलापूर रेल्वे स्टेशन, सेक्टर ११, सी.बी.डी. बेलापूर-नवी मुंबई ४००६१४

अभिराज गिरकर

नगर रचना परियोजना, नैना क्र. ९,
(बेलवली (भाग), भेरले (भाग), भिंगार (भाग), बोर्ले,
चिखले (भाग), कोन (भाग), लोणीवली (भाग),
सांगडे (भाग) आणि वारडोली (भाग))

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सिडको/जनसंपर्क/२९४/२०२५-२६

www.freepressjournal.in Mumbai, Monday, October 13, 2025



PUBLIC NOTICE

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

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

Preliminary NAINA Town Planning Scheme, No. 9

(Part villages of Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade, and Wardoli, Taluka Panvel, District Raigad)

WHEREAS, the Draft Town Planning Scheme, No. 9 (TPS-9) (Part villages of Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade, and Wardoli, of Taluka Panvel, District Raigad) was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/ NAINA/TPS-09/2024/201; dated 27th February 2024, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No. TPS-1817/973/ CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in the Maharashtra Government Gazette, Extraordinary; Part-II, dated 27th February 2024.

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

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), declared under his notice dated 5th September 2024 that he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 9, with effect from 5th September 2024.

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

And whereas the NAINA Town Planning Scheme, No. 9, was subdivided by the Arbitrator under his notice bearing No. ARB/TPS-9/GEN/2025/738, dated 29th April 2025, into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act.

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

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 9 (Parts of villages-Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade, and Wardoli, of Taluka Panvel, District Raigad) has been drawn up by him on 18th September, 2025, as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

The Preliminary Scheme so drawn up by the undersigned has been published, and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at the 7th floor, Tower No. 10, Belapur Railway Station Complex, Sector 11, CBD Belapur, Navi Mumbai.

Place: NAINA, 7th Floor, Tower No. 10, Sector 11, CBD-Belapur, 400 614.

Date: 18th September, 2025

**Abhiraj Girkar,
Arbitrator,**

Town Planning Scheme, NAINA No. 9.
(Parts of villages-Belavali, Bherle, Bhingar, Borle,
Chikhale, Kon, Loniwali, Sangade, and Wardoli,
of Taluka Panvel, District Raigad)

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