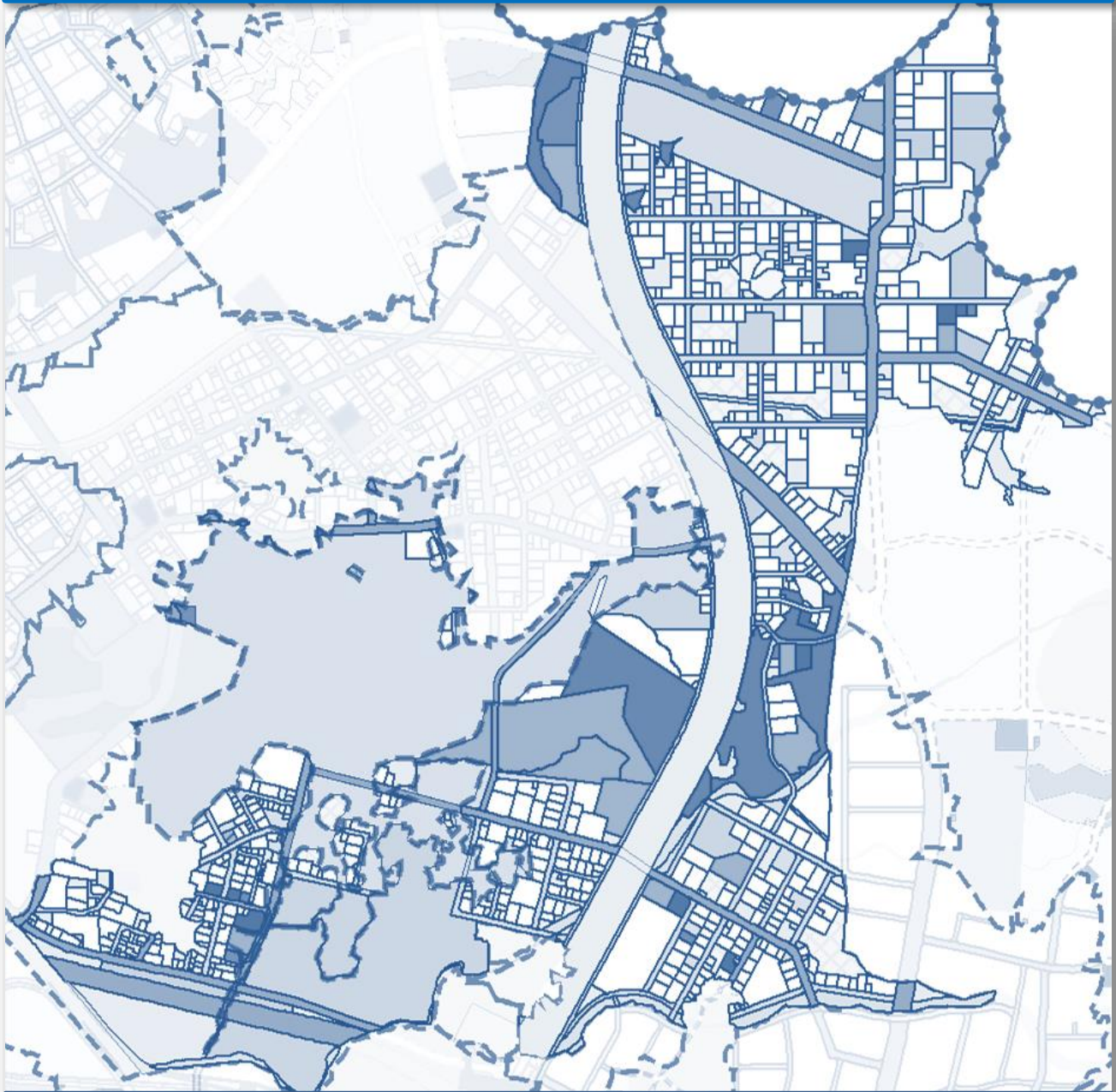


REPORT ON
PRELIMINARY TOWN PLANNING SCHEME NO. 08
NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA
(NAINA)

*Part Villages of Ambivali, Chikhale, Belavali, Palikhurd, Moho,
Wangani tarf Waje, Lonivali*



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TOWN PLANNING SCHEME NO.8, NAINA, CIDCO

Part Villages of Ambivali, Chikhale, Belavali, Palikhurd, Moho, Wangani tarf Waje, Lonivali

Chapter 1 Introduction

1.1. Preamble

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 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 “the SPA”) vide its Notification, No. TPS -1712/475/CR-98/12/UD-12, dated 10/01/2013 for an area notified as Navi Mumbai Airport Influence Notified Area (hereinafter referred to as “NAINA”). The Section 21(2) 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.

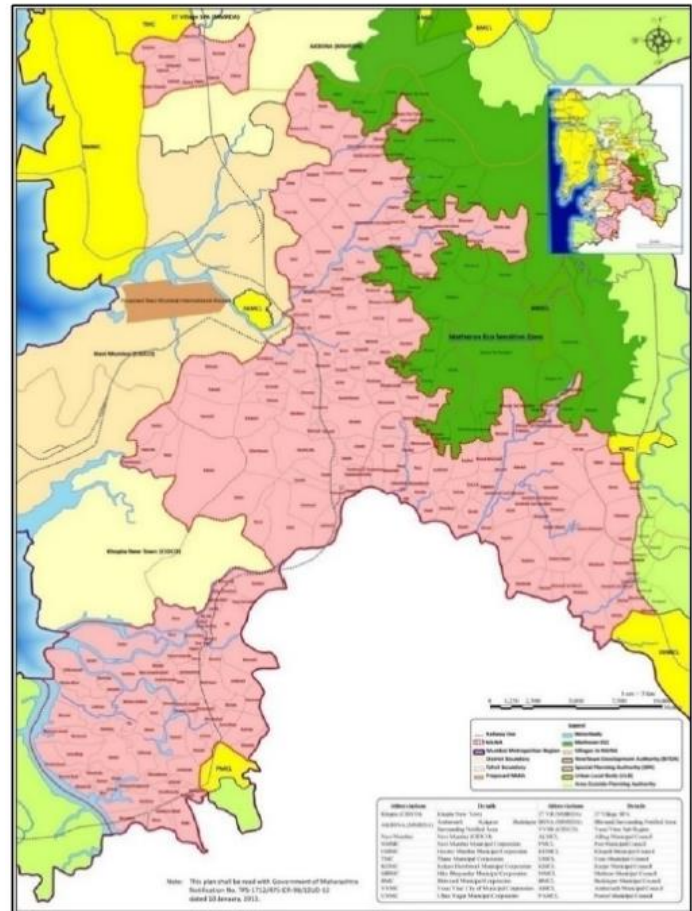


Figure 1 NAINA Notified area of 270 villages

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 has 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 is sanctioned vide Notification No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 01/03/2019.

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, 26/07/2023, 15/07/2024, 10/10/2024 and 09/09/2025 have partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act. In TPS 8, no area of Development plan is under excluded part.

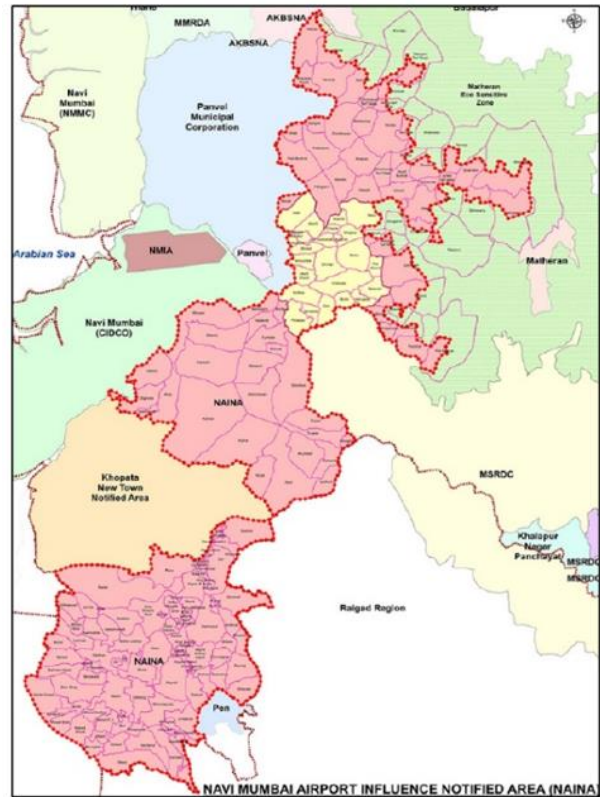


Figure 2 NAINA Notified area of 174 villages

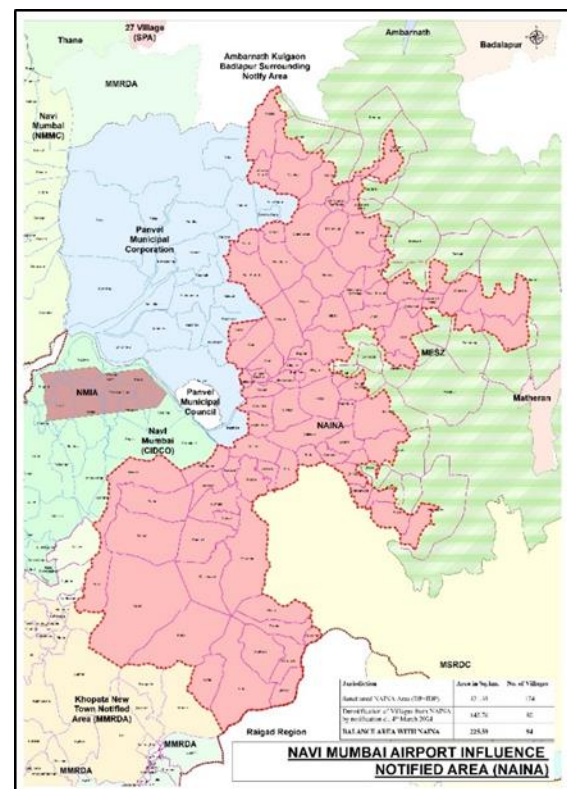


Figure 3 NAINA Notified area of 94 villages

1.2. Initiative taken for implementation of IDP/DP & Role of CIDCO

CIDCO as SPA is entrusted with the responsibility of preparation of development plan, corresponding development control regulations and mechanism for implementation of the plan. An innovative concept that promotes voluntary land assembly, contributes land for public purpose, finances infrastructure development, has been developed by CIDCO for NAINA. To realize this model and to assess the acceptability of the landowners it is decided to test the concept on a smaller scale.

In the sanctioned DCPR of NAINA, 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/DP 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.

The SPA, CIDCO NAINA has accordingly decided to undertake series of town planning schemes under the said Act covering as far as possible the entire IDP/DP area leaving the densely developed areas and village gaothans for the effective implementation of the sanctioned Development Plan of NAINA. Till date CIDCO has declared 12 town planning schemes, its status as on 06/11/2025 is as follows (Table 1):

Table 1 Details of various stages of NAINA Town Planning Scheme

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 sanctioned on 03/09/2019 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 28/12/2022.
TPS - 3	10-05-2018	438	Nere, Nerepada, Vihighar,	Preliminary Scheme sanctioned on

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Stage
			Moho, Koproli and Chipale	29/11/2022. And Final Scheme submitted to Govt. for sanction
TPS - 4	21-06-2019	350	Adai, Akurli, Nevali, Shilottar Raichur and Pali devad	Preliminary Scheme sanctioned on 28/02/2024. And Final Scheme submitted to Govt. for sanction
TPS - 5	28-06-2019	242	Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihighar and Moho	Preliminary Scheme sanctioned on 28/02/2024 And Final Scheme submitted to Govt. for sanction
TPS - 6	08-08-2019	243	Chikhale, Moho, Pali Khurd and Shivkar	Preliminary Scheme sanctioned on 01/03/2024 and Final scheme Award drawn on 27/09/2024
TPS - 7	18-09-2019	215	Devad, Vichumbe, Usarli Khurd, Shivkar and Kolkhe	Preliminary Scheme sanctioned on 01/03/2024 and Final scheme Award drawn on 27/09/2024
TPS - 8	20-12-2022	578	Palikhurd, Chikhale, Belavali, Ambivali, Wangani tarf Waje, Loniwali and Moho	Draft Sanction u/s 68(2) on 08/07/2024. Arbitrator is appointed by State Govt. on 07/08/2024
TPS - 9	20-12-2022	412	Belavali, Sangade, Chikhale, Kon, Bhingar, Bherle, Loniwali, Wardoli and Borle	Draft Sanction u/s 68(2) on 27/02/2024. Arbitrator is appointed by State Govt. on 12/07/2024
TPS - 10	29-10-2022	405	Shivkar, Chikhale, Kolkhe, Kolkhepeth, Kon, Palaspe and Deravali	Draft Sanction u/s 68(2) on 27/02/2024. Arbitrator is appointed by State Govt. on 12/07/2024
TPS - 11	14-10-2022	590	Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon	Draft Sanction u/s 68(2) on 18/07/2024. Arbitrator is appointed by State Govt. on 14/08/2024
TPS-12	14-10-2022	504	Chinchavali tarf Waje, Kondale, Morbe, Mahalungi, Ritghar, Umroli, Usarli Budruk and Vakadi	Draft Sanction u/s 68(2) on 08/07/2024. Arbitrator is appointed by State Govt. on 07/08/2024

1.3. Need of Town Planning Scheme

Post approval of IDP/DP, CIDCO was under pressure from public to provide infrastructural facilities at par with other developed nodes by CIDCO within Navi Mumbai jurisdiction. The closest area of village Chikhali, Belavali has high pressure of development due to their proximity of Mumbai Pune Express way, Old Mumbai Pune National Highway and existing Panvel Karjat Railway Line. Therefore, the boundary for TPS-8 is identified in the proximity of already sanctioned boundary of Town Planning Scheme no.6, and is having access from Old Mumbai Pune National Highway. Village Chikhale has access via a underpass below Mumbai-Pune expressway and Panvel Karjat Railway Line. And villages of Ambivali, Wangani

Tarf Waje, Pali Khurd and Lonivali have access from the existing Panvel Matheran Road.

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, and already developed pockets at edge and hills slope area are excluded from the scheme area.

With this background, CIDCO has declared intention to prepare TPS-08 for the purpose of implementing the proposals in the sanctioned DP of NAINA and to introduce proper road network with social as well as service infrastructure.

1.4. Concept of Layout Plan

The Town Planning Scheme is implemented as per the provisions of the Act and guidelines of the Town Planning Rules 1974. The draft layout in the scheme is 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. However, TPS-8 is a scheme unlike other Greenfield schemes declared till now due to presence of proposed Multi-Modal Corridor. Measures are taken to abide to the principles to the maximum possible way throughout the scheme.

- All contribute equal percentage of land for the project.
- Water bodies, railway and highway lands, existing structure of valid permissions are kept intact.
- Land owners to get 40% of original land holding as net final plot.
- As far as possible final plots anchored to their original location.
- As far as possible layout open space and amenity are provided commonly in scheme layout and distributed spatially on neighborhood concept.
- As far as possible existing structures are protected and final plot are given around existing structures.
- An attempt has been made to carve out final plots in such a way that they are of regular shape and are developable.

- While developing the lands, the developers will not be required to provide 10% recreational open spaces and 5% amenity spaces under the NAINA DCR which will be provided in the scheme layout at SPA level.
- Land affected by High Tension line, Gas pipeline have been given unencumbered final plots to its nearby original location. However, few valid N.A. permissions and existing structures are retained and given Final plot.
- Scattered land parcels of same owner has been given single plot considering his consent for amalgamation.
- 7/12 is considered as basis for finalizing entitlement.
- After giving access to all final plots, actual area under internal roads is arrived at. Thereafter, plots for open spaces and amenity spaces were reserved. Balance plot is kept for EWS which works out to approximately 5% of scheme area in instant proposal of scheme area.
- Based on suggestions received from owners during meet, necessary changes have been carried out in the draft scheme.
- As far as possible the land owners will be encouraged to accept the compensation in the form of FSI instead of monetary compensation.

As committed in NAINA scheme, the FSI of original plot is going to be loaded on the final plot (FP) area, which is 40% of the Original Plot (OP), thus the permissible FSI on the FP will be 2.5. To enable the holder of FP to consume the permissible FSI, it is necessary to make Special Development Control Regulations for TPS-08. Therefore, along with approval of Draft TPS-08 under section 68(2) of the Act, requisite special DCR in accordance with sub-section (2) of section 159 of the said Act are proposed to be approved with Draft TPS.

The special DCR in TPS-2 to TPS-7 have been approved by Government while sanctioning preliminary scheme. The same are proposed to extend in all TPS in NAINA for ensuing uniformity. The Government has approved suspension of corresponding provisions of the sanctioned DCPRs of IDP in TPS-04 to TPS-07 on 30/12/2019 and 28/02/2024 and mentioned that the same suspension of regulations will be applicable to any further Town Planning Schemes declared within NAINA area.

Chapter 2 Draft Town Planning Scheme No. 8, NAINA

2.1. Declaration of Draft Scheme No.8

The SPA, NAINA (CIDCO) has prepared the draft Town Planning Scheme by following all the formalities and procedure and observing the legal provisions under Maharashtra Regional and Town Planning Act, 1966 as tabulated hereinafter. A notice of declaration of intention and plan showing boundary of TPS is attached as Annexure 1 and Annexure 2

Sr. No.	Details	Section	Date
1.	CIDCO's BR No. 12287 to declare intention to prepare scheme for TPS-8 (403 ha)	60(1)	16/01/2020
2.	Extraordinary official Maharashtra Government Gazette (part-II)-for declaration of intention	60(2)	28/01/2020
3.	Fresh Declaration	60(1)	22/12/2022
4.	Public notice in two local Newspaper: The Newsband (English) Raigad Nagari (Marathi)	60(2)	27/12/2022

2.2. Request for Inclusion of Integrated Township Project (ITP) area in TPS-8

The project proponent, M/S Valuable Properties Private Limited (VPPL), vide letter dated 8th August 2019, 19th September 2019, 7th November 2019, had made request for inclusion of Notified ITP in Town Planning Scheme with Reconstitution of ITP boundary, rearrangement of Un-acquired landlocked pockets within ITP boundary, providing project proponent land in TPS adjacent to ITP to make regular boundary of ITP. The project proponent was granted Locational clearance on 14th June 2017 for an area of 114 ha of land at villages Chikhale, Moho and Palikhurd. Accordingly, the CIDCO Board was appraised and ITP was included in TPS-8 Boundary vide Board Resolution no. 12287 dated 16th January 2020.

2.3. Addition of new area in TPS due to MMC

The area under Multi Modal Corridor (MMC) was considered non-developable when the scheme was first declared on 28th January 2020. Later, it was directed to include MMC as part of TPS for acquisition of land under MMC through TPS. In continuation with the discussion held during High Power Committee meetings and considering the importance and urgency of MMC project, a proposal was initiated for board approval for obtaining land under MMC (Morbe to Karanjade) traversing through NAINA project by means of Town Planning scheme. The same is

approved by CIDCO board vide Resolution no.12551 dated 2nd April 2022:

2.4. Fresh Declaration of TPS-8 as per MR&TP Act 1966:

As per the provision of Section 62 in MR&TP Act 1966, before preparation and submission of draft scheme for additional area included in scheme, timelines of original declaration i.e. 28th January 2020 of the scheme shall apply.

Board of CIDCO acknowledged the insufficient time left to prepare Draft scheme and accorded approval vide Resolution No. 12631, dated 09/12/2022, for fresh declaration of Town Planning Scheme No. 08 with same scheme boundary under Sub-section (2) of with Section 61 of the MR&TP Act,1966, and at the same time declared its intention for making Town Planning Scheme No. 8 at part area of all villages bounded by PINK border as shown on declaration plan, namely; Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka Panvel, District Raigad under Sub-section (1) of Section 60 of the said Act.

Accordingly, notice for fresh declaration of intention of making Town Planning Scheme no.8 (TPS-8) as per section 60(1) of MR & TP Act, 1966 is published in the official Maharashtra Government Gazette Extra-ordinary (Part-II) dated 22/12/2022.

2.5. Location of the Scheme:

2.5.1. The Scheme is bounded by:

Total scheme area admeasuring approx. 578 ha includes part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka – Panvel, District Raigad. The TPS-8 is contiguous and located on the eastern side of Mumbai Pune expressway.

- i. North - Boundary of TPS 6 and NAINA Jurisdiction & MESZ Boundary
- ii. South – TPS-1 (Pocket-2), TPS-2(Pocket-2), Sangade & Borle Village Boundary
- iii. West - Mumbai – Pune Expressway along village Chikhale
- iv. East – Notified ITP Boundary at village Lonivali & TPS-9 along with Proposed 60 m spine road (DP reservation) in village Lonivali

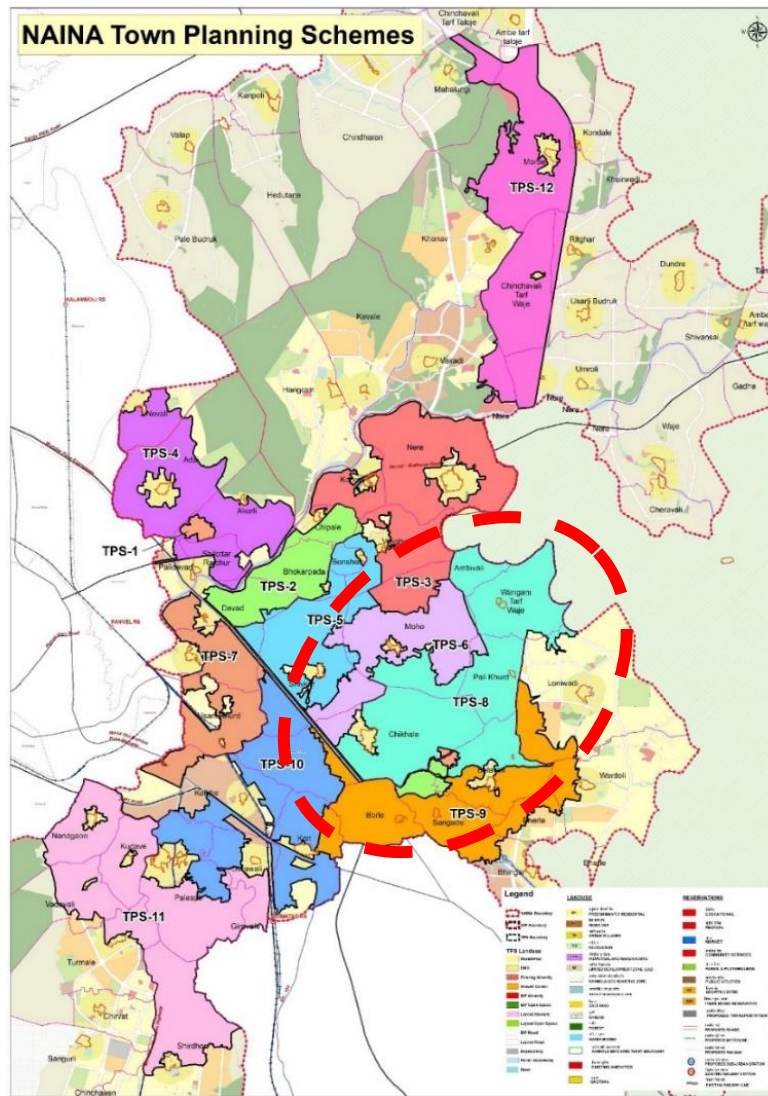


Figure 4 Boundary of TPS 8 with adjoining TPS

2.5.2. Village wise Area included in the scheme.

Sr. No.	Village	Area in Ha	Percentage
1	Moho	56.17	9.70%
2	Pali Khurd	89.64	15.49%
3	Belavali	62.12	10.73%
4	Chikhale	198.09	34.22%
5	Lonivali	6.77	1.17%
6	Ambivali.	37.64	6.50%
7	Wangani Tarf Waje	128.37	22.18%
	Total	578.80	100.00%

2.5.3. Existing features of the scheme:

- Part of Existing Mumbai Pune expressway at village Chikhale and Borle
- Notified Integrated Township Project (ITP) 114 Ha. At village Moho, Chikhale & Palikhurd
- Part of Panvel-Karjat Railway line passing through village Chikhale.
- Part of Kirki River is passing through village Belavali and Borle.
- Plan indicating the boundary of Town Planning Scheme – 8 and its surrounding is shown in Figure 4.

I. Proposed Virar-Alibag Multi Modal Corridor (MMC):

- As per sanctioned DP of NAINA, part of 126M wide ROW of proposed Virar-Alibag multi modal corridor (MMC) at village Ambivali to Chikhale falls in TPS-8 boundary. The TPS is divided in two parts due to this Multi Modal Corridor.
- The alignment and interchange design of MMC are followed as per data shared by MSRDC dated 27/06/2022 and 21/11/2022 during the time of declaration, which was found under revision. Vide letter no. MSRDC/02/Land Surveyor /2023/1191 dated 22/02/2023, MSRDC has shared alignment of MMC with interchanges in CIDCO area. Prior Publication of the scheme, the area under MMC is followed from the Maharashtra Government Gazette Notification dated 12/08/2022 for Virar Alibag Multimodal corridor land acquisition and alignment drawing is followed as shared by MSRDC dated 21/11/2022 and 22/02/2023.
- Now, it is learnt that PWD vide notification dtd. 10/08/2023 declared the list of survey numbers mentioning the area of acquisition under sub section 2(3) of section 15 and section 17 of Maharashtra National Highway Act 1955. Also, this office has procured the Joint Measurement (JM) Plan of MMC dtd. 18/04/2023 from Divisional Office, Panvel. After examination of JM plan and its area statement with notification dtd 10/08/2023, few additional survey numbers which are not mentioned in the notification are seen to be affected by MMC as per JM.
- Alignment of Multi-modal corridor and its interchange is considered which was made

available from MSRDC consultant vide letter dated 22nd February 2023. The area towards Virar-Alibaug Multi Modal Corridor (MMC) are considered as per Govt. of Maharashtra, PWD notification dtd 10th August 2023. For the Survey Numbers/villages that are not included in this notification, areas are considered as per the Joint Measurement sheets received from Divisional Office Panvel (Mojani No.; Belavali - मो.र.नं.151/2023 and मो.र.नं. 312/2023, Ambivali - मो.र.नं.157/2023, Chikhale - मो.र.नं.150/2023, Moho- मो.र.नं.141, Pali Khurd- मो.र.नं.138/2022, Wangani Tarf Waje- मो.र.नं.129/2023).

- In accordance, the latest notification and updated JM data is referred for deriving entitlement of the Final plot while considering the MMC ROW alignment of JM maps in the layout plan before Publication of scheme and necessary changes are made in the form and layout of Draft TPS 8.
- It is to note, this office till date has not received final certified copies of MMC alignment from MSRDC.

II. High Tension & Tata hydro Power Transmission Tower Lines

220KV Topworth Kharghar ONGC Kegaon DC line is passing through the scheme.

III. Gas Pipeline and GAIL receiving station

GAIL India gas pipeline passes through village Chikhale, Borle and Sangade. Existing Gail receiving station is in village Borle falling in TPS-9. As required open space is kept around GAIL Gas pipeline as buffer.

IV. River tributaries

Kirki / Kalundri river and a tributary from east side are flowing within the scheme area. Natural tributary passing through village Borle, Sangade and Bhingar towards the southern part of the scheme. Another natural stream passes through village Loniwali towards the northern part of the scheme.

V. Existing Road Network

It is observed that the road circulation pattern is so framed that it is well coordinated with the road networks of these adjoining schemes. MDR-14 originating from Panvel Matheran

Road in north in Nere village and ending at old Mumbai Pune National Highway at village Shedung is partly passing through village Wangani tarf waje in TPS-8. In the TPS, 36.0 m wide DP road is proposed on the MDR. There is a direct connectivity to village Chikhale to the North side of Mumbai Pune National Highway (NH 48) ahead of the Panvel and Palspe Phata . There is one flyover to cross the Mumbai Pune Expressway and underpass to cross Panvel Karjat Railway Line near Chikhale village.

VI. Existing Railway lines

Panvel- Karjat railway line is passing through the scheme and is of about 7.24 ha area. New location of Chikhale station on this line is proposed within the scheme which will cater to the scheme and surrounding gaothans.

2.6. Salient features of the TP Scheme:

TPS-1 to TPS-7 covers the North of IDP area in continuity. Now to take on the infrastructure for entire DP area as a whole it was intended to declare further Town Planning Schemes for remaining DP area.

TPS-8 is in continuation with TPS 1 (Pocket-2), TPS-2 (Pocket-2) & TPS-6 in location as shown in overall Development Plan. For maintaining the continuity of infrastructure development, it is necessary to take up the scheme covering Total area of 578 Ha from part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka – Panvel, District Raigad.

i. DP Reservation

- In continuation with Growth Centre reservation of TPS 1 (Pocket-2), TPS-2 (Pocket-2) and TPS-6, TPS-8 with inclusion of ITP will cover Growth Centre area of 39.61 Ha along existing Mumbai-Pune Expressway & Panvel-Karjat Railway Line.
- Essential social facility- DP reservations like school, Playground, Parks, Community Centre, PHC, Daily Bazar, Police Station and also Growth center all cumulative to the extent of 31.12% (approx.128ha) of developable area of 413 ha shall be materialized through TPS-8.

ii. Proposed Regional Connectivity

- Chikhale railway station on Panvel –Karjat Railway line is proposed to be shifted near to

Chikhale gaathan which will serve larger population of the scheme as well as Integrated Township.

- Part of Multi Modal Corridor (MMC) 126 m is passing through village Ambivali, Pali Khurd and Belavali. Multi Modal Corridor which is one of the major regional connectivity linking NAINA with Virar and Alibaug.

iii. Hill Slope

- As per Sanctioned NAINA DCPR regulation No. 18.1(xv) land falling in 1:5 Hill slope is non-developable. Also, any land falling in hill Slope of more than 1:5 is excluded from TPS boundary as per BR no. 12189 dated 11/6/2019. Therefore, TPS benefits will not be given to such lands.
- However, as there is no reconstitution in notified boundary of ITP, hill slope falling within ITP is included in TPS. Land parcels outside ITP but falling in hill slope of more than 1:5 are given FP equal to OP.

2.7. Highlights of Scheme:

2.7.1. Integrated Township Project at village Chikhale, Moho & Palikhurd:

- Status of ITP inclusion in TPS-8 was apprised to Director of Town Planning, Pune while declaring the scheme in 2020. Till then, Letter of Intent was not issued by District Collector. Hence, correspondence enquiring about the status of ITP was made to District Collector, Raigad dated 13/10/2020 with reminder letter dated 08/02/2022 as well as GoM Town Planning Dept. at Joint Director of Town Planning, Konkan Division (JDTP) office by letter dated 25/01/2022 and Director of Town Planning, Maharashtra State, Pune (DTP) office by letter dated 02/03/2020, 20/10/2021.
- DTP was informed regarding inclusion of ITP within TPS-8 by letter dated 20/10/2021. Reply dated 18/02/2022 was received from DTP, Pune expressing concern about legal issues which may arise in future due to inclusion of ITP within TPS boundary. It was opined by DTP that, it may not be appropriate to include ITP in TPS as both the projects are different and have different set of rules.
- As per MR&TP Act 1966, there is no provision for deletion of any area from TPS after declaration of intention in gazette. Hence, ITP area was retained in TPS boundary and the

same was appraised to Hon'VC&MD.

- iv. The project proponent M/S Valuable Properties Private Limited (VPPL) received Letter of Intent (LOI) from District Collector, Raigad vide क्र.म.शा./एल.एन.ए. १(ब)/उद्देशपत्र चिखले व इतर /२८८१५/२०१८ dated 22/05/2022 notifying an area admeasuring approximately 114-94-10 ha under Integrated Township Project (ITP) in part villages Chikhale, Moho and Pali Khurd, Taluka Panvel. The same is included as part of TPS-8.
- v. Director of Town Planning vide first consultation dated 05/12/2023 has directed CIDCO to take decision at the level of Board of Directors regarding inclusion of ITP in TPS-8.
- vi. Accordingly, CIDCO Board is apprised vide Board meeting dated 4th January 2024 and further discussed in Board Meeting dated 10th January 2024. Board Resolution no. 12839 vide Board Meeting dated 10th January 2024. As resolved by the Board of Directors, the layout is modified with respect to ITP and project proponent's lands in TPS -8.

Sr. No.	Particulars	Area (ha)
1	ITP Area as per LC, LoI, & 7/12	114.94
2	Total ITP Boundary area as per drawing	120.11
3	Landowner share out of survey no. 63, Moho (deduction)	2.06
4	Balance ITP Area as per drawing	118.05
	Area Difference	3.11

2.7.2. Multi Modal Corridor (MMC):

- i. Finalized MMC alignment and interchange design details at Morbe, Borle and Karanjade are received from MSRDC vide MSRDC/02/Land Surveyor/2023/1191 dated 22/02/2023.
- ii. Revised Joint measurement work by TILR for MMC acquisition is in process as informed by MSRDC. Joint measurement (JM) survey drawing of MMC showing acquisition area from each hissa is awaited from MSRDC.
- iii. In accordance, the latest notification 10/08/2023 and updated JM data is referred for deriving entitlement of the Final plot while considering the MMC ROW alignment of JM maps in the layout plan before Publication of scheme and necessary changes are made in the form and layout of Draft TPS 8.
- iv. Layout is prepared by considering the finalized alignment with interchanges of MMC as shared by MSRDC.
- v. MMC entitlements are kept separately in the layout without merging with landowners final

plots thereby minimizing the changes in entire scheme. The individual entitlements shall be finalized after the details of Joint Measurement are shared by MSRDC.

- vi. It is to note, this office till date has not received final certified copies of MMC alignment from MSRDC. There may be further change in area of land under MMC after joint measurement plan by TILR and final certified copies of MMC by MSRDC.

2.7.3. Chikhale Railway Station:

As per agreement between MRVC and CIDCO, the location of Chikhale Railway station is shifted from its earlier location in TPS-10 to new location in TPS-8. An area of approx. 1.7 ha is earmarked for the same in TPS-8 layout.

2.8. Existing Structures with and without valid development permission by competent authority

Authorized development of structures on N.A. layouts with District Collector's permission before declaration of scheme are honored. In case where Building Permission is issued by NAINA office or competent authority, the same is honored and final plot is carved out by maintaining the structure. The net area of on-going building permission is maintained and adjusted if affected by revised MMC interchange design.

Within the scheme area, there are approximately 400 odd structures as per physical survey map and Google imagery. Out of this, majority of structures are sheds/ temporary construction for the purpose of farming. As far as possible care is taken to provide the final plots around the structure to retain it. The unauthorized structures falling under DP/TPS reservations shall be demolished before giving possession of final plots to the land owners. The land owners shall hand over unencumbered land in lieu of unencumbered developed Final Plot.

The unauthorized structures falling in alignment of roads shall be demolished while executing works of linear infrastructure. Unauthorized structures falling on Government land shall compulsorily be demolished.

In case where Building Permission is issued by competent authority, the same is honored and final plot is carved out by maintaining the structure. Meanwhile the Commencement Certificate (CC) granted to project proponent submitted WGS (World Geodetic System) Coordinates of the constructed buildings from the empaneled surveyor through the Building

permission section of NAINA, CIDCO. As per the submission, plot boundaries are slightly modified by keeping the CC granted area and structures intact. The Status of development permissions and layout approved by various competent authorities are as follows:

Table 2 Layout Approval/Development Permission By Collector

Sr. No.	Village	Hisaa No.	OP No.	Area (Sq.m.)	Final Plot No.	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)
1	Chikhale	146/3	1	3600	6A	3600	8577
2	Chikhale	146/4	2	3600	6B	3600	
3	Chikhale	146/5	3	1070	6C	1070	
4	Chikhale	146/6	4	1790	6D	1790	
5	Chikhale	83/1 (Pt)	21	1980	20A	1980	1980
6	Chikhale	83/2	22	3800	20B	3800	3800
7	Chikhale	83/4	23	4700	20C	4700	4700
8	Chikhale	84/3	24	2300	20D	2300	2300
9	Chikhale	145/3/1/2/3	11	1817	11A	1817	4800
10	Chikhale	145/3/9	12	1010		1010	
11	Chikhale	145/3/4/5/6/7/8	13	1973		1973	
12	Chikhale	147/1/C	14	2000	11B	2000	2000

Table 3 Non-agricultural Permission with Structure

Sr. No.	Village	Hisaa No.	OP No.	Area (Sq.m.)	Final Plot No.	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)
1	Pali Khurd	1/9	628	32900	553	32900	32900

Table 4 Development Permission By CIDCO

Sr. No.	Village	Hisaa No.	OP No.	Area (Sq.m.)	Final Plot No.	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)
1	Chikhale	146/7	5	2430	7	2430	2430
2	Chikhale	81/1	17	1600	15	1408	1408
3	Chikhale	81/2	18	2100	16	2100	2100
4	Chikhale	81/3	19	6300	17	5859	5859
5	Pali Khurd	1/6/3	595	1900	526	3691	3691
6	Pali Khurd	1/6/2	596	2000			
7	Chikhale	7/1/C	171	2400	148	2365	2365

2.9. Engineering and Transportation aspects:

2.9.1. Engineering Aspects.

TPS-8 is located adjacent to TPS-01 (Pocket-2), TPS-02 (Pocket-2), TPS-6 and TPS-9. The

infrastructure will be extended to the scheme from the same as per overall infrastructure master plan of NAINA.

Engineering department vide note dated 21/03/2023 has conveyed cost of onsite development of infrastructure (inclusive of GST 18%) which is Rs.883.28 Cr. The same is excluding any cost required towards land requirement for development of SWM facility outside IDP area. Other infrastructure cost like water resource development, Electrical infrastructure including street lighting, transportation infrastructure including metro, cost of Fire stations etc. will be added once the same is received from Economics Section with due approval of management.

2.9.2. Transportation.

The road network in Draft TPS- 8 was prepared in consultation with CIDCO's T&C Dept. Necessary Modifications at major road junctions and other geometrics of the roads are planned after due suggestions from T&C Dept. The proposed road sections have provisions for future service lines such as Cooking gas lines, fiber optics, electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelter. Bridges and Underpass at Railway lines and Expressway / MMC are proposed in consultation with transportation department.

The reservation of Proposed Metro Depot of 17.65 ha falls in northern part of the scheme. It is one of the major transportation connections planned for overall area of NAINA DP.

2.9.3. Sewage Treatment plant and storm water drainage

The existing water supply network of Navi Mumbai will be required to be extended to the scheme along with the widening of Panvel Matheran Road. There is one sewerage treatment plant (STP) (FP No. 744) reserved in the sanctioned IDP/DP of NAINA in draft TPS-8. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational. Packaged treatment plants within the scheme area will be required to be develop in the meanwhile.

The existing Nala at Wangani tarf waje is channelized to 15m in TPS-8 to cater runoff from foothills of Matheran Eco-Sensitive Zone. The existing Kirkee river is channelized to 30-40m passing across Belavali village from TPS- 8 and TPS -9 to avoid storm water logging in future and for smooth flow of water.

2.10. Provisions for Lands falling within the Urban Village Zone:

As per sanctioned IDP/DP, the 200 mt around the gaathan area is considered as urban village with 1.0 FSI. The rest of the lands under predominantly residential zone and mix use zone is having the FSI as 0.50.

In the TPS-08, urban village zones are existing at four locations i.e. around gaathans of village Chikhale, Belavali, Palikhurd and Wangani tarf Waje. It was the demand of the landowners that as they are having lands with more advantage in the present scenario the same should be protected in the TPS also. Therefore, original plot value of land parcels falling more than 50% in urban village zone has been increased in Form 1 redistribution and valuation statement. The draft scheme has taken care of such comparatively more valued lands and they have been given appropriate weightage in their valuation for deciding the original plot value and accordingly deciding their compensation. The land to be returned in terms of final plot kept intact i.e. 40% of original plot. Also additional 25% incentive FSI is proposed for lands falling in Urban Village zone.

2.11. Meetings with land holders and framing of the tentative proposals:

As per Rule No. 4(1) of TPS Rules 1974, in-person owners meet was conducted on 14th and 15th of February 2023. at NAINA office, Tower No. 10, Floor No. 8, CBD Belapur Railway Station, Complex, CBD Belapur, Navi Mumbai-400614.

All the landowners in Town Planning Scheme no. 08 were invited by:

1. Sending letters through Registered post or by hand delivery.
2. Notice in local newspapers namely *Ramprahar* and *Newsband* on 31/01/2023
3. Notice was displayed in respective Gram Panchayat offices.
4. Notice was displayed in CIDCO's NAINA office.
5. Notice was uploaded on CIDCO's official website.
6. Informed via bulk SMS messages.

The plans and details of Town Planning Scheme no. 08 depicting benefits to the landowners, commitment to the landowners during earlier meetings and way forward were displayed in the entrance foyer of NAINA office.

There are overall 1197 no. of land parcels (7/12) in the scheme. Before schedule of owners meet some land owners have submitted their consent to give them one single plot for

the land parcels owned by them jointly or severally within the scheme. Lands in same ownership (though located at different locations) were proposed to be given a single final plot, considering consent of such land owners for giving single plot. After voluntary and deemed consent the numbers of final plots in the scheme were 568 numbers. The land owners of 568 final plots were invited by sending 610 individual letters for eliciting public opinion and suggestions thereon.

For the sake of convenience and handling the all the land owners in efficient manner, the land owners from village Ambivali, Lonivali, Pali Khurd and Wangani Tarf Waje were invited on 14/02/2023 and land owners from village, Belavali, Chikhale and Moho were invited on 15/02/2023 between 10 am to 5 pm. On all the two days, land owners from all villages- Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje Taluka Panvel, Dist. Raigad have attended the owners meet individually or in groups. On 14/02/2023, 203 land owners have attended the meeting and on 15/02/2023, 92 land owners have attended the meeting. Thus, in all 295 owners have attended the meeting. Landowners have further visited the office during subsequent week and they have been explained about the scheme and shown details of their final plot.

All the owners participated in public meet were shown location of their Final Plot and statement showing area details of their original land and Final Plot. Some land owners brought to the notice that, there are existing structures on their original land, and requested to shift the location of their final plot. Some land owners to whom a single plot has been allotted have requested to give separate plot due to their internal sharing of land amongst family members by mutual understanding or by sale of land. Some land owners requested to give better shape to the plot on larger road etc.

The owners were requested to submit their written suggestions/objections within 7 days i.e till 24th February 2023, so that the same can be considered by CIDCO before seeking consultation from Director of Town Planning.

The team of planners explained the landowners about procedure and timeline of TPS, benefit of having single amalgamated plot, reason for giving back 40 % land, relaxations proposed in Special DCPR, enhanced potential of land without losing FSI potential and overall proliferation of physical and socio-economic base of the area due to TP schemes.

2.12. Suggestion/ Objections summary:

The landowners were requested to submit their suggestions within 7 days from the date of owners meet. Therefore, the valid suggestions received till 24/02/2023 is considered for updating the scheme layout. Also the survey numbers inadvertently left out from the scheme, and which have been brought to the notice during owners meet are included and have been given 40% FP.

The suggestions / objections received from applications received from 14/02/2023 to 24/02/2023 are considered. Total Suggestion/Objection received from owners meet till 24/02/2023 are 58.

The villagers raised following demands during owners' meet:

1. TPS shall not made binding on them.
2. Their land parcels should be excluded from the scheme.
3. The existing unauthorized structures (chawls) shall be protected.
4. No development charges and betterment charges shall be applicable.
5. The structure within 200M gaathan shall be considered under gaathan expansion scheme.
6. They should be allowed to continue with new building construction on their original land.
7. The farmers shall be declared as Project Affected People (PAP) and shall be given certificate to this effect.
8. Land parcels of same ownership falling in adjacent schemes shall be amalgamated and given single final plot in any one scheme along the major roads.
9. Villagers demanded to expedite development of roads and infrastructure in the scheme
10. They should be given one month's more time to discuss and submit their objection.

Other than above referred queries, some landowners/developers also requested final plot equal to 50% of their original land. These landowners were explained the land use composition of 60% to be utilized by planning authority. The landowners who attended the meet were given required information about the scheme, final plot location and its area. Further they were also informed about the further procedure of the scheme.

Also the survey numbers inadvertently left out from the scheme, and which have been brought to the notice during owners meet are included and have been given 40% FP. The tentative layout plan is displayed during the meeting indicating the Final plot Numbers. Landowners were explained the anchoring of the final plot in respect to the original location and its positioning in the proposed layout plan by display of plan showing survey numbers included in scheme vis-à-vis Development Plan reservations.

Majority of landowners expressed their satisfaction during the meet and overall response to the scheme was positive. The summary of suggestions/ objections received till 24/02/2023, with respect to the tentative proposal shown during owner's meet is as under:

Table 5 Details of Suggestion & Objection Applications

Sr. No.	Type of Applications	No. of Applications	Applications Accepted
1	Court Case	1	0
2	General Objection	3	0
3	Objection to TPS	22	0
4	Plan	26	13
5	Plan & Record Update	3	3
6	Record Update	3	3
	TOTAL	58	19

2.13. Methodology for preparation of Draft Town Planning Scheme

As specified in Rule number 4(1) of Maharashtra Town Planning Schemes Rules, 1974, public meetings of the land owners included in draft scheme is called to explain the tentative proposal of the draft scheme for eliciting public opinion and suggestions. In the scheme, 1117 land parcels and about 596 final plot holders are participating. The notice in this regard is published in two local newspapers "Raigad Nagri" and "Newsband" on 27/12/2022. In the notice the participant owners are asked to verify their name, area as per 7/12 extract and tenure of the land. They are also asked to submit the request for amalgamation for their entitlement. The declaration plan indicating the survey numbers (land parcels) falling in the scheme is uploaded on CIDCO's official website and the same is made available in the respective Gram Panchayat Offices and Tahsildar office. On receipt of the consent for amalgamation the entitlements are combined in the tentative scheme layout plan.

2.14. Collection of TILR (measurement plan) and certified 7/12 extracts

Digital 7/12 extracts are downloaded with payment of necessary fees and those 7/12

extract not available online, are procured from TILR office. Based on certified 7/12 procured, the list of all landholders included in the scheme has been prepared and entitlement is derived.

The area mentioned in the 7/12 extract is considered for entitlement calculation. The irrevocable consents of land owners for aggregating land parcels is also accepted from the willing parties. Physical survey/ drone survey plan received from the survey agency appointed by Engineering Department showing all existing features are considered while preparation of draft layout. For certified land measurement plans of lands within TP scheme no. 8, the Lands & survey office of NAINA has requested office of Dy. SLR office vide 07/11/2022. However, land measurement plan is yet to receive.

In absence of measurement plan, maximum possible details of sub-division of survey numbers have been collected and incorporated in scheme. Sanctioned Development Plan, Physical survey plan, details of revenue records such as village maps, Gut Book, Tenure, Phalani map, 7/12 & 8A extracts, certified land measurement plans of permissions granted by CIDCO, and details of government lands are incorporated in scheme. On the basis of all the above information the Base Map is prepared showing Original Plots (in Green color).

Further, as per CIDCO's request for speedy implementation of all the revenue related works of NAINA project, Govt. has approved the proposal for appointment of cadre-based revenue officers vide Notification No. CID/ 3321/ 604/ C.N. 73/ UD-10 dtd. 10/04/2023. As of now, Dy. Collector, SLAO and two Dy. SLR were joined and it is expected that very soon the survey work will be carried out by this team.

2.15. Revenue Details

After declaration of intention to prepare TPS-8, 7/12 extract, gut books and Physical survey of entire scheme area is provided by consultant appointed by Engineering Department. For land measurement plan letter is forwarded to Dy. SLR office and payment for total scheme area is also made by Engineering Department. However, the same is awaited.

In absence of certified measurement plan of TPS from Dy. SLR, the layout is prepared on the basis of sanctioned IDP and DP base map and physical survey as provided by agency through the Engineering Department.

There may be variation in the entitlement of the part survey numbers which are situated at the boundary of TPS and MMC. On receipt of certified measurement plan from Dy. SLR./agency, necessary changes shall be made in the scheme for entitlement, contribution etc.

2.16. Forest lands

The scheme has Forest land as per 7/12 extracts. For executing the roads passing through Forest land clearance will be required from Forest Department. A proposal file is already put up separately for all such forest lands in TPS. However, other than the same, some land parcels are under Forest zone as per sanctioned Development Plan of NAINA. Since, there is no mention of Forest related remarks in 7/12 extract and ownership is not seen as Forest, 40% final plots will be given for such lands.

The area mentioned in the 7/12 extract is considered for preparation of the scheme layout. The irrevocable consents of landowners for aggregating land parcels is also accepted from the willing parties. Based on the TILR map the Base Map is prepared showing Original Plots (in Green color) on the Base Map. For the base map all available revenue records such as village maps, Gut Book, Tenure, Phalani map, 7/12 & 8A extracts, sanctioned layouts, measurement plan, government lands to the extent possible is compiled.

2.17. Hill Slope (1:5)

As per development control regulations and Govt. directives dated 14.11.2017, hill Slope (area having slope more than 1:5) is non-developable land. Also, any land falling in hill Slope of more than 1:5 is excluded from TPS boundary as per BR no. 12189 dated 11/6/2019. Therefore, TPS benefits shall not be given to such lands falling under hill slope of 1:5.

In TPS 8, hills are located at the village boundary of villages Chikhale, Moho and Palikhurd. Out of 578 ha of TPS, 20% of area is under Integrated Township Project (ITP). This ITP is majorly located around hills of villages Chikhale and Moho. As per CIDCO board direction for ITP, while preparing TPS layout, ITP notified boundary is kept intact, without any modification to the boundary. Hence, the hill slope inside the ITP is not calculated, and it shall be processed at the time of master layout approval as per ITP policy of the state Govt.

Major portion of City park reservation (71_P) and Playground (71A_PG) of sanctioned IDP reservations is on hill slope of village Chikhale & Palikhud. There is forest area adjoining to

the hills in village Palikhurd. Therefore, the area under hills slope is not considered for giving final plot in TPS. Land parcels falling in hill slope of more than 1:5 are given FP equal to OP.

2.18. Details of sanctioned IDP/DP Reservations within scheme area:

Total scheme area is 578.40 Ha including Integrated Township Project (ITP) at village Moho, Chikhale and Pali Khurd. Excluding ITP the scheme area admeasures 466.56 ha. Within the scheme about 53.46 Ha of lands are non-developable such as existing road, railway, power lines, gas lines, forest, water bodies, gaothan and surrounding structures etc. The net developable land is 413.1 Ha. The scheme contains 31.12% of the sanctioned IDP reservations. These reservations include Roads, Schools, School Playgrounds, Parks & City park, Station Facility, Primary health center, Community Center, Daily Bazars, Police Station, Sewage Treatment Plan, Electric Sub Station and Growth Centre. The total area under such reservations is 128.55 Ha.

2.18.1. Reshaping and Realignment of the IDP/DP reservations within the TPS u/s 59(2) of MR&TP Act, 1966:

As per section 59(2) of the Act, in making provisions in a draft town planning scheme, it shall be lawful for a Planning Authority with the approval of the Director of Town Planning to provide for suitable amendment of the Development plan.

While preparing the scheme layout, wherever the necessity is felt for reshaping or realignment of the sanctioned IDP/DP reservations, the same is carried out for betterment of the scheme. A separate request for approval of suitable amendments to IDP/DP, as per provision of section 59 (2) of the MR&TP Act, 1966, while making provision of draft TPS-8 is forwarded to Director of Town Planning with justification of modifications.

The detail of sanctioned IDP/ DP reservation in the scheme and its area after draft layout prepared is mentioned in the table placed below –

Table 6 IDP and DP Reservation Modification in Draft Scheme

Sr. No.	Reservation Detail	Reservation No.	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Sanctioned Draft Scheme (Sq.m.)
1	GROWTH CENTRE	207_GC (P)	391830 (Total area=797302)	401500.91
2	COMMUNITY CENTRE(CC)	117_CC	2063	2165
3	DAILY BAZAAR	119_DB	905	1079
4	DAILY BAZAAR	155_DB	1002	1277
5	DAILY BAZAAR	157_DB	1134	1750

Sr. No.	Reservation Detail	Reservation No.	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Sanctioned Draft Scheme (Sq.m.)
6	DAILY BAZAAR	375_DB	1200	1250
7	PRIMARY HEALTH CENTRE(PHC)	126_PHC	1629	1630
8	PRIMARY HEALTH CENTRE(PHC)	168_PHC	1534	2386
9	PRIMARY HEALTH CENTRE(PHC)	170_PHC	1523	2608
10	PRIMARY HEALTH CENTRE (PHC)	381_PHC	1500	1500
11	GENERAL HOSPITAL (GH)	376_GH	5205	5500
12	SCHOOL(S)	128_S (P)	5347	5382
13	SCHOOL(S)	172_S	4106	4201
14	SCHOOL(S)	174_S	4180	4240
15	SCHOOL(S)	382_S	3984	4500
16	CITY PARK (CP)	71_CP	143294	150724
17	PARK (P)	160_P	10025	10311
18	SCHOOL PLAYGROUND (PG)	124_PG (P)	6555	6356
19	SCHOOL PLAYGROUND (PG)	162_PG	5588	5601
20	SCHOOL PLAYGROUND (PG)	165_PG	6703	6866
21	PARKS & PLAYGROUNDS	379_P	28238	30695
22	PARKS & PLAYGROUNDS	380_PG	23917	24078
23	PARKS & PLAYGROUNDS	383_SPG (P)	6378	6400
24	PLAYGROUND (PG)	160A_PG (P)	19093	19121
25	PLAYGROUND(PG)	71A_PG	22067	22100
26	33KV ELECTRIC SUBSTATION (ESS)	121_ESS	2585	2416
27	ELEVATED SERVICE RESERVOIR/ GROUND SERVICE RESERVOIR	377_GSR13	2495	5207
28	SWEAGE TREATMENT PLAN	384_STP-9	22155	22200
29	METRO DEPOT	378_MD	174568	175259
30	Proposed Roads		268535	272210
31	Multi Modal Corridor (MMC)		436951	465600
IDP/DP Reservations within Integrated Township Project (ITP)				
32	Growth Center	207_GC	39455	39455
33	PARK(P)	122_P	8440	1291
34	ELEVATED SERVICE RESERVOIR/ GROUND SERVICE RESERVOIR	120_ESR / GSR	3362	3400
35	Proposed Roads		60351	60351
36	Multi Modal Corridor (MMC)		2313	2313

2.19. Director of Town Planning 1st Consultation u/s 61(1) of MR&TP Act, 1966

- DTP 1st Consultation: After owners meet, consultation was sought vide submission dated 19/05/2023 from the Director of Town Planning, GoM, as per Section 61 (1) of the said Act and as per rule no 4 (2) of TPS Rules 1974. The Director of Town Planning vide letter no. जा.क्र.वि.यो.नैना/नरयो क्र. 08/कलम 61(1)/टीपीव्ही -3/6530 dated 05/12/2023 received in this

office on 06/12/2023 had offered consultation on TPS-8.

- Necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-8.

2.20. Consultation u/s 68(2) vis-s-vis its compliance:

As per Sub-section (2) of Section 68 of the Act, VC&MD before sanction of Draft Scheme, had sought consultation of Director of Town Planning (DTP), Maharashtra State vide letter no. CIDCO / NAINA / TPS-8 / Consult 68(2) / 2024 / 189 dated 23/02/2024. The Director Town Planning Office, Pune vide letter no. जा. क्र. प्रा.न.र.यो क्र.08 / नैना / कलम 68(1) / प्र.क्र.96 / 24 / टिपीव्ही-3 / 2578 dated 20th May 2024 had offered his consultation.

As per suggestions given by DTP, necessary compliance is done and all plans, Sp. DCPR and Report of Draft TPS-8 is prepared for sanction.

2.21. Sanctioning of the Draft Scheme under Section 68(2)

The draft Town Planning Scheme no. 8 so prepared and modified as described above after its publication under section 61 of the Act, the SPA, NAINA has 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; 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 has then forwarded the draft scheme for consultation to the Director of Town Planning, Maharashtra State, Pune as provided under section 68(2) vide his letter CIDCO / NAINA / TPS-8 / Consult 68(2) / 2024 / 189 dated 23/02/2024. 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-08/2024/104, dated. 08/07/2024 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. 54 dated 09/07/2024 and in the local newspaper "Krushival" and "Newsband" on 16/07/2024.

Chapter 3 Arbitration

3.1. Appointment of Arbitrator by the Govt.

The State Government has appointed Smt. Asha Shailesh Dahake , Assistant Director of Town Planning (retired) from the Town Planning and Valuation Department, Government of Maharashtra as the Arbitrator under sub-section (1) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 for this sanctioned draft scheme no. 8 vide Urban Development Department Notification No. TPS-1224/1343/C.R.78/24/TPS-8/UD-12 dated 07/08/2024 and published in Maharashtra Government Gazette Part 1, Konkan Division, dated 10/10/2024 – 15/10/2024.

3.2. Arbitration Proceedings

The Arbitrator has then entered upon the duties w.e.f. 03/10/2024 by publishing a notice in the Maharashtra Government Gazette, Extraordinary, Part II, No. ARB/TPS-8/GEN/2024/01 dated 11/10/2024. (Annexure 8) The same notice in English has been published in daily Newspapers, the ‘Global Times’ dated 27/11/2024 and Marathi newspaper ‘Ramprahar’ dated 27/11/2024 for information of the land owners and public. The notices were displayed in NAINA office and also uploaded on CIDCO’s website.

The Arbitrator has observed that the scheme layout has not been demarcated on ground and the final plots have not been measured by the Special Planning Authority i.e NAINA, CIDCO. The demarcation and measurement work might have not been carried out due to non-cooperation from the land owners. The Arbitrator has requested to DSLR, NAINA, CIDCO vide letter No. लवाद/नरयो-8/सर्वसाधारण/2024/04 dated 09/10/2024; to demarcate the scheme and accordingly to measure the Final Plots on ground for confirmation of their areas.

However, the Arbitrator has 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 have been served to each and every owner of the original plots included in this scheme from all the seven villages during the period from 25/11/2024 to 14/01/2025. This special notice in form no. 4 is for communicating the land owners, 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. 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.

The hearing process was carried during 09/12/2024 to 22/01/2025. It was found that some of the owners did not appear to give hearing for the reasons not known and some were said to have not received these special notices due to non-availability of proper addresses/phone numbers etc. Hence, the general public notice was published in the local newspapers on 13/02/2025 in Newsband & in Krushival. The CIDCO has initially published general notice in Marathi newspaper “Maharashtra Times” to land owners regarding the hearing process and then increased the time limit for hearing till 31/05/2025. Further, CIDCO has given final extension for the hearing process in the Marathi newspaper “Loksatta” dated 05/06/2025 and increased the time limit till 30/06/2025. Thus, the hearing of the land owners who appeared have been completed by 30/06/2025. Some of the land owners who were appeared after this schedule, were also heard. All the hearing notices along with its schedule was also displayed at NAINA, CIDCO office and CIDCO’s official website for wide display among the public.

The Arbitrator has heard all the land owners who appeared before her 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, 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, dist. Raigad for government lands in TPS, Executive Engineer, Irrigation Dept. for high flood lines, GAIL Authority, Hindustan Petroleum Corporation Limited, Reliance Industrial Infrastructure Limited for gas pipelines and MSRDC for MMC alignment passing through the TPS were also served the notices. But Collector, dist. Raigad, Executive Engineer, Irrigation Dept and Deputy Conservator of Forest did not appeared for hearing. Other authorities were heard on 29/01/2025.

The Special Planning Authority, NAINA (CIDCO) was also being heard on 29/01/2025

before finalization of the layout of the scheme. The SPA, NAINA has shown its general acceptance to the scheme layout and further suggested few modifications in the draft proposals some of which are duly considered.

After the hearing, CIDCO by its letter no. CIDCO/NAINA/Planning/DP/TPS-8/2025/302 dated 18/03/2025 has requested to consider following points:

- As per Supreme court judgment in civil appeal no.6932 of 2015 dated 14/07/2020, Hill slope of 1:5 is non-developable but area under 30m buffer can be considered as developable. Hence, the area is to be considered for entitlement and revision of final plot accordingly.
- Protect the existing structures as far as possible.
- Land owners whose share of area is mentioned in 7/12 and such land owners are requesting for subdivision of final plot such may be considered as far as possible.
- Layout road along MMC of 12m may be increased to 15m.
- Road connecting to Pali Khurd village to Belavali Village along the Forest land may be increase from 15m to 20m.
- Road crossing from Pali Khurd village and TPS 9 and ending at 60m junction may be increase from 15m to 20m.
- Location of DP reservation of Playground (160A_PG) and Park(160_P) can be interchanged to make playground of regular shape.

The Special Planning Authority, NAINA (CIDCO) has been given second hearing on 15/10/2025 after preparation of the layout of the preliminary scheme. The SPA, NAINA has shown its general acceptance to the preliminary scheme layout.

3.3. Landowners' Hearing by Arbitrator

The land owners from all these seven villages had demanded at the time of hearing process on the issue that the SPA, NAINA has not prepared the draft scheme with allotment of final plots of at least 50 % of their original plot areas as earlier promised to them. They were never told before regarding the payment of contribution levied by it in the scheme as well. This issue was then taken to agitation by some of the villagers. However, they have not opposed ultimately to the making of the scheme and shown their overall willingness subject to allot Final

Plots at least of 50 % of OP areas and waiving of the contribution by the Arbitrator, which has been levied in the draft scheme by the SPA, NAINA, CIDCO.

During the hearing of the land owners, some owners have requested to amalgamate their final plots, being held in the same ownerships or held in the family or held in single partnership firm or company. Some have asked for sub-divisions of their final plots, either family ownership-wise or individual ownership-wise. Some of the ownerships of original plots have been found changed afterwards by executing deeds of transactions and hence the successor owners requested to update their titles according to revised 7/12.

Further, during the hearing process, the land owners, almost from all the seven villages, have mainly objected to the scheme on the ground that even though, they have been told by the SPA, NAINA that this is participatory scheme. Hence, they were not taken into confidence while preparing the draft scheme before its publication under section 61 of the Act. They were not told about the contribution to be levied even after surrendering their lands to the extent of 60 %. Further, they have been told that the SPA, NAINA will return them at least 60 % land of their original holdings in the form of final plots which has been reversed.

Further, some villagers demanded compensation at two and half times the market value in line with the provisions of the LARR Act, 2013. However, they have been told that this provision is not there in the MR & TP Act, 1966. 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. They have been told that this issue is not in the purview of the Arbitrator.

3.4. Arbitrators remarks on Landowner's Hearing

3.4.1. Increase in FP area

All the land owners have been allotted final plots exactly to the extent of 40 % in area of their original land holdings. The SPA, NAINA has allotted the final plots as far as possible anchored at their original holdings. Their demand to allot FPs at least of 50 % in area of their original holdings cannot be fulfilled by the Arbitrator mainly considering that the draft scheme has been prepared by the SPA, NAINA on 40/60 concept and to make any alteration in this will lead to substantial modification to the draft scheme.

The 60 % land is utilized for DP and scheme roads, DP reservations, and for growth

centre which are necessary to set up a higher level urban centre as decided by the State Government through the CIDCO.

The land owners (who are stake-holders) are not at loss as they have been permitted to utilise 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 finalise this scheme on the basis of 40/60 concept.

3.4.2. More FSI for Original plots in Urban Village limit.

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. The point raised by them needs attention and the Government has been moved in this respect by the SPA, NAINA. Now the regulation has been introduced and base FSI of 1.25 has been made permissible to such land owners

3.4.3. Miscellaneous.

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.

3.5. Subdivision of Scheme

The Arbitrator has then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme; as provided in sub-section (3) of Section 72 of the said act on 03/06/2025 under her order bearing no. ARB/TPS-08/SubDivision/2025/611.

Chapter 4 Preliminary Scheme

The layout of the Preliminary Town Planning scheme no. 8, NAINA, has been then modified and accordingly finalized by the Arbitrator in light of the requests and points/issues raised during the hearings by the land owners and the Special Planning Authority. The Arbitrator has varied this layout wherever required from planning point of view as provided under section 72 (7) of the MR&TP Act 1966.

The Town Planning Scheme no. 8 is prepared for implementing the proposals of the sanctioned Development Plan of NAINA. Further, necessary social infrastructure and the suitable road circulation system are also required to be properly proposed. The draft scheme has taken care of this.

4.1. Scheme Boundary/ Village Gaothan

The village gaothan of which is inside Scheme boundary are excluded from the scheme. Urban Village area of are partially inside Scheme area. Total area under the scheme including ITP at Chikhale is approx. 578 Ha. However, while calculating the percentage of each user the net area is considered as 460.34 Ha after deduction the ITP area of 114.94 Ha. There is a difference of 3.11 Ha in ITP area it seems. This difference need to be rectified while measuring and demarcating the town planning scheme.

4.2. Draft Scheme Proposal

During the hearings of the land owners, the Arbitrator has come to know some common demands/request/points of them. The Arbitrator has made some observations in the sanctioned draft scheme. The draft scheme prepared by the SPA, NAINA (CIDCO) has been sanctioned under section 68(2) of the said Act reveals that: -

4.2.1. Final Plots

- All the reconstituted final plots are reduced in areas to the extent of 40 % of their original plot areas.
- The FSI permissible is as obtained by the quotient of the OP area divided by the FP area. As most of the final plots are exactly at 40% of the OPs, the FSI works out to 2.50 as maximum.
- The proposals of the land owners for development permissions received for their lands

prior to the declaration of intention of this scheme have been considered by the SPA, NAINA while reconstitution.

- All the reservations of public sites proposed in the Sanctioned DP for various infrastructural uses falling in the scheme area have been incorporated in this scheme. However, they have been readjusted maintaining their areas and utility values to fit with the scheme layout.
- In the draft scheme, SPA has used forest lands to build DP and scheme roads, resulting in a reduction of total forest land.

4.2.2. Gas Pipeline/ High tension line

- The gas pipe line of Reliance Industrial Infrastructure Ltd. is passing from south side through the scheme near the highway and the draft scheme has incorporated the entire gas line maintaining the buffer etc. in a green belt by shifting the land owners in suitable FPs outside to enable them to utilize total potential of their plots.
- The high tension line is incorporated in the amenity space near the railway station.
- GAIL Pipeline is passing through the growth center maintaining its buffer throughout the scheme.

4.2.3. Water Body/ River/Tributaries

- Kirki river and a tributary from east side are flowing within the scheme area. Natural tributary passing through village Borle, Sangade and Bhingar towards the southern part of the scheme. Another natural stream passes through village Loniwali towards the northern part of the scheme. CIDCO as a planning authority by letter dated 11/11/2022 asked Executive Engineer, Irrigation department, Kolad to provide Flood lines of the rivers and lakes in all the TP Scheme areas. But the data is not yet received. In the draft scheme the area along the rivers and lakes is channelized to maintain the flow of the rivers.

4.2.4. Open Spaces

- In TPS layout, the recreational spaces in the form of Open Spaces, Parks, and Play Grounds in addition to those proposed in the DP are provided in the scheme at 62 different sites having aggregate area of 13.2 Ha.
- The non-buildable DP reservations in the form of Parks, Play Grounds and City Parks

included in the scheme are proposed at 17 sites in the scheme having aggregate area of 28.38 Ha.

- The 2 sites of Play Grounds, 3 site of School Play Ground, 3 sites of Parks and Playground and 1 site of City Park as proposed in the DP have been incorporated with modifications wherever necessary to fit in the scheme layout, but maintaining their areas and utility values.

4.2.5. Social and Physical Infrastructure

- The 91 sites as Amenity Plots have been proposed at various places in the scheme aggregating to area of 22.31 Ha. This is in addition to the DP reservations.
- 4 sites for Schools/Education Purpose have been proposed in this scheme under DP school reservations of aggregate area of 1.83 Ha.
- 4 sites of Primary Health Center and 1 site of General Hospital have been proposed in the scheme with total area of 1.36 Ha.
- There are 2 existing sites of Crematoria in the draft scheme area. One of which is maintained in the scheme and amenity is proposed for the extension of this crematorium. Another crematorium is shifted in the draft scheme.
- SPA, NAINA suggested to retain amenity plots having FP no. 5A, 233 & 779 as per the draft scheme. We have retained all the sites mentioned above as per the draft scheme.
- Hill slope of 1:5, area under 30m buffer is not considered as developable and for entitlement and revision of final plot accordingly.

4.2.6. Government Lands in TPS

As suggested by NAINA, CIDCO, Government lands, Grampanchayat land, Gurcharan Land and earlier transferred to Grampanchayat for grazing or other purposes has been discontinued. The Gurcharan Lands are allotted to the Gram Panchayats by the Government for grazing of the cattle. But these lands are no more used for grazing the cattles it seems. It is observed that in the draft scheme, the FPs in lieu of them are proposed in residential zone with FSI of 2.5. Which now in Preliminary Scheme are allotted in the name of Maharashtra Shasan and included in Public Semi-public Zone shown in Pink.

4.2.7. Growth Center Reservation

- The location of reservation of Growth Centre is situated mostly to the north of proposed Chikhale railway station and remaining portion to the south of station.
- In the draft scheme, the reservation area is allotted in parts with final plot no. 1A, 1B, 1C, 1D, 1E, 4A, 4B, 5B, 342A, 342B, 457, 615, 775, 799 and 809.

4.2.8. Plots for EWS/LIG

- 21 sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 19.06 Ha.
- The area under EWS/LIG housing is of 19.06 Ha and 3.29% of the scheme area and is well below the limit of 10% laid down as per section section 64(g-1) of the Act.

4.2.9. Development control and promotion regulations

- The scheme area is predominantly included in Residential Zone as per the provisions of sanctioned DP.
- The base FSI permissible in predominantly residential zone and in the mixed land use zone is 0.20 with premium FSI of 0.30. This FSI has been raised to 1.00 considering the land aggregation or pooling of the lands together for development under TP scheme.
- Though the lands situated within 200 m from gaothans of villages Chikhale, Belavali, Palikhurd, Wangani tarf Waje and Lonivali are already permissible for FSI of 1.00, they have been given required weightage in the draft scheme.

4.3. Modifications carried out to the Draft Scheme by the Arbitrator

On having scrutinized the draft Scheme sanctioned under Section 68(2) of the Act, the Arbitrator has come to conclusion that the draft Scheme is required to be modified in light of the following points/reasons and issues realized from the hearing process carried out under Rule no. 13 (4) of the Maharashtra Town Planning Schemes Rules, 1974.

4.3.1. Final Plots to land owner

- As per request of the land owners, the final plots have been amalgamated, sub-divided or shifted according to their new ownership data. This has been considered wherever possible to their satisfaction.

- In the draft scheme, Class I and Class II land are given one final plots due to same ownership. In the preliminary scheme, these final plots are subdivided close to each other.
- After hearing process while scrutiny of draft scheme, it was observed that few survey numbers were not allotted the final plots. So such survey numbers are included in the preliminary scheme and final plots are allotted to the owners.
- In few survey numbers there were collector and SDO, Alibag building permission/NA permission. Considering the previous commitment final plots are allotted to individual holdings as per 7/12 extracts.
- FP. No. 817 is changed to Layout Amenity near ITP and the area is adjusted in the FP no. 827, 828 and 829.
- In the draft scheme, 50% area was allotted to FP No. 786 which is owned by NGO SEAL. This NGO has been in social services since long and continuing providing shelter, medical facilities, and skill development of socially disowned persons, homeless, and pavement dwellers and mentally challenged persons on the humanitarian ground. This NGO require entire land to develop the facilities. Considering their request, 100% final plot has been allotted to them reducing sale plots of FP no. 785 and 787.
- As per draft scheme, survey number under MMC without having gat phod maps are given one final plot. In the preliminary scheme as per the Vivaran patra received from MSRDC and updated 7/12, separate final plots are allotted to land owners. Where such data is not received such final plots are maintained as per draft scheme.
- The part of the survey numbers which are affected by MMC alignment has been named same final plot numbers which are allotted to the owner in lieu of their original plots outside MMC alignment.
- In the draft scheme FP No. 384 and 385 seems in odd shape due to zigzag TPS boundary. As per owners request at the time of hearing, now in preliminary scheme they have been allotted proper rectangular plot adjusting DP reservation [FP No. 383 (170_PHC) and FP. No. 372(EWS)].
- As per updated 7/12, few final plots are separated in the preliminary scheme.
- Attempt has been made to allot final plots according to owners request at the time of

hearing.

- The original plots having area 100 Sq.m and below are allotted 100% final plot area to avoid hardship to the owner while development of plot.
- In the draft scheme FP No. 469 is shown as Amenity space. At the time of scrutiny, it is observed that there is no access shown to this particular plot. So this amenity plot is converted to open space.
- Forest lands affected by TPS proposals i.e. Roads, for such land CIDCO shall take necessary approval from competent authority.
- FP No. 471, 472 and 491B shall be used for afforestation.

4.3.2. Road Network

- Some portion of 15m wide curvy Road (FP No. 897) near along Kirkee river is deleted as suggested by CIDCO in letter 18/03/2025.
- As suggested by CIDCO in its letter no. CIDCO/NAINA/Planning/DP/TPS-8/2025/302 dated 18/03/2025, 15m wide road north-south road (FP no. 883) connecting Pali Khurd village to Belavali village has been widened to 20m.
- As suggested by CIDCO in its letter no. CIDCO/NAINA/Plng/DP/TPS-8/2025/801 dated 26/09/2025, the alignment of 30m wide DP road (FP 903A) passing through ITP and ending at MMC near FP 337, has been changed. The width of 15m wide road (FP 882) is increased to 30m to continue the flow of DP road coming from ITP. This road is connected to interchange near 60m road coming from TPS 9.
- As suggested by CIDCO in its letter no. CIDCO/NAINA/Plng/DP/TPS-8/2025/801 dated 26/09/2025, the 15m wide road (FP 890) connecting TPS 8 and TPS 9, is deleted. The 24m wide road is proposed near FP 413 which connects TPS 8 to TPS 9.
- The alignment of 27m wide DP road coming from proposed Chikhale railway station towards north inside the ITP area has been changed as suggested by CIDCO in its letter no. CIDCO/NAINA/Plng/DP/TPS-8/2025/801 dated 26/09/2025.
- The alignment of 20m wide road (FP 907C) has been changed due to existing hilly areas. The alignment of 27m wide road (FP 904B) has been changed due to existing hilly area, which is

now inside the TPS 8 area. Due to this change in alignment, EWS (FP 330B) is subdivided into two parts (FP 330B & 330C).

- In two locations near FP 623 and FP 803, 15m wide road have been proposed to allot separate final plots due to separate 7/12.
- The 20m wide road (FP 912) has been widened to 24m wide road considering to reduce future traffic congestion in the vicinity of upcoming Growth center and Chikhale railway station.
- The 20m wide road (FP 894) has been reduced to 15m wide road due to increased width of channel.
- In the draft scheme, 20m wide road was proposed along the DP reservation of Growth Center (207_GC) which is near to proposed Chikhale railway station. Considering future growth and increase in traffic volume, traffic congestion near upcoming commercial areas, the width of 20m wide road (FP No. 917) is being suggested to increase 27m, as shown in dotted line inside the Growth center.
- As per owner's request at the time of hearing, 15m wide Road (FP No. 876A and 876B) has been shifted, to protect the existing structure and to provide the access to newly allotted final plots on the structures.

4.3.3. Open Space

- There are 66 layout open spaces in the preliminary scheme with total area of 10.55 Ha.
- The open spaces were allotted near GAIL gas pipe line is considered as buffer and it should be considered in DP reservation of Growth center (207_GC) also.
- There are 17 sites of DP reservation of open spaces in the scheme which include parks, playground, City Park and school playground with total area of 28.52 Ha.

4.3.4. Social and Physical Infrastructure

- As suggested by CIDCO in its letter no. CIDCO/NAINA/Planning/DP/TPS-8/2025/302 dated 18/03/2025, some of the amenity plots were meant for school and school playground considering estimated population of TPS 8. In the preliminary scheme, these amenity plots are maintained as per the draft scheme for the development of school and school

playground.

- The existing amenities such as crematoria, school, and temples are maintained as per the draft scheme.

4.3.5. Growth Center

The area of reservation of Growth Centre is 44.95 Ha and location is slightly increased as per draft scheme.

4.3.6. Plots for EWS/LIG

24 sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 17.40 Ha which is 4.45% of net area and is well below the limit of 10% laid down as per clause (i) of section 64(g-1) of the Act.

4.3.7. Plots for Sale Purpose

There are 16 Sale plots proposed in the preliminary scheme with area of 5.71 Ha as provided under section no. 64 (g-1) (ii-D) of the Act for commercial purpose to raise additional funds for meeting the cost of the scheme.

4.3.8. Water channelization

Kalundre/Kirki River is flowing from West to East through villages Belavali & Wardoli, covering about 2 km distance with average width 15m. 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. In the draft scheme, 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 15m, which will carry storm water from TPS-8 area and also any runoff coming from adjoining areas.

Regarding Kirkee/Kalundri river, CIDCO has provided the letter from irrigation dept. no. पाऊवि/कर्जत/प्राशा/१२९८/२०२५ dated 04/07/2025, in which irrigation dept. stated that according to Government Resolution No. पूरनि-२०१८/(१८२/२०१८)सिं. व्य.(महसूल) dated 30/05/2018, not to make any changes in the existing flow and cross section of the river. Any changes in the flow or cross section can be adopted by proper survey and getting the approval from various competent authorities.

CIDCO in its letter dated 18/09/2025, suggested Arbitrator to adopt the channel width as received by various authorities, consultants etc. to CIDCO. But keeping in the view of the above letter dated 04/07/2025 from Irrigation dept. the natural flow of the water bodies has been maintained and increased the channel width both the sides to accommodate the existing flow wherever necessary.

Keeping the meandering natural alignment of the tributary intact, the channel width is proposed upto 40m for effective flow of water and in order to get clear land area for accommodating final plots. In some parts natural flow was not maintained in the draft scheme, now in the preliminary scheme, it has been maintained as shown in plan.

It is recommended that, after availability of flood line and approval of the changes in cross section and flow of the river from the various authorities i.e. Irrigation dept., CWPRS, MoEF&CC, New Delhi and any other concern authorities, CIDCO can vary the preliminary scheme.

4.3.9. Other Changes

In the plan no. 6 of draft scheme, Final Plot no. 798 are allotted to EWS/LIG purpose. However, this FP number has been shown in the name of Gram Panchayat in the Form No. 1. These may be due to typological mistake which is corrected in the preliminary scheme. FP numbers 110B, 112, 135, 146, 191, 194, 196, 217A are now allotted to Grampanchayat i.e. ultimately the ownership is in the name of Government of Maharashtra.

4.3.10. Development control and promotion regulations

The Layout of the Preliminary Scheme is therefore finalised carrying out the modifications which are necessary from planning point of view. Every serviced final plot allotted to the land-owners included in the scheme is at least of 40 % of the respective original plot with the entire development potential of the OP loaded on it. Hence, the net FSI permissible would be 2.5 as maximum.

However, the OPs situated within 200 m periphery of village gaothans will get still more FSI as the Government has granted additional FSI of 0.25 for the loss of area of original plots due to their reconstitution into final plots. Hence, the FPs allotted in lieu of OPs situated within the 200 m periphery of village gaothan will be eligible for FSI calculated as described in Chapter 6 of Special Development Control and Promotion Regulation.

4.3.11. Integrated Township Project at village Chikhale, Moho & Palikhurd:

- Status of ITP inclusion in TPS-8 was apprised to Director of Town Planning, Pune while declaring the scheme in 2020. Till then, Letter of Intent was not issued by District Collector. Hence, correspondence enquiring about the status of ITP was made to District Collector, Raigad dated 13/10/2020 with reminder letter dated 08/02/2022 as well as GoM Town Planning Dept. at JDTP office by letter dated 25/01/2022 and DTP office by letter dated 02/03/2020, 20/10/2021.
- During the hearing process, representative of M/S Valuable properties has requested to amalgamate the final plot area allotted to them adjacent to ITP areas. As per their request, such areas are subdivided and attached to adjacent to ITP boundary at Chikhale, Moho and ITP boundary at Loniwali.
- While demarcating the scheme area, any excess land shall be surrendered to the authority for the use of public purpose.

Table 7 The Area difference in ITP area.

Sr. No.	Particulars	Area (ha)
1	ITP Area as per LC, LoI, & 7/12	114.94
2	Total ITP Boundary area as per drawing	120.11
3	Landowner share out of survey no. 63, Moho (deduction)	2.06
4	Balance ITP Area as per drawing	118.05
	Area Difference	3.11

4.3.12. Multi Modal Corridor (MMC):

- Finalized MMC alignment and interchange design details at Morbe, Borle and Karanjade are received from MSRDC vide MSRDC/02/Land Surveyor/2023/1191 dated 22/02/2023. Revised Joint measurement work by TILR for MMC acquisition is in process as informed by MSRDC. Joint measurement (JM) survey drawing of MMC showing acquisition area from each hissa is awaited from MSRDC.
- The efforts have been taken to procure joint measurement sheets of the survey number affected by MMC to allot the separate final plots to the land owners in lieu of their remaining areas which falls under outside MMC. Accordingly, MSRDC has submitted मो.र.नं. 312/2023 in February 2025 which enable Arbitrator to allot the separate final plots.
- In accordance, the latest notification provided by MSRDC and updated JM data is referred for deriving entitlement of the Final plot while considering the MMC ROW alignment of JM

maps in the layout plan before Publication of scheme and necessary changes are made in the form and layout of Draft TPS 8.

- The part areas in survey numbers affected by MMC alignment are allotted, same final plot numbers which are already allotted to land owners in lieu of remaining area of particular survey numbers which are outside MMC alignment, indicating “M”.

4.3.13. Chikhale Railway Station:

As per agreement between MRVC and CIDCO, the location of Chikhale Railway station is shifted from its earlier location in TPS-10 to new location in TPS-8. An area of approx. 1.7 ha is earmarked for the same in TPS-8 layout.

Valuable properties limited was pursuing proposal for advance possession for Chikhale Railway Station at New Location. Accordingly, CIDCO as a planning authority has submitted the proposal of advance possession through Arbitrator to Government. Since joint measurement could not be carried out by dedicated DSLR of CIDCO, because of opposition from the land owners. So Arbitrator could not frame the proposal to submit it to Government.

4.3.14. Modification in DP Reservations included in the Scheme

The scheme has incorporated all the DP reservations falling in the scheme area with slight modifications in shape and location to fit with the scheme layout but without reducing their areas and utility values. The modifications carried out in the sanctioned draft Town Planning Scheme to the DP reservations are with prior approval of the Director of Town Planning as provided under section 59 (2) of the said Act.

In the Preliminary Scheme, all the DP reservations have been incorporated as per the sanctioned draft scheme with few changes in the shapes and slight shifting to fit them in the revised reconstitution as given hereunder.

- Location of Playground (160A_PG) and Park (160_P) has been interchanged to make playground regular in shape as suggested by CIDCO in letter dated 18/03/2025.
- DP reservation of Daily Bazar (155_DB) FP. No. 488 is shifted towards south side from existing location due to increased width of road (15m to 20m connecting Palikhurd and Belavali villages) the area of this reservation is maintained according to draft scheme.
- The area of Primary Health Center (168_PHC) FP No. 492 is slightly increased from 2600 sqm to 3022 Sq.m, due to arrangement of final plots (FP494 and 493) on their OP.

- School (382_S) FP No. 802 is shifted to 36m wide road for the subdivision of Final plot no. 803 the area of this reservation is maintained according to draft scheme.
- The DP reservation of GSR (377_GSR-13) (FP 758) is shifted to layout amenity (FP No.779), since this area is on higher elevation.
- The DP reservation of ESR/GSR (120_ESR/GSR) (FP 323) is shifted within the ITP notified area near amenity and open space in the TPS 6 for the ease of development of better facilities.

4.4. Award of the Preliminary Scheme

After hearing the land owners who appeared before the Arbitrator and considering all the issues/points/observations stated above and also after hearing the SPA, NAINA on 29/01/2025, the layout of the draft scheme has been modified and finalized by the Arbitrator with modifications as stated above.

The demand of the land owners regarding allotment of final plots having area at least of 50 % of their original plots is not considered by the Arbitrator as this will change the entire layout of the scheme and the percentage of open spaces and the amenities will drastically get reduced. However, the land owners are getting the same development potential for consumption in their final plots and hence, they are not at loss. The decisions regarding lowering down the contribution levied in the draft scheme by the SPA, NAINA would be taken by the Arbitrator in the award of Final Scheme which will be drawn up separately under section 72 (5) and will appear in Form no. 1 and communicated to every land owner under notice in form 5 in due course of time.

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 & B appended to the award. 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 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 (Table 8 to Table 13).

Table 8 Details of DP Reservation in Draft Scheme and Preliminary Scheme

Sr. No.	DP reservation	DP No.	Draft Scheme		Preliminary Scheme		Remarks
			FP No.	Area	FP No.	Area	
1	DP Roads/ITP DP Roads			332621		343651	Area is increased due to increased road width
2	ITP DP Open Space - Park	122_P	324	177	324A	177	Confirmed as per draft scheme
3	ITP DP Open Space - Park	122_P	324	947	324B	947	Confirmed as per draft scheme
4	DP Open Space - Park	160_P	448	10311	474A	10025	Area is maintained as per Sanctioned DP area
5	DP Open Space - Park	-	-	-	474B	934	Area is divided into two parts
6	DP Open Space - Park	379_P	743	21021	743	21021	Confirmed as per draft scheme
7	DP Open Space - Park	379_P	766	9674	766	9674	Confirmed as per draft scheme
	Total 3 Park			42131		42778	
8	ITP DP Open Space - Playground	124_PG	75	484	75B	456	Confirmed as per draft scheme
9	ITP DP Open Space - Playground	124_PG	-	-	75C	28	Confirmed as per draft scheme
10	DP Open Space - Playground	124_PG	75	6356	75A	6356	Confirmed as per draft scheme
11	DP Open Space - Playground	71A_PG	255A	7137	255A	1592	Area is decreased
12	DP Open Space - Playground	71A_PG	255B	14963	255B	20508	Area is increased
13	DP Open Space - Playground	165_PG	348	6866	348	6866	Confirmed as per draft scheme
14	DP Open Space - Playground	160A_P G	474	19121	448	19125	Confirmed as per draft scheme
15	DP Open Space - Playground	162_PG	481	5601	481	6265	Area is increased due to reconstitution
16	DP Open Space - Playground	380_PG	605	24078	605	24078	Confirmed as per draft scheme
17	DP Open Space - School Playground	383_SP G	808	6400	808	6427	Confirmed as per draft scheme
	Total 7 Playground			91007		91702	
18	DP Open Space - City Park	71_CP	235	18717	235	18717	Confirmed as per draft scheme

Sr. No.	DP reservation	DP No.	Draft Scheme		Preliminary Scheme		Remarks
			FP No.	Area	FP No.	Area	
19	DP Open Space - City Park	71_CP	248	98372	248	79132	Confirmed as per draft scheme
20	DP Open Space - City Park	71_CP	249	33636	249	52908	Confirmed as per draft scheme
	Total 1 City Park			150724		150757	
21	ITP DP Amenity - School	128_S	76	18	76B	18	Confirmed as per draft scheme
22	DP Amenity - School	128_S	76	5382	76A	5382	Confirmed as per draft scheme
23	DP Amenity - School	174_S	349	4240	349	4240	Confirmed as per draft scheme
24	DP Amenity - School	172_S	482	4201	482	4501	Area is increased
25	DP Amenity - School	382_S	802	4500	809	4512	Confirmed as per draft scheme
	Total 4 School			18340		18653	
26	DP Amenity - Primary Health Center	126_PH C	154	1630	154	1630	Confirmed as per draft scheme
27	DP Amenity - Primary Health Center	170_PH C	383	2608	383	2959	Area is increased due to reconstitution
28	DP Amenity - Primary Health Center	168_PH C	492	2386	492	1905	Area is reduced but allotted more than sanctioned DP area
29	DP Amenity - Primary Health Center	381_PH C	801	1500	801	1500	Confirmed as per draft scheme
30	DP Amenity - General Hospital	376_GH	696	5500	696	5728	Area is increased
	Total 5 Health Facilities			13625		13722	
31	DP Daily Bazaar - Daily Bazaar	119_DB	157	1079	157	1079	Confirmed as per draft scheme
32	DP Daily Bazaar - Daily Bazaar	157_DB	357	1750	357	1749	Confirmed as per draft scheme
33	DP Daily Bazaar - Daily Bazaar	155_DB	480	1277	480	1002	Area is reduced but allotted more than sanctioned DP area
34	DP Daily Bazaar - Daily Bazaar	375_DB	800	1250	800	1250	Confirmed as per draft scheme
	Total 4 Daily Bazaar			5355		5080	
35	DP Utility - Electrictric Substation	121_ES S	74	444	74A	444	Confirmed as per draft scheme

Sr. No.	DP reservation	DP No.	Draft Scheme		Preliminary Scheme		Remarks
			FP No.	Area	FP No.	Area	
36	DP Utility - Electrictric Substation	121_ES S	74	1972	74B	1972	Confirmed as per draft scheme
37	ITP DP Utility - Electrictric Substation	121_ES S	74	288	74C	288	Confirmed as per draft scheme
	Total 3 Electric Substation			2704		2703	
38	ITP DP Utility - Elevated Storage Reservoir/ Ground Storage Reservoir	120_ES R/GSR	323	3400	323	3401	Confirmed as per draft scheme
39	DP Utility - Ground Storage Reservoir	377_GS R-13	758	5207	779	5207	Confirmed as per draft scheme
40	DP Utility - Sewage Treatment Plant	384_ST P-9	744	22200	744	22200	Confirmed as per draft scheme
	Total 3 DP Utility			30807		30809	
41	DP Amenity - Community Center	117_CC	103	2165	103	2165	Confirmed as per draft scheme
42	DP Metro Depot - Metro Depot	378_MD	699	176655	699	177178	Area is increased
43	Growth Center	207_GC	1A	202713	1A	202713	Confirmed as per draft scheme
44	Growth Center	207_GC	1C	25366	1C	25366	Confirmed as per draft scheme
45	Growth Center	207_GC	1D	274	1D	274	Confirmed as per draft scheme
46	Growth Center	207_GC	1E	290	1E	290	Confirmed as per draft scheme
47	Growth Center	207_GC	4A	54900	4A	55091	Area is increased
48	Growth Center	207_GC	342A	36694	342A	41758	Area is increased
49	Growth Center	207_GC	-	-	342C	115	Newly reconstituted
50	Growth Center	207_GC	457	18916	451	11055	Area is increased and allotted in two parts i.e. 451 and 433
51	Growth Center	207_GC	-	-	433	10479	Newly reconstituted
52	Growth Center	207_GC	615	12217	615	12369	Area is increased

Sr. No.	DP reservation	DP No.	Draft Scheme		Preliminary Scheme		Remarks
			FP No.	Area	FP No.	Area	
53	Growth Center	207_GC	775	27521	775	27521	Confirmed as per draft scheme
54	Growth Center	207_GC	799	14560	799	18557	Area is increased
55	Growth Center	207_GC	809	8047	-	-	Merged in FP799
56	ITP Growth Center	207_GC	1B	38929	1B	38929	Confirmed as per draft scheme
57	ITP Growth Center	207_GC	4B	527	4B	527	Confirmed as per draft scheme
58	ITP Growth Center	207_GC	5B	917	5B	917	Confirmed as per draft scheme
59	ITP Growth Center	207_GC	342B	3851	342B	3744	Area is reduced and allotted in FP 342C
Total 1 Growth Center				401501		405590	

Table 9 Details of Layout Open Spaces in Draft Scheme and Preliminary Scheme

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks of Arbitrator
	Designation	FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
1	Layout Open Space	12	259	12	220	Area is reduced due to layout requirement
2	Layout Open Space	29	840	29	936	Area is increased due to layout requirement
3	Layout Open Space	-	-	32	432	Amenity is converted to Open space
4	Layout Open Space	36	465	-	-	Open space is deleted
5	Layout Open Space	-	-	59	748	Amenity is converted to Open space
6	Layout Open Space	65	472	65	520	Area is increased due to layout requirement
7	Layout Open Space	68	536	-	-	Open space is deleted
8	Layout Open Space	93	408	93	408	Confirmed as per Draft scheme
9	Layout Open Space	101	742	101	742	Confirmed as per Draft scheme
10	Layout Open Space	109	1402	109	1402	Confirmed as per Draft scheme
11	Layout Open Space	114	1533	114	1533	Confirmed as per Draft scheme
12	Layout Open Space	132	204	-	-	Open space is deleted
13	Layout Open Space	135	4481	-	-	Open space is deleted
14	Layout Open Space	146	2058	-	-	Open space is deleted
15	Layout Open Space	-	-	149B	113	Sale Plot is subdivided into Open space
16	Layout Open Space	217	6728	217B	5424	FP No. is changed
17	Layout Open Space	219	2516	219	2516	Confirmed as per Draft scheme
18	Layout Open Space	234	5056	234	5056	Confirmed as per Draft scheme
19	Layout Open Space	-	-	298B	400	Newly added due layout requirement.
20	Layout Open Space	305	1087	305	527	Area is reduced due to layout requirement

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks of Arbitrator
	Designation	FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
21	Layout Open Space	311	1667	311	446	Area is reduced due to layout requirement
22	Layout Open Space	317	3322	317B	1073	Area is subdivided into two parts 317A and 322B
23	Layout Open Space	-	-	322B	674	Area is subdivided into two parts 317A and 322B
24	Layout Open Space	351B	1359	351B	1359	Confirmed as per Draft scheme
25	Layout Open Space	358	1971	358	1970	Confirmed as per Draft scheme
26	Layout Open Space	366	1509	-	-	Open spaces is deleted
27	Layout Open Space	379	1158	-	-	Open spaces is deleted
28	Layout Open Space	-	-	385B	1266	Newly added due layout requirement.
29	Layout Open Space	393	958	393	1416	Area is increased due to layout requirement
30	Layout Open Space	414	503	-	-	Open spaces is deleted
31	Layout Open Space	418A	1961	418A	2071	Area is increased
32	Layout Open Space	423	3651	423	4206	Area is increased due to layout requirement
33	Layout Open Space	433	4740	-	-	Open spaces is deleted
34	Layout Open Space	435	791	-	-	Open spaces is deleted
35	Layout Open Space	441	3335	441	2388	Area is reduced due to layout requirement
36	Layout Open Space	459	3485	459	582	Area is reduced due to layout requirement
37	Layout Open Space	463A	2451	-	-	Merge with 463B
38	Layout Open Space	463B	176	463B	2745	Area is increased due to layout requirement
39	Layout Open Space	-	-	469	6099	Amenity is converted to Open space
40	Layout Open Space	470B	1189	470B	1189	Confirmed as per Draft scheme
41	Layout Open Space	471	488	471	331	Area is reduced due to layout requirement
42	Layout Open Space	-	-	472	10	Newly added due layout requirement.
43	Layout Open Space	-	-	491B	644	Newly added due layout requirement.
44	Layout Open Space	497	184	497	267	Area is increased due to layout requirement
45	Layout Open Space	513	5175	513	5427	Area is increased due to layout requirement
46	Layout Open Space	525	1991	525	1991	Confirmed as per Draft scheme
47	Layout Open Space	532	715	532	417	Area is reduced due to layout requirement
48	Layout Open Space	539	5165	539A	1640	FP No. is changed
49	Layout Open Space	564	911	-	-	Open space is deleted
50	Layout Open Space	576	1205	-	-	Open space is deleted

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks of Arbitrator
	Designation	FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
51	Layout Open Space	577A	555	577	3238	FP No. is changed
52	Layout Open Space	577B	1036	-	-	Open space is merge with FP 577
53	Layout Open Space	581	2047	-	-	Open space is deleted
54	Layout Open Space	-	-	589	214	Amenity is converted to Open space
55	Layout Open Space	601	9798	609	5862	FP No. is changed
56	Layout Open Space	621	8668	621A	3099	Subdivided into two parts
57	Layout Open Space	-	-	621B	517	Subdivided into two parts
58	Layout Open Space	-	-	630	1020	Amenity is converted to Open space
59	Layout Open Space	661	2457	661	2239	Area is reduced due to layout requirement
60	Layout Open Space	675	2773	675	2513	Area is reduced due to layout requirement
61	Layout Open Space	697	6339	680	6112	FP No. is changed
62	Layout Open Space	700	523	700	523	Confirmed as per Draft scheme
63	Layout Open Space	707	1382	707	845	Area is reduced due to layout requirement
64	Layout Open Space	-	-	714B	482	Newly added due layout requirement.
65	Layout Open Space	716	3519	716	3459	Confirmed as per Draft scheme
66	Layout Open Space	723	761	723	761	Confirmed as per Draft scheme
67	Layout Open Space	736A	440	736A	440	Confirmed as per Draft scheme
68	Layout Open Space	736B	1989	736B	1989	Confirmed as per Draft scheme
69	Layout Open Space	739	1549	739	1549	Confirmed as per Draft scheme
70	Layout Open Space	-	-	747B	1683	Amenity is converted to Open space
71	Layout Open Space	753	2360	753	2360	Confirmed as per Draft scheme
72	Layout Open Space	755	1793	755	633	Area is reduced due to layout requirement
73	Layout Open Space	778	1098	778	1098	Confirmed as per Draft scheme
74	Layout Open Space	-	-	789C	2204	Amenity is converted to Open space
75	Layout Open Space	-	-	813	1656	Amenity is converted to Open space
76	Layout Open Space	-	-	814A	874	Amenity is converted to Open space
77	Layout Open Space	820	2078	-	-	Open space is deleted
78	Layout Open Space	-	-	825A	71	EWS/LIG is subdivided into Open space
79	Layout Open Space	-	-	825B	2004	EWS/LIG is subdivided into Open space
80	Layout Open Space	827	926	-	-	Open space is deleted
81	Layout Open Space	-	-	830	829	Sale Plot is subdivided into Open space

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks of Arbitrator
	Designation	FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
82	Layout Open Space	844	1670	844	1032	Area is reduced due to layout requirement

Table 10 Details of Layout Amenities in Draft Scheme and Preliminary Scheme

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
1	Layout Amenity	2A	2962	2A	2962	Confirmed as per Draft Scheme
2	Layout Amenity	2C	8303	2C	8303	Confirmed as per Draft Scheme
3	Layout Amenity	5A	70641	5A	70450	Confirmed as per Draft Scheme
4	Layout Amenity	10	2120	10	2094	Area is reduced
5	Layout Amenity	18	340	18	356	Area is increased
6	Layout Amenity	21	1819	21B	239	Area is reduced
7	Layout Amenity	32	460	-	-	Converted to Open space
8	Layout Amenity	34	1800	34	1413	Area is reduced
9	Layout Amenity	39	388	39	429	Area is increased
10	Layout Amenity	48	890	48	890	Confirmed as per Draft Scheme
11	Layout Amenity	59	1055	-	-	Converted to Open space
12	Layout Amenity	63	216	-	-	Deleted during reconstitution
13	Layout Amenity	72	1411	72	1391	Area is increased
14	Layout Amenity	80	810	80	810	Confirmed as per Draft Scheme
15	Layout Amenity	90	167	90	167	Confirmed as per Draft Scheme
16	Layout Amenity	94	812	94	812	Confirmed as per Draft Scheme
17	Layout Amenity	99	713	99	713	Confirmed as per Draft Scheme
18	Layout Amenity	106	463	106	463	Confirmed as per Draft Scheme
19	Layout Amenity	112	1397	-	-	Deleted during reconstitution
20	Layout Amenity	118	269	118	269	Confirmed as per Draft Scheme
21	Layout Amenity	126	182	126	183	Confirmed as per Draft Scheme
22	Layout Amenity	130	916	130	952	Area is increased
23	Layout Amenity	137	634	137	634	Confirmed as per Draft Scheme
24	Layout Amenity	151	283	151	283	Confirmed as per Draft Scheme
25	Layout Amenity	167	1246	167	1166	Area is reduced
26	Layout Amenity	170	112	-	-	Deleted during reconstitution
27	Layout Amenity	175	521	-	-	Deleted during reconstitution
28	Layout Amenity	-	-	215	441	Newly reconstituted
29	Layout Amenity	233	8397	233B	8055	Area is reduced
30	Layout Amenity	247	276	247	276	Confirmed as per Draft Scheme
31	Layout Amenity	254	1944	254	1250	Confirmed as per Draft Scheme
32	Layout Amenity	256	781	256	781	Confirmed as per Draft Scheme
33	Layout Amenity	267	1349	267	276	Confirmed as per Draft Scheme
34	Layout Amenity	276	616	276	703	Area is increased
35	Layout Amenity	285	584	-	-	Deleted during reconstitution
36	Layout Amenity	322	1001	322A	1001	Confirmed as per Draft Scheme and Final Plot No. is changed
37	Layout Amenity	335	1704	-	-	Deleted during reconstitution
38	Layout Amenity	351A	2332	351A	6181	Area is increased

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
39	Layout Amenity	370B	951	370B	951	Confirmed as per Draft Scheme
40	Layout Amenity	370A	256	370A	185	Area is reduced
41	Layout Amenity	374	444	-	-	Deleted during reconstitution
42	Layout Amenity	-	-	385C	1276	Newly reconstituted
43	Layout Amenity	389	539	-	-	Deleted during reconstitution
44	Layout Amenity	399	241	399	154	Area is reduced
45	Layout Amenity	401	4170	401	3530	Area is reduced
46	Layout Amenity	403	616	-	-	Deleted during reconstitution
47	Layout Amenity	409	793	409	794	Confirmed as per Draft Scheme
48	Layout Amenity	411	707	411	484	Area is reduced
49	Layout Amenity	418B	378	-	-	Deleted during reconstitution
50	Layout Amenity	420	786	-	-	Deleted during reconstitution
51	Layout Amenity	430	3949	430	3949	Confirmed as per Draft Scheme
52	Layout Amenity	436	568	-	-	Deleted during reconstitution
53	Layout Amenity	437	424	-	-	Deleted during reconstitution
54	Layout Amenity	445	4100	457	4827	Shifted near FP 456 and FP No. is changed
55	Layout Amenity	460	5013	460	4750	Area is reduced
56	Layout Amenity	469	6099	-	-	Converted to Open space
57	Layout Amenity	472	251	-	-	Converted to Open space
58	Layout Amenity	478	1507	-	-	Deleted during reconstitution
59	Layout Amenity	479	1100	-	-	Deleted during reconstitution
60	Layout Amenity	486	454	-	-	Deleted during reconstitution
61	Layout Amenity	-	-	495A	258	Newly reconstituted
62	Layout Amenity	495	411	495B	411	Confirmed as per Draft Scheme
63	Layout Amenity	501	662	-	-	Area merge in EWS
64	Layout Amenity	508	2703	508	2703	Confirmed as per Draft Scheme
65	Layout Amenity	517	285	517	285	Confirmed as per Draft Scheme
66	Layout Amenity	523	894	523	993	Area is increased
67	Layout Amenity	-	-	539B	3834	Open space is converted to Amenity space
68	Layout Amenity	559	1345	559	846	Area is reduced
69	Layout Amenity	568	4160	568	4919	Area is increased
70	Layout Amenity	588	141	588A	141	Confirmed as per Draft Scheme
71	Layout Amenity	589	245	-	-	Deleted during reconstitution
72	Layout Amenity	-	-	590E	1142	Newly reconstituted
73	Layout Amenity	604	10000	604	10000	Confirmed as per Draft Scheme
74	Layout Amenity	606	5000	606	5000	Confirmed as per Draft Scheme
75	Layout Amenity	609	3032	601	6989	Area is increased
76	Layout Amenity	-	-	628	3175	Newly reconstituted
77	Layout Amenity	630	1021	-	-	Converted to Open space
78	Layout Amenity	638	3172	638	3172	Confirmed as per Draft Scheme
79	Layout Amenity	645	850	645	850	Confirmed as per Draft Scheme
80	Layout Amenity	650	844	650	844	Confirmed as per Draft Scheme
81	Layout Amenity	654	403	654	403	Confirmed as per Draft Scheme
82	Layout Amenity	658	142	-	-	Converted to Layout Road

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
83	Layout Amenity	665	1634	665	1634	Confirmed as per Draft Scheme
84	Layout Amenity	-	-	669	751	Newly reconstituted
85	Layout Amenity	679	1362	679	1242	Area is reduced
86	Layout Amenity	683	1432	683	1633	Area is increased
87	Layout Amenity	686	576	686	576	Confirmed as per Draft Scheme
88	Layout Amenity	688	228	688	410	Area is increased
89	Layout Amenity	693	773	693	425	Area is reduced
90	Layout Amenity	-	-	698B	489	Newly reconstituted
91	Layout Amenity	705	1473	705	1473	Confirmed as per Draft Scheme
92	Layout Amenity	724	1976	724	1976	Confirmed as per Draft Scheme
93	Layout Amenity	734	3032	-	-	Deleted during reconstitution
94	Layout Amenity	741	2034	741	1720	Area is reduced
95	Layout Amenity	747B	2997	-	-	Converted to Open space
96	Layout Amenity	-	-	758	6367	Newly reconstituted
97	Layout Amenity	779	4500	-	-	Area is used to give DP utility
98	Layout Amenity	789	2665	789B	2048	Area is reduced and FP No. is changed
99	Layout Amenity	793	1903	793	1903	Confirmed as per Draft Scheme
100	Layout Amenity	813	7953	-	-	Converted to Open space
101	Layout Amenity	-	-	817	2345	Residential is converted to Amenity
102	Layout Amenity	-	-	833	1132	EWS converted to Amenity

Table 11 Details of EWS & LIG Housing plots in Draft Scheme and Preliminary Scheme

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
1	EWS/LIG	86	656	86	656	Confirmed as per Draft Scheme
2	EWS/LIG	330B	12415	330B	7022	Area is divided into FP 330B and 330C
3	EWS/LIG	-	-	330C	1068	
4	EWS/LIG	372	7758	385A	6124	FP No. is changed
5	EWS/LIG	415	26397	415	15535	Area is divided into FP 415 and 418B
6	EWS/LIG	-	-	418B	7551	
7	EWS/LIG	491	746	491A	1929	Area is increased and FP No. is changed
8	EWS/LIG	-	-	501	2054	Newly reconstituted
9	EWS/LIG	527	5888	527	2764	Area is divided into FP 527 and 529
10	EWS/LIG	-	-	529	2702	
11	EWS/LIG	547B	10393	548	11903	Area is increased and FP No. is changed
12	EWS/LIG	555A	8137	555A	3497	Area is reduced
13	EWS/LIG	555B	12561	588B	8871	FP No. is changed
14	EWS/LIG	562	4712	562	3114	Area is reduced
15	EWS/LIG	575	15260	575	13353	Area is reduced
16	EWS/LIG	648	9269	648	9096	Area is reduced
17	EWS/LIG	652	2962	652	2962	Confirmed as per Draft Scheme
18	EWS/LIG	-	-	664	3724	Newly reconstituted
19	EWS/LIG	714	6534	714A	7034	Area is increased and FP No. is changed
20	EWS/LIG	791	7756	791	7756	Confirmed as per Draft Scheme
21	EWS/LIG	797	20711	797	20711	Confirmed as per Draft Scheme

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
22	EWS/LIG	798	9785	798	9785	Confirmed as per Draft Scheme
23	EWS/LIG	818	5703	818	6302	Area is increased
24	EWS/LIG	825	3777	-	-	Converted to Open space
25	EWS/LIG	833	2122	-	-	Converted to Amenity
26	EWS/LIG	835	17080	835	16370	Area is reduced

Table 12 Details of Sale plots in Draft Scheme and Preliminary Scheme

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
1	Sale Plot	23	227	23	227	Kept as per Draft Scheme
2	Sale Plot	47	104	47	84	Area is reduced
3	Sale Plot	149	674	149A	561	Area is reduced
4	Sale Plot	194	1123	-	-	Deleted during reconstitution
5	Sale Plot	196B	1132	-	-	Deleted during reconstitution
6	Sale Plot	227	3407	227B	1230	Area is reduced
7	Sale Plot	-	-	245	2680	Newly reconstituted
8	Sale Plot	327	2266	328	1729	Area is reduced
9	Sale Plot	332	3403	332	3403	Kept as per Draft Scheme
10	Sale Plot	-	-	335	966	Amenity is converted to Sale plot
11	Sale Plot	336	235	-	-	Deleted during reconstitution
12	Sale Plot	337	3234	-	-	Deleted during reconstitution
13	Sale Plot	426	3235	356	3066	Area is reduced
14	Sale Plot	-	-	432B	2850	Newly reconstituted
15	Sale Plot	451	5728	-	-	Deleted during reconstitution
16	Sale Plot	-	-	463A	424	Newly reconstituted
17	Sale Plot	-	-	473	6929	Newly reconstituted
18	Sale Plot	510	5285	510	8841	Area is increased
19	Sale Plot	608	5386	608	5386	Kept as per Draft Scheme
20	Sale Plot	780	11297	780	10590	Area is reduced
21	Sale Plot	784	8103	784	8103	Kept as per Draft Scheme
22	Sale Plot	785	20655	-	-	Deleted during reconstitution
23	Sale Plot	787	5512	-	-	Deleted during reconstitution
24	Sale Plot	830	4704	-	-	Converted to Sale Plot
25	Sale Plot	832	1056	832	1056	Kept as per Draft Scheme

Table 13 Details of water channel in Draft Scheme and Preliminary Scheme

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
1	Water Channel	321A	4773	321A	3517	Area is reduced
2	Water Channel	321B	15643	321B	17702	Area is merged
3	Water Channel	321B	176	-	-	Area merged with another plot
4	Water Channel	321C	25656	321C	26556	Area is increased
5	Water Channel	321D	1731	321D	1668	Area is reduced
6	Water Channel	321E	8126	321E	11792	Area is increased
7	Water Channel	321F	9973	-	-	Merged in FP 321G
8	Water Channel	321G	9529	321G	11033	Area is reduced

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
9	Water Channel	321H	5033	321H	17311	Area is increased
10	Water Channel	321I	10718	-	-	Merged in FP 321H
11	Water Channel	563	8604	563A	11984	Divided in two parts
12	Water Channel	-	-	563B	6767	Area is increased
13	Water Channel	814	1469	814B	3837	Area is increased
14	Water Channel	819	2522	819	5661	Area is increased
15	Water Channel	834	1949	834	4287	Area is increased

Table 14 Comparison of Users provided in Draft and Preliminary Scheme

Sr. No.	Public Sites and Users		Draft Scheme		Preliminary Scheme		Remarks
			Area (Sq.m.)	%	Area (Sq.m.)	%	
	Users as per Section 64 (g-1) (i)						
1	EWS	EWS	190622	4.83%	171883	4.38%	Percentage is slightly reduced
	Users as per Section 64 (g-1) (ii)						
2	A) Roads	Existing Road	459	0.01%	459	0.01%	Confirmed as per draft scheme
3		Layout Road	378577	9.60%	394474	10.06%	Area is increased due to change in road alignment
4		DP Road	272210	6.90%	277088	7.06%	Area is increased due to change in road alignment
		Total Road Area	651245	16.52%	672020	17.13%	
5	B) Open Space	Layout Open Space	132611	3.36%	108492	2.77%	Area is reduced
6		DP Open Space	282253	7.16%	283628	7.23%	Area is increased
		Total Open Space Area	414864	10.52%	392120	10.00%	
7	C) Amenity	Layout Amenity	223107	5.66%	206930	5.28%	Area is reduced
8		DP Amenity	34112	0.87%	34522	0.88%	Confirmed as per draft scheme
9		DP Daily Bazaar	5355	0.14%	5080	0.13%	Confirmed as per draft scheme
10		DP Utility	29823	0.76%	29823	0.76%	Confirmed as per draft scheme
		Total Amenity Area	292397	7.42%	276354	7.05%	
11	D) Sale Plot	Sale Plot	86766	2.20%	58125	1.48%	Area is reduced due to planning requirements
	Users as per Section 64 (h)						

Sr. No.	Public Sites and Users		Draft Scheme		Preliminary Scheme		Remarks
			Area (Sq.m.)	%	Area (Sq.m.)	%	
12		DP Metro Depot	176655	4.48%	177178	4.52%	Area is slightly increased
13		Growth Center	401501	10.18%	405590	10.34%	Area is increased
	Plot against 7/12						
14	Plot against 7/12	Residential	1419564	36.00%	1303331	33.23%	Grampanchayat, Gurcharan Plots are allotted to Government
15		Government PSP	0	0.00%	101528	2.59%	Grampanchayat, Gurcharan Plots are allotted to Government
16		Forest	257758	6.54%	254668	6.49%	Area is reduced due to increased road width.
17		Existing Amenity	28144	0.71%	86159	2.20%	Area is increased
18		Gaothan	23812	0.60%	23834	0.61%	Confirmed as per draft scheme
		Total	1729278	43.86%	1769521	45.11%	
	Total Developable Area (A)		3942870	100.00%	3922333	100.00%	
19	Non-Developable Area	MMC	465600	11.55%	465600	11.58%	Confirmed as per draft scheme
20		Proposed Water Channel	105902	2.63%	122115	3.04%	Area is increased
21		Proposed Railway Station	20259	0.50%	20259	0.50%	Confirmed as per draft scheme
22		Railway Corridor	72671	1.80%	72671	1.81%	Confirmed as per draft scheme
	Total Non-Developable Area (B)		664433	16.49%	680646	16.93%	
	Gross Area of Scheme (A+ B)		4607303		4602979		
23	ITP Areas	ITP	1056841		1054818		Confirmed as per draft scheme
24		ITP Layout Roads	9665		9966		Confirmed as per draft scheme
25		ITP DP Roads	60411		66561		Area is increased
26		ITP DP Open Space	1608		1608		Confirmed as per draft scheme

Sr. No.	Public Sites and Users		Draft Scheme		Preliminary Scheme		Remarks
			Area (Sq.m.)	%	Area (Sq.m.)	%	
27		ITP DP Amenity	18		18		Confirmed as per draft scheme
28		ITP DP Utility	3688		3689		Confirmed as per draft scheme
29		ITP Growth Center	44223		44116		Confirmed as per draft scheme
30		ITP MMC	2296		2296		Confirmed as per draft scheme
31		ITP Railway Corridor	1160		1160		Confirmed as per draft scheme
32		ITP Proposed Railway Station	546		546		Confirmed as per draft scheme
Total ITP area (C)			1180456		1184779		
Total Area of TPS 8 (A)+(B)+(C)			5787758		5787758		

The section 64 (g-1) prescribes two caps viz. first under clause (i) upto 10 % of the scheme area for reserving EWS/LIG housing and housing of the dispossessed persons due to scheme and second under clause (ii) 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) & (ii) of the said Act as can be seen from the Table 14 & Table 16.

The Growth Centres, being city-level proposals of the DP which have been included in the scheme are not considered under clause (ii) of section 64(g-1) here. It is presumed that the items listed under section 64(g-1) (ii) of the said Act do not include reservations like Growth Centres and would not therefore fall under this clause. This assumption was pleaded in respect of Preliminary Town Planning Schemes No. 1 to 7 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.

The section 64 (g-1) (i) prescribes provision of EWS and LIG Housing and the housing for affected families due to scheme proposals to the extent of 10 % of the Scheme area. Some families will be dishoused or homeless as their chawls and old structures are required to be removed either for construction of FPs and DP roads or as they fall in the final plots allotted to

SPA, NAINA or to other owners. It is noticed that these structures are mostly constructed without obtaining permissions of the appropriate authorities. At some places, the owners of houses are not the owners of plots under their structures. These houses are occupied since long and the families have therefore to be rehabilitated. The SPA, NAINA shall handle this issue at its level according to its policy in this respect.

In the hearing process land owners have requested to waive the contribution. The request to waive the recovery of the contribution does not fall in the purview of the Arbitrator as levy of contribution is a statutory requirement vide section 99 (2) of the said Act. However, the SPA, NAINA (CIDCO) vide letter no. CIDCO/CP(NAINA)/2025/280 dated 06/03/2025 informed to the Arbitrator that,

“The CIDCO in its board meeting on 3/5/2025 has taken a resolution to recover contribution uniformly at 0.05% of the increment value while granting development permission on the final plots in TPS 1 to 12.

This considered on the basis of the contribution earlier approved in

- a) The final scheme sanctioned by/submitted to the State Government for TPS No. 1 to 3 as well as
- b) TPS 4 to 7 being finalized for submission.

Thus CIDCO requested the Arbitrator to consider the reduction in the contribution to 0.05% of the increment value from the project proponent/land owner while drawing the final scheme for TPS 8.”

Therefore, this will be considered in the Final Scheme subsequently while drawing the award under section 72(7) read with section 72(6).

General layout of the scheme and the allotment of final plots after reconstitution of the original plots made in the sanctioned draft scheme have been reconsidered in light of the points raised during the hearing by the land owners and after discussing with the SPA, NAINA. Some final plots are merged to form a single final plot as requested by the owners. Though some of the final plots of the draft scheme are amalgamated or deleted wherever required, the remaining final plots are now renumbered wherever required, as given in Table 19; elsewhere draft scheme numbers are maintained. The deleted FP numbers will not now appear in the plans of preliminary scheme. Thus FP numbers 36, 53, 279, 283, 285, 309, 346A, 346B, 389, 403, 422, 437, 478, 479, 486, 506, 564, 576, 689, 785, 787, 802, 820, 845B, 878A, 890, 898, 900A, 940A, 981, 996, 997 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. The following draft scheme FP numbers are changed in the preliminary scheme.

Table 15 Changed Numbers of Final Plots (FP) in Preliminary Scheme

Draft Scheme No.	Preliminary Scheme FP No.	Draft Scheme No.	Preliminary Scheme FP No.	Draft Scheme No.	Preliminary Scheme FP No.
6	6A, 6B, 6C, 6D	382	382A	590	590A, 590B, 590C, 590D
11	11A, 11B	385	379	789	789A, 789B, 789C
20	20A, 20B, 20C, 20D	395	414	612	612A, 612B
33	33A, 33B	406	406A, 406B	618	618A, 618B
215	37	422	421	623	623A, 623B, 623C, 623D, 623E, 623F, 623G
41	41A, 41B	245	426	625	625A
53	60	442	445	669	625B
62	61	455	455B, 455A	627	627A, 627B
61	62	462A1, 462A2	462A, 462B, 462C	628	734
60	68	432	432A	642	642A
110	110A, 110B	465	465A, 465B	613	642B
116	116A, 116B	473	337A	664	581
279	132	475	475A, 475B	691	691A, 691B
309	208A	498	498A, 498B, 498C	692	692A, 692B
208	208B	500	500A, 500B	680	697
277	277A, 277B	506	337B	698	698A
297	297A	507	507A, 507B, 507C	728	728A
298	298A	511	511A, 511B	733	733A, 733B, 733C
283	297B	538	530, 538	748	748A, 748B
330	330A	545	545A, 545B	795	795A, 795B
341	341A, 341B, 341C, 341D	546	546A, 546B, 546C	803	803A, 803B, 803C, 803D, 803E, 803F, 803G, 803H, 803I, 803J, 803K
346A, 346B	345	547A	547	810	810A, 810B, 810C, 810D, 810E
354	374	548	555B	817	827
356	366, 372, 435, 382B, 436	573	573B, 573A	831	831A, 831B

The draft scheme had proposed all the final plots eligible for residential development. In the DP, it is observed that the mixed Use Zone has been proposed along the major roads such as part of MMC and 60m DP road passing along Palikhurd village.

The said variations made to the sanctioned draft scheme are of minor nature in view of the provisions of Section 72(7)(b) of the said Act. The cost of works included in the scheme is

estimated in the draft scheme can be seen from the Form no. 2 is of Rs. 21,64,61,09,266/-.

In the Preliminary Scheme as per Planning authority's suggestion few roads are modified in their alignments and the loops have been completed for better circulation. However, most of the draft scheme roads are maintained and hence, remain unchanged. Other changes in the reservation sites are of minor nature. These variations do not increase the cost of the scheme more than 20 % of this draft scheme cost. The Land-Use Analysis of the Preliminary Scheme is as under.

Table 16 Land use comparison of users provided in Draft and Preliminary scheme as per Section 64

Sr. No.	Public Sites and Users	Draft Scheme		Preliminary Scheme		Remarks
		Area (Sq.m.)	%	Area (Sq.m.)	%	
	Users as per Section 64 (g-1) (i)					
1	EWS	190622	4.83%	171883	4.38%	Below 10%
	Users as per Section 64 (g-1) (ii)	1445272	36.66%	1398619	35.66%	
2	A) Roads	651245	16.52%	672020	17.13%	Below 40% as per act
3	B) Open Space	414864	10.52%	392120	10.00%	
4	C) Amenity	292397	7.42%	276354	7.05%	
5	D) Sale Plot	86766	2.20%	58125	1.48%	
	Users as per Section 64 (h)					
6	DP Metro Depot	176655	4.48%	177178	4.52%	
7	Growth Center	401501	10.18%	405590	10.34%	
	Plot against 7/12					
8	Residential	1419564	36.00%	1303331	33.23%	Area against 7/12 is increased
9	Government PSP	0	0.00%	101528	2.59%	
10	Forest	257758	6.54%	254668	6.49%	
11	Existing Amenity	28144	0.71%	86159	2.20%	
12	Gaothan	23812	0.60%	23834	0.61%	
	Total	1729278	43.86%	1769521	45.11%	
	Total Developable Area (A)	3942870	100.00%	3922333	100.00%	
13	MMC	465600		465600		
14	Proposed Water Channel	105902		122115		
15	Proposed Railway Station	20259		20259		
16	Railway Corridor	72671		72671		
	Total Non-Developable Area (B)	664433		680646		
	Gross Area of Scheme (A+ B)	4607303		4602979		

Sr. No.	Public Sites and Users	Draft Scheme		Preliminary Scheme		Remarks
		Area (Sq.m.)	%	Area (Sq.m.)	%	
17	ITP	1056841		1054818		Kept as per Draft Scheme, Not considered under the Developable area under Town Planning Scheme No. 8.
	ITP Layout Roads	9665		9966		
	ITP DP Roads	60411		66563		
	ITP DP Open Space	1608		1608		
	ITP DP Amenity	18		18		
	ITP DP Utility	3688		3689		
	ITP Growth Center	44223		44116		
	ITP MMC	2296		2296		
	ITP Railway Corridor	1160		1160		
	ITP Proposed Railway Station	546		546		
	Total ITP area (C)	1180456		1184781		
	Total Area of TPS 8 (A)+(B)+(C)	5787758		5787760		

The percentage of lands under DP/Scheme roads, social infrastructure, utilities DP/Scheme Amenities, DP/Scheme open spaces proposed in the draft scheme was at 35.20% of the scheme area. In the Preliminary scheme, this percentage is decreased and it is now at 33.92%.

The infrastructural sites have been provided in the scheme in addition to the DP reservations mainly because the scheme area will be developed with higher FSI of 2.5 and will have higher population density. The DP does not propose infrastructure to cater the population expected in the scheme. On the contrary, the sanctioned DP has proposed nearly 50% of the reservations required as per planning standards and shortfall has been expected to be met through the NAINA Schemes to happen under DCR No. 13 of the DCPR of NAINA.

While drawing the award of this scheme no. 8, the Arbitrator is required to ascertain that the public sites, roads, EWS/LIG housing plots provided in the scheme shall satisfy the caps prescribed under section 64 (g-1) of the MR & TP Act, 1966. The Table 16 above gives these details in this respect and the Preliminary Scheme satisfies these statutory provisions.

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 before drawing the Preliminary Scheme as recorded in Table no. A. The decisions regarding redistribution and allotment of Final Plots to the owners of lands included in the Scheme from five villages are as recorded in Table B.

The major changes carried out while drawing the award of the Preliminary Scheme are

already listed above. The reasons for modifying the reconstitution of the Final Plots are recorded in Table A against the entry of every original plot. The allotment of Final Plots with their ownerships, areas and tenures is recorded in Table B. 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 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 been decided as provided under section 72(4)(iv) of the said Act.

The SPA, NAINA (CIDCO) 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 and 28/02/2024 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-of NAINA (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 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 DP and in NAINA.
- 2) Plan No. 2 (scale 1:2500) showing the Original plots included in the scheme in green colour.
- 3) Plan No. 3 (scale 1:2500) showing the Original Plots in green colour and superimposed thereon the Final Plots in red colour.
- 4) Plan No. 4 (scale 1:2500) showing the Final Plots in red colour allotted in lieu of Original Plots and the infrastructure.
- 5) Table A for original plot-wise decisions of the Arbitrator (A-4 size)
- 6) Table B for Allotment of final plots with ownerships, areas, tenures (A-4 size)
- 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 No. 8, NAINA, has been drawn up under Section 72(7) of the said Act on 04/11/2025. The notices in English and in Marathi regarding drawing-up of this preliminary scheme have been published in the Extra-Ordinary Gazette no.201, in Part II; dated 06/11/2025.

The original time limit for drawing up award of preliminary scheme is of nine months from the date of appointment of the Arbitrator in Government of Maharashtra Gazette. The Gazette notification date of appointment of Arbitrator is 10th October 2024. The code of conduct for the Maharashtra Assembly Elections 2024 was introduced during the arbitration procedure, which is of 42 days. This period is eligible for exclusion from the computation of time limit as provided under Section 148A of the MRTTP Act. As such, this time limit automatically got extended upto 22 August 2025 for drawing up of the Town Planning Scheme No. 8. The Arbitrator has already applied to the State Government to grant three months' extension as provided under Section 72(3) of the said Act. Considering the date of appointment of Arbitrator in the official gazette, extended time limit of three months shall expire on 22/11/2025.

The Final Scheme containing the financial part as per section 72 (6) of the Act will be drawn up separately within the prescribed time limit in due course after getting sanction to this preliminary scheme under section 86 (1) of the Act. Hence, details in Form No. 1 & Form no. 2 prescribed under the Maharashtra Town Planning Schemes Rules, 1974 regarding compensation, contribution, cost of the scheme etc. are therefore not part of this Preliminary Scheme.

After the award of the Preliminary Scheme is drawn up on 04/11/2025 as provided under section 72(7) of the said Act, the Scheme Plans and Report along with all the particulars specified in Rule 6 of the said Scheme Rules, 1974 and as given above have been published in the office of the Arbitrator and of NAINA as required under Rule 13(9). The notices in English and in Marathi have been published in the Maharashtra Govt. Gazette, Extra-Ordinary, Part II, dated 06/11/2025 as required under Rule 13(9) that the Preliminary Scheme no. 8 has been drawn up. These notices have been published in the local Newspapers, daily 'Navshakti' and daily 'Newsband' dated 19/11/2025.

The Preliminary Town Planning Scheme No. 8, NAINA, is thereafter submitted by the Arbitrator to the State Government as provided under Section 72(5) of the said Act for sanction on 20th November 2025 vide his letter bearing no. ARB/TPS-8/Pre-Sub/2025/631; dt.20/11/2025.



Asha S. Dahake

(Asha S. Dahake)

Arbitrator

Town Planning Scheme No. 8, NAINA

20th November 2025

NAINA TOWN PLANNING SCHEME NO. 8

Aadai (pt), Akurli (pt), Newali (pt), Shillottor Raychur (pt) and Pali Devad (pt)

PRELIMINARY SCHEME

Chapter 5 General / Common Decisions

The following General/Common decisions shall hold good and shall be applicable within the area of the Town Planning Scheme No. 8, NAINA.

- 1) All the Final Plots have been defined and decided and as settled by the Arbitrator vide section 72(4) of the MR&TP Act, 1966 and they are as shown on the plans no. 3 & 4 in Red colour and as detailed in Table B of the Preliminary Scheme in force. They are required to be demarcated on ground and their areas are decided on the basis of actual measurements on land.
- 2) The Ownerships along with their shares and the areas of Final Plots allotted in lieu of Original Plots or allotted to the 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) In final plot where share as per 7/12 is not decided, Planning authority and District Superintendent, Land Records (DSLRL) shall take necessary decision while preparing property card and decide the share of owners.
- 4) 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.
- 5) The Tenure as Class I or Class II mentioned in respect of any Final Plot in the Table B is on the basis of that record 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.

- 6) All rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred proportionately to the corresponding Final Plots.
- 7) 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.
- 8) All the rights of passages, right of ways / accesses or of easements, or any right to draw water from any well which exist 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 & 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 the Special Planning Authority, NAINA (CIDCO) shall demolish and remove the affected compound walls or wire fencings at its own cost. 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 period extended by the SPA, NAINA (CIDCO) shall remove the structures and take away the materials. In such cases, the material so removed shall belong to the SPA, NAINA (CIDCO).
- 11) The structures/Chawls those are constructed without obtaining due permission shall be removed by the SPA, NAINA (CIDCO) within a reasonable period and the families dishoused

or become homeless shall be rehabilitated in the final plots allotted for EWS in accordance with the normal policy of the Special Planning Authority, NAINA.

- 12) 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.
- 13) The Final Plots allotted for public purposes in the Scheme shall vest in the Special Planning Authority, NAINA (CIDCO) free from all encumbrances w.e.f. the date on which the Preliminary Scheme comes into force. The SPA, NAINA (CIDCO) shall keep all such public sites free of any encroachments and exclusively use for the purposes designated in the scheme.
- 14) The Amenity Plots/Open Spaces provided in the scheme shall be utilised primarily for the benefits of the residents of the scheme.
- 15) The plots provided for the Amenities shall be utilised only for the social infrastructure primarily beneficial to the residents of the scheme such as local level Educational & Medical facilities, Shopping Centres, Retail Markets, Convenience Shopping, Recreation, Parking facilities, Utilities such as Water Supply, Sanitation, drainage & Electric Supply, Communication etc. The Vice Chairman & Managing Director, CIDCO is authorized to add any user of public nature and utilise any amenity plot for such user which is beneficial to the scheme residents.
- 16) 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.
- 17) 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 the Special Planning Authority, NAINA (CIDCO) 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.
- 18) 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 MR&TP, 1966. The development fund in the form of incremental contribution collected by the Special Planning Authority, NAINA (CIDCO) 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.

- 19) As per provisions of section 72(4) the Arbitrator shall determine the period for completion of works provided in the scheme by the appropriate authority.

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.

- 20) The SPA, NAINA (CIDCO) 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 enforcement of the said Scheme.
- 21) The SPA, NAINA (CIDCO) shall, within three months from the enforcement of the Preliminary Scheme, forward certified true copy of the Scheme to the concerned Land Records 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.
- 22) The SPA, NAINA (CIDCO) shall, within three months from the date of enforcement of the Preliminary Scheme inform the owners of the Final Plots by means of a public notice that on application, they are entitled to get a Certificate of Tenure and Title in respect of their final plots from the Director of Town Planning, Pune in form 7 as provided under rule no. 26(2) of the Maharashtra Town Planning Schemes Rules, 1974.
- 23) The SPA, NAINA (CIDCO) shall immediately fence all the public sites which will be vesting in it under this scheme so as to avoid probable encroachments.
- 24) The Special Planning Authority, NAINA, CIDCO shall develop Gardens, Parks, Play-Grounds and Open Spaces provided in the scheme within a period of five years from the date of enforcement of the Preliminary Scheme. The priority in this respect shall be decided by the SPA considering the pace of development and need of the facility to the scheme residents.

- 25) The Special Planning Authority, NAINA, CIDCO shall lease out final plots provided for schools/Educational Purpose to the renowned & registered educational trusts to erect & impart educational facilities as desired by the SPA, NAINA within the reasonable time frame considering the need of the local and surrounding population.
- 26) The FPs provided for housing for EWS/LIG shall be developed by the Special Planning Authority, NAINA, CIDCO within a reasonable time frame considering the need of the facility under its social housing programme.
- 27) The 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 heavy and polluting industrial use for raising the funds to meet the cost of infrastructure of the Scheme.
- 28) The Growth Centres as proposed in the DP and accordingly have been incorporated in the Scheme shall be developed by the SPA, NAINA, CIDCO as per its programme of implementation of the Growth Centres as a whole.
- 29) The Crematoria exist in the scheme, being used by the villagers, have been maintained in the scheme with 40% of their area. Some of them have been provided with adjoining plots for their expansion. The 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. These crematoria will stand in public domain.
- 30) The 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.
- 31) In case, the SPA, NAINA, CIDCO is unable to complete the works within the time limits prescribed by the Arbitrator, then the SPA, NAINA, CIDCO shall approach the State Government under section 111 (1) of the MR & TP Act, 1966 to seek extension in this respect.



Asha S. Dahake

(Asha S. Dahake)

Arbitrator

Town Planning Scheme No. 8, NAINA

20th November 2025

NAINA TOWN PLANNING SCHEME NO. 8

Aadai (pt), Akurli (pt), Newali (pt), Shillottor Raychur (pt) and Pali Devad (pt)

PRELIMINARY SCHEME

Chapter 6 Special Development Control and Promotion Regulations

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.

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.

- 1) The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential Zone or mixed use zone of the sanctioned Interim Development Plan / Development Plan (hereinafter referred as ‘IDP/DP’) and shall be eligible for development for uses prescribed in Regulation No. 31 of the DCPRs for DP for NAINA

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.

- 2) Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any 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, within the scheme or of adjacent schemes shall be permitted considering sum of their areas as one unit for development with proportionate permissible FSI of respective plots subject to following conditions
 - i) Final plots shall possess same tenure
 - ii) Proposed development shall, as far as possible, be uniformly distributed in all the final plots

- 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 Final Plots not allotted to the holders/ owners of such original plots.
- 5) Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amounts to be recovered 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) Regulation No. 20.3.1 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot. (Refer notes at pt.9(i) &(ii))

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.

- 8) Regulation No. 20.3.11 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot. (Refer notes pt.9 (i) &(ii))

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.

- 9) Regulation No. 20.6 read with Annexure-4 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot. (Refer notes(i) &(ii))

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.

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, 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.
- 10) 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:

$$\text{FSI of Final Plot} = \frac{\text{Area of O.P.}}{\text{Area of Respective F.P.}}$$

(Where, O.P. stands for Original Plot and F.P. stands for 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.

The land parcel eligible of 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 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 stand-alone plot or amalgamated with other land parcels.

$$\text{FSI of Final Plot} = \frac{\text{Area of O.P.}}{\text{Area of Respective F.P.}} + \left\{ \left[\frac{(\text{Area of O.P.} - \text{Area of respective F.P.})}{\text{Area of O.P.}} \times 0.25 \right] \times \frac{\text{Area of OP}^*}{\text{Area of O.P.}} \right\}$$

(Where, O.P. stands for Original Plot and F.P. stands for Final Plot)

(Area of OP*- eligible for benefits within 200m from Gaothan.)

- 11) 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.

- 12) If the FSI mentioned in the Special Regulation No.12 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

i) The provisions of Regulation No. 43 of the DCPRs for DP for NAINA shall be applicable.

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.

ii) Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme shall be permitted only once and only with prior approval of the Managing Director of the CIDCO

iii) The aggregate maximum Permissible 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.

vii) TDR shall not be generated from Layout / Scheme Amenity Plots and IDP/DP Reservations mentioned at this special regulation no. 15.

- 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) The permissible FSI in respect of Final Plots designated as sale plots shall be 2.5.

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.

The permissible FSI in respect of Final Plots designated as Growth Centres shall be 4.0.

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

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

- 18) 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 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 maximum 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
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
1000 M ² and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00
a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40-meter length shall not be applicable. b) Regulation No. 23.8 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot.				

- 19) Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.

Parking height to be increased from 4.5 to 6 m.

- 20) 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.

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

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

- 22) 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 both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.

- 23) 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.

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.



Asha S. Dahake

(Asha S. Dahake)

Arbitrator

Town Planning Scheme No. 8, NAINA

20th November 2025

Chapter 7 Legal Formalities observed in Town Planning

Scheme No. 8

Sr. No.	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
	A) Draft Scheme			
1	Declaration of Intention	60 (1)	Resolution No. 12631, Board Meeting No. 638	09/12/2022
2	Gazette Publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	22/12/2022
3	Newspaper Publication of notice	60 (2) Rule 3(2)	Newsband(English) Raigad Nagri (Marathi)	27/12/2022
4	Copies of Intention and Plan to Govt. and DTP, Pune	60 (2)	Letter No. CIDCO/ NAINA / CP / DP / TPS-08/ 2022/598	26/12/2022
5	Publication of Plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	22/12/2022
6	Suspension of Regulation	59(1)(b)(iii)	1) Letter No. टिपीएस - १२१९ / २३८२ / प्र.क्र. १८६ /१९ / नवि-१२ दिनांक ३०/१२/२०१९ २) Letter No. टिपीएस - १२१९ / २३८२ / प्र.क्र. १८६ /१९ / नवि-१२ दिनांक २८/०२/२०२४	30/12/2019 and 28/02/2024.
7	Newspaper publication for owners meet	60 (3) Rule. 3(1)	Ramprahar (Marathi) & Newasband (English)	31/01/2023
8	Meeting with Owners	Rule 4(1)	----	14/02/2023 15/02/2023
9	Consultation with DTP, Pune	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-8/ Consultation u/s 61(1)/ 2023/ 121	19/05/2023
10	Submission of Suitable Amendments in IDP/DP	59(2)	CIDCO/NAINA/TPS-8/ Amendment_sec 59(2)/2023/ 122	19/05/2023
11	Application for Extension of 3 months	61 (3)	Letter No. CIDCO/NAINA/ TPS -8 Extension /2023/722	05/09/2023
12	JDTP, Konkan Division Extension Letter	61(3)	TPS No. 8/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/2298 dated 6 th September, 2023	06/09/2023
13	DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP/DP	61(1) Rule 4(2), 59(2)	जा.क्र.वि.यो.नैना / नरयो क्र. ०८ / कलम ६१(१) / टिपीव्ही-३ / ६५३०	05/12/2023
14	Gazette Publication of Notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II महाराष्ट्र शासन राजपत्र असाधारण भाग दोन क्र १०५ प्राधिकृत प्रकाशन दि. १२.१२.२०२३ पृ.क्र. सिडको / नैना / टीपीएस-०८ / २०२३ / ९९५	12/12/2023
15	Newspaper Publication of Notice	61(1) Rule 5(2)	'Kille Raigad' and 'Navrashtia'	22/12/2023

Sr. No.	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
16	Suggestions/ Objections Received Timeframe	Rule 5(2)	-----	22/12/2023 – 21/01/2024
17	Submission to Govt. for Draft scheme Sanction (VC&MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-12/Sec.68(1)/2024/177	21/02/2024
18	Submission of Suitable Amendments in IDP/DP Reservation	59(2)	CIDCO / NAINA / TPS-8 Amendment / sec 59(2) / 2024 / 188	23/02/2024
19	Consultation with DTP, Pune	68(2)	Letter No. CIDCO / NAINA / TPS-8 / Consult 68(2) / 2024 / 189	23/02/2024
20	Exclusion of time due to Model Code of Conduct by The Election Commission of India and State Election Commission for State Legislative Council Election of Post-Graduate Constituency Konkan Division	148-A	No. 437/6/1/ECI/INST/FUNCT/MCC/2024	16/03/2024 to 06/06/2024 31/05/2024 to 05/07/2024
21	DTP's Consultation on draft scheme and Approval of Suitable Amendments in IDP/DP	68(2) Rule 4(2), 59(2)	जा. क्र. प्रा.न.र.यो क्र.०८ / नैना / कलम ६८(१) / प्र.क्र.९६ / २४ / टिपीव्ही-३ / २५७८ dated २० th May २०२४	20/05/2024 Received by VC&MD Office on 04/06/2024
22	Sanction of Draft TPS-08	68(2)	No. CIDCO/NAINA/TPS-08/2024/104	08/07/2024
	(B) Arbitration Proceedings			
22	Appointment of Arbitrator by Govt.	72(1)	TPS-1224/1343/C.R.78/24/TPS-8/UD-12	07/08/2024
23	Gazette publication of appointment	72(1) Rule 11	महाराष्ट्र शासन राजपत्र भाग एक कोकण विभागीय पुरवणी	10/10/2024 to 16/10/2024
24	Arbitrator to commence the duties	Rule 13	ARB/TPS-8/GEN/2024/01	03/10/2024
25	Gazette of commencement of duties	Rule 13	Maharashtra Government Gazette, Extraordinary Part II	11/10/2024
26	Newspaper publication of commencement of duties	Rule 13(1)	Global Times (English) Ram Prahar (Marathi)	27/11/2024
27	Special Notices in Form 4 to Owners	72(4)(i) and Rule 13(3)		25/11/2024 to 14/01/2025
28	Hearings of land owners	72(4)(i) and Rule 13(4)	----	09/12/2024 to 22/01/2025
29	Letter for hearing to SPA, NAINA	72(4)(i) Rule 13(4)	ARB/TPS-08/Hearing/2025/602	23/01/2025
30	Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	-----	29/01/2025
31	Remarks of SPA, NAINA (CIDCO) on hearing to Arbitrator	--	CIDCO/NAINA/Planning/DP/TPS-8/2025/302	18/03/2025
32	Arbitrator to subdivide the scheme into Preliminary and Final Schemes	72(3)	ARB/TPS-08/Sub-Division/2025/611	03/06/2025
33	Arbitrator to draw the Preliminary T.P. Scheme	72(7)	ARB/TPS-08/Preliminary Award/2025/627	04/11/2025

Sr. No.	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
34	Publication of notice regarding drawing the preliminary scheme in M. G. Gazette	Rule 13(9)	Maharashtra Govt. Gazette No.201, Extra-Ordinary Part II	06/11/2025
35	Publication of notice regarding drawing the preliminary scheme in Newspaper	Rule 13(9)	Navshakti (Marathi) Newsband (English)	19/11/2025
36	Submission of Preliminary Town Planning Scheme to Govt. for sanction	72(5)	Letter No.- ARB/TPS-08/ Pre-Sub/2025/631	20/11/2025



Asha S. Dahake

(Asha S. Dahake)

Arbitrator

Town Planning Scheme No. 8, NAINA

20th November 2025

Time limits followed in Preliminary TPS-8

Sr No.	Section of the Act	Time Limit prescribed	Time limit followed
1	60(1)	Declaration of Intention	CIDCO Board's Resolution No. 12631, Board Meeting No. 638, 09/12/2022
2	60(2)	Publication of Intention 30 days (upto 08/01/2023)	Gazette on 22/12/2022 Newsband (English) 27/12/2022 Raigad Nagri (Marathi) 27/12/2022
3	61(1)	Publication of draft scheme [9 months + 3months Extension] (upto 12/12/2023)	Gazette publication 12/12/2023
4	68(1)	Submission of draft scheme to Government 3 months from publication (upto 11/03/2024)	21/02/2024
5	68(2)	Sanction to draft scheme by Govt. 3 months from submission by Planning Authority	08/07/2024
6	72(1)	Appointment of Arbitrator (One month upto 08/08/2024)	UDD Notification 07/08/2024 Gazette Notification dated 10th Oct-16th Oct 2024
7	72(3)	Subdivision of the Draft scheme	03/06/2025
8	72(7)	To draw Preliminary Scheme [9 months+3 months extension+ Period of exclusion under section 148A Code of Conduct period of Maharashtra Assembly Election 2024 (42 Days) from the date of appointment of Arbitrator] upto 22/11/2025	04/11/2025
9	72(5)	Submission of the Preliminary scheme (No time limit is prescribed)	20/11/2025



Asha S. Dahake

(Asha S. Dahake)

Arbitrator

Town Planning Scheme No. 8, NAINA

20th November 2025

Chapter 8 Annexures

Annexure 1. Declaration of Intension of TPS-8

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष ८, अंक ८६]

गुरुवार, डिसेंबर २२, २०२२/पौष १, शके १९४४

[पृष्ठ ६, किंमत : रुपये १२.००

असाधारण क्रमांक १५०

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६० च्या उप कलम (२) नुसार

नगररचना परियोजना क्रमांक ०८ (टीपीएस-०८)

क्र. सिडको / नियोजन / नैना / मु. नि. / वि.आ. / टीपीएस-०८ / २०२२/२०२५

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे “उक्त अधिनियम” असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उप कलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (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 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) (येथून पुढे “महामंडळ” असे निर्देशित करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा. असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे ;

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

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१७/ एमआयएस २७५०/सीआर-९१ /२०१९/यू.डी-१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे आणि अधिसूचना क्र. टीपीएस. १२२१/१०४१/ प्र.क्र. ७१/२१/नवि-१२, दिनांक २४ जून २०२२ अन्वये अधिनियमाच्या कलम ३१ च्या उप कलम (१) नुसार विकास आराखड्याचा वगळलेले भाग अंशतः मंजूर केले आहे ;

आणि ज्याअर्थी, सिडको संचालक मंडळाच्या दिनांक १६ जानेवारी २०२० रोजीच्या ठराव क्र. १२२८७ अन्वये रायगड जिल्ह्यातील पनवेल तालुक्यातील पाली खुर्द, मोहो, चिखले, आणि बेलवली यांच्या काही भागात नगररचना परियोजना क्रमांक ०८ (येथून पुढे

(१)

भाग दोन-१५०-१

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

“टीपीएस-०८” असे निर्देशित करण्यात येईल) करण्याकरिता, उक्त अधिनियमातील कलम ६० च्या उप कलम (१) नुसार त्याचा उद्देश घोषित केला आहे. आणि उक्त अधिनियमाच्या कलम ६० च्या उप कलम (२) मध्ये नमूद तरतुदीनुसार टीपीएस-०८ करण्याच्या उद्देशाची घोषणा दिनांक २८ जानेवारी २०२० रोजीच्या अधिकृत महाराष्ट्र शासकीय राजपत्रात असाधारण (भाग-२) आणि स्थानिक वृत्तपत्र “राम प्रहर” आणि “लोक दृष्टी” यात दिनांक ३ फेब्रुवारी २०२० रोजी प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन नगररचना (सुधारणा) अध्यादेश, २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेताना, देशामध्ये किंवा राज्यामध्ये उद्भवणाऱ्या कोणत्याही महामारीच्या किंवा साथीच्यारोगाच्या फैलावास किंवा आपत्ती जन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा, यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त विहित कालावधी, महाराष्ट्र राज्यात दिनांक २३ मार्च २०२० पासून कोव्हीड-१९ विषाणूच्या प्रादुर्भावामुळे जाहीर केलेला टाळेबंदीचा कालावधी वगळता अजून अस्तित्वात आहे ;

आणि ज्याअर्थी, उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक २ एप्रिल २०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून, घोषित केलेल्या नगररचना परियोजना क्रमांक ०८ मध्ये रायगड जिल्ह्यातील पनवेल तालुक्यातील वांगणी तर्फे वाजे, अंबिवली व लोणीवली गावांच्या काही भागाच्या समावेशासाठी उक्त अधिनियमातील कलम ६२ नुसार मंजूरी दिली आणि उक्त अधिनियमातील कलम ६० च्या उप कलम (१) नुसार सदर भागात, नगररचना परियोजना करण्याच्या उद्देशाची घोषणा दिनांक २५ ते ३१ ऑगस्ट २०२२ रोजीच्या अधिकृत महाराष्ट्र शासन राजपत्र (भाग-२) आणि स्थानिक वृत्तपत्र ‘फ्री प्रेस जर्नल’ आणि ‘रायगड नगरी’ यात दिनांक २ सप्टेंबर २०२२ रोजी प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासन महसूल व वन, आपत्ती व्यवस्थापन, मदत व पुनर्वसन विभाग, मंत्रालय मुंबई यांनी दिनांक ३१ मार्च २०२२ रोजी निर्गमित केलेल्या आदेशानुसार आपत्ती व्यवस्थापन कायदा, २००५ या कायद्याअंतर्गत यापूर्वी कोव्हीड-१९ बाबत लावण्यात आलेले सर्व निर्वध हे दिनांक १ एप्रिल २०२२ पासून मागे घेण्यात आले आहेत ;

आणि ज्याअर्थी, टीपीएस -०८ तयार करण्याकरिता महाराष्ट्र शासन अधिकृत राजपत्रात क्रमांक सिडको/नैना/मु. नि./बीएन-३६/टी.पी.एस.-८/२०२० अन्वये दिनांक २८ जानेवारी २०२० रोजी व क्र. सिडको/डीपी(नैना)/टीपीएस-०८/२०२२/१६८८ अन्वये दिनांक २५ ते ३१ ऑगस्ट २०२२ रोजी प्रसिद्ध झालेल्या घोषणा व्यपगत झाल्या आहेत आणि अशा घोषणा कोणत्याही प्रकारे व्यपगत झाल्यामुळे नियोजन प्राधिकरणास त्याच क्षेत्राच्या संबंधात कोणत्याही वेळी नवीन घोषणा करण्यास उक्त अधिनियमातील कलाम ६१ च्या उप कलम (२) नुसार प्रतिरोध असणार नाही.

आता म्हणून, प्रारूप परियोजना तयार करणेकरिता पुरेसा कालावधी उपलब्ध नसल्याची दखल घेऊन सिडको संचालक मंडळाने आहे तेच सीमाक्षेत्र कायम ठेऊन उक्त अधिनियमाच्या कलम ६१(२) च्या अनुषंगाने कलम ६० च्या उप कलम (१) अन्वये टीपीएस-०८ तयार करण्याचा उद्देश नव्याने घोषित करण्यास संचालक मंडळाच्या दिनांक ९ डिसेंबर २०२२ रोजीच्या बैठकीत ठराव क्र. १२६३१ अन्वये मान्यता दिली आणि त्याचवेळी उक्त अधिनियमाच्या कलम ६० च्या उप कलम (१) अन्वये नकाशात दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पनवेल तालुक्यातील पनवेल तालुक्यातील मौजे अंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द व वांगणी तर्फे वाजे येथे नगररचना परियोजना क्रमांक ०८ (टीपीएस-०८) करण्याचा इरादा घोषित केला आहे.

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उप कलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करून, महामंडळ याद्वारे नकाशात दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे अंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द व वांगणी तर्फे वाजे येथे नगररचना परियोजना क्रमांक ०८ (टीपीएस-०८) करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस - ०८ मध्ये नकाशात दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे अंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द व वांगणी तर्फे वाजे

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

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येथील जमिनीवर सक्षम प्राधिकरणाकडून वैध बांधकाम परवानगी मिळाली असल्यास अशा परवानगीचा तपशील नैना कार्यालयाकडे सादर करण्याची जमीन मालकांना विनंती करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संयुक्तीकपणे किंवा वैयक्तिकरित्या जमीन असेल आणि असे जमीन मालक एकच अंतिम भूखंड मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकच अंतिम भूखंड मिळणेसाठी शक्यतो १५ दिवसाच्या आत संमती देण्यास विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उप कलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक ०८ ची घोषणा व त्यामध्ये अंतर्भूत करण्यात येणारे क्षेत्र (गुलाबी रंगाच्या सीमेने) दर्शविणाऱ्या नकाशाची प्रत जनतेच्या तपासणीसाठी मुख्य नियोजनकार (नैना), ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्थानक संकुल, सी.बी.डी. बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

विषयांकित परियोजनेचे सीमाक्षेत्र दर्शविणारा नकाशा संबंधित गावांच्या ग्रामपंचायत कार्यालयात तपासणीसाठी उपलब्ध राहतील. सदर सूचना व नकाशा सिडकोचे संकेतस्थळ <http://cidco.maharashtra.gov.in/NAINA.aspx> येथे सुद्धा उपलब्ध राहतील.

नगररचना परियोजना क्रमांक ०८ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतुःसीमा खालीलप्रमाणे आहेत.

- उत्तरेला -** नगररचना परियोजना क्रमांक ६ ची हद्द आणि नैना व माथेरान पर्यावरणीय संवेदनशील (MESZ) क्षेत्राची हद्द
- पूर्वेला -** लोणीवली गावातील अधिसूचित एकात्मिक नगर वसाहत प्रकल्पाची हद्द आणि पालीखुर्द व बेलवली गावाची हद्द
- दक्षिणेला -** नगररचना परियोजना क्रमांक ०९, ०१ आणि ०२ (पॉकट-२) ची हद्द, सांगडे आणि बोरले गावाची हद्द
- पश्चिमेला -** मुंबई पुणे द्रुतगती मार्ग (मौजे चिखले).

सिडको संचालक मंडळाच्या आदेशानुसार,

नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०० ०२१,
दिनांक २० डिसेंबर २०२२.

रविंद्रकुमार म. मानकर,
मुख्य नियोजनकार (नैना).

४

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. 08 (TPS-08)

No. CIDCO/Planning/NAINA/CP/DP/TPS-08/2022/2025

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 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 said Act, for making Town Planning Scheme No. 08 (hereinafter referred to as "TPS-08") at Part villages of Pali Khurd, Moho, Chikhale and Belavali of Taluka Panvel, District Raigad and a notice about declaration of making Scheme No. 08 has been published in the Extraordinary Official *Maharashtra Government Gazette* (Part-II) dated 28th January 2020 as well as in the daily newspapers "Ram Prahar" and "Lok Drushti" in English and Marathi dated 3rd 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

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

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declared TPS-8 under Section 62 of the said Act and CIDCO declared its intention for making Town Planning Scheme at additional area in part villages of Ambivali, Wangani Tarf Waje and Lonivali of Taluka-Panvel, District Raigad under sub-section (1) of section 60 of the Act and published a notice about declaration of making TPS-08 with additional area in the Maharashtra Government *official Gazette* (Part-II) dated 25-31, August 2022 as well as in the daily newspapers "The Free Press Journal" and "Raigad Nagri" 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 Forest, 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/TPS-8/2020, dated 28th January 2020 and *vide* CIDCO/NAINA/CP/BN-36/TPS-08/2022/1688, dated 25-31st August 2022 to prepare TPS-08 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. 08 with same scheme boundary under sub-section (2) of with Section 61 of the said Act, *vide* Resolution No. 12631, dated 9th December 2022, and at the same time declared its intention for making Town Planning Scheme No.08 at part of all villages bounded by PINK border as shown on declaration plan, namely; Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje 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. 08 (TPS-8) at part area of all villages bounded by PINK border as shown on declaration plan, namely; Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka Panvel, District Raigad.

Land owners who are having valid building permission obtained from Competent Authority, falling within the area included in proposed TPS-08 (shown by PINK border on plan) at part area of all villages bounded by PINK border as shown on declaration plan, namely; Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje 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. 08 (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 map showing the area to be 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 Town Planning Scheme No.8 (TPS-8) is bounded as stated below :—

<i>On the North</i>	Boundary of TPS-6 and NAINA Jurisdiction & Matheran Eco Sensitive Zone (MESZ) Boundary
<i>On the East</i>	Notified ITP Boundary at village Lonivali & Palikhurd & Belavali Village Boundary
<i>On the South</i>	Boundary of TPS-1 (Pocket-2), TPS-2(Pocket-2), TPS-9, Sangade & Borle Village Boundary
<i>On the West</i>	Mumbai-Pune Expressway along village Chikhale

By the order of Board of Directors of the Corporation.

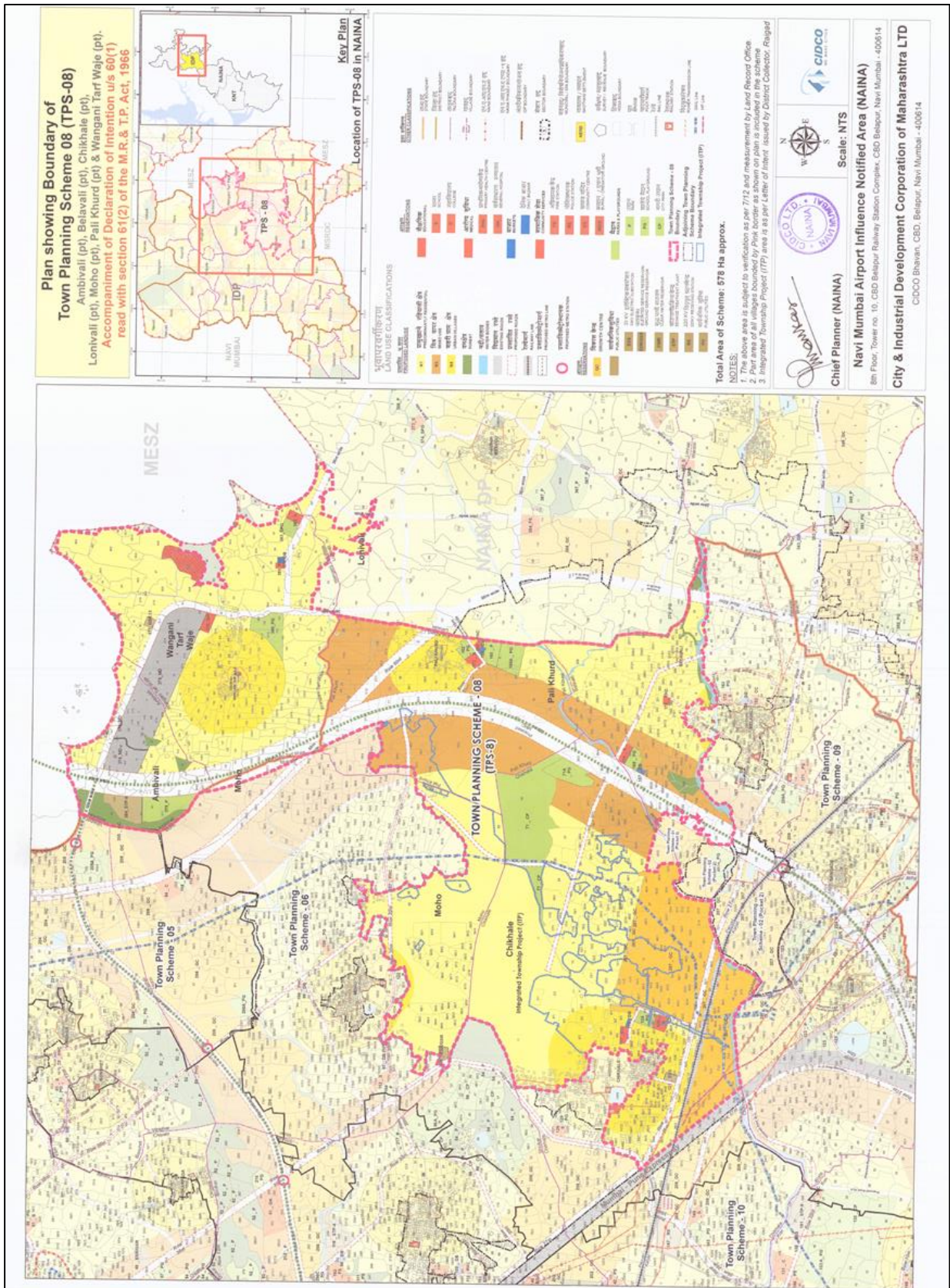
RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA).

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

Dated the 20th December 2022.

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

Annexure 2. Declaration Map of TPS 8



Annexure 3. Notice of Declaration of Intention in Newspaper

Tuesday, 27 December 2022

Newsband



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित
NOTICE सूचना

UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
Town Planning Scheme No. 08 (TPS-08)

No. CIDCO/Planning/NAINA/CP/DP/TPS-08/2022/2025

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-1712475/CR-98/2/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 27.04.2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, and also vide Notification No. TPS-1221/1041/C.R./121/UD-12, dated 01.03.2019 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 16.09.2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification No. TPS-1221/1041/C.R./121/UD-12, dated 24.06.2022 has partly sanctioned the Excluded Parts of the DP under Section 31(1) of the said Act;

And whereas, the Board of CIDCO vide Resolution No. 12287, dated 16.01.2020, had declared its intention under sub-section (1) of Section 60 of the said Act, for making Town Planning Scheme No. 08 (hereinafter referred to as "TPS-08") at Part villages of Pali Khurd, Moho, Chikhale and Belavali of Taluka Panvel, District Raigad and a notice about declaration of making Scheme No. 08 has been published in the Extraordinary Official Maharashtra Government Gazette (Part-II) dated 28.01.2020 as well as in the daily newspapers "Ram Prahar" and "Lok Drushti" in English and Marathi dated 03.02.2020 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 I, 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 23.03.2020;

And whereas, VCM&MD, CIDCO in accordance with the powers delegated by CIDCO Board vide Resolution No. 12551, dated 02.04.2022, had accorded approval for inclusion of additional area in declared TPS-8 under Section 62 of the said Act and CIDCO declared its intention for making Town Planning Scheme at additional area in part villages of Ambivali, Wangani Tarf Waje and Lonivali of Taluka-Panvel, District Raigad under Sub-section (1) of Section 60 of the said Act and published a notice about declaration of making TPS-08 with additional area in the Maharashtra Government Official Gazette (Part-II) dated 25-31.08.2022 as well as in the daily newspapers "The Free Press Journal" and "Raigad Nagri" in English and Marathi dated 02.09.2022 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 01.04.2022 by order of Department of Revenue and Forest, Disaster Management, Relief and Rehabilitation dated 31.03.2022;

And whereas, both the declarations of intention published in Maharashtra Government official gazette vide CIDCO/NAINA/CP/BN-36/TPS-08/2020 dated 28.01.2020 and vide CIDCO/NAINA/CP/BN-36/TPS-08/2022/1668 dated 25-31.08.2022 to prepare TPS-08 have lapsed and any such lapse in declaration does not deter 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. 08 with same scheme boundary under Sub-section (2) of with Section 61 of the said Act, vide Resolution No. 12631, dated 09.12.2022, and at the same time declared its intention for making Town Planning Scheme No. 08 at part of all villages bounded by PINK border as shown on declaration plan, namely: Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje 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. 08 (TPS-8) at part area of all villages bounded by PINK border as shown on declaration plan, namely: Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka Panvel, District Raigad.

Land owners who are having valid building permission obtained from Competent Authority, falling within the area included in proposed TPS-08 (shown by PINK border on plan) at part area of all villages bounded by PINK border as shown on declaration plan, namely: Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje 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. 08 (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 map showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice & plans are available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>.

The area included in Town Planning Scheme No. 8 (TPS-8) is bounded as stated below;

On the North - Boundary of TPS-6 and NAINA Jurisdiction & Matheran Eco Sensitive Zone (MESZ) Boundary

On the East - Notified ITP Boundary at village Lonivali & Pali Khurd & Belavali Village Boundary

On the South - Boundary of TPS-1 (Pocket-2), TPS-2 (Pocket-2), TPS-9, Sangade & Borle Village Boundary

On the West - Mumbai - Pune Expressway along village Chikhale

By the order of Board of Directors of the Corporation.

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

Date : 21.12.2022

(Ravindrakumar M. Mankar)

Chief Planner (NAINA)

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार
नगर रचना परीचीनना क्रमांक ०८ (टीपीएस-०८)
क्र. सिडको/नियोजन/नामा/पु. नि./वि.आ./टीपीएस-०८/२०२२/२०२५

ज्याअशी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (म्ह. 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 (नविबि) ने अधिनियम क्रमांक टीपीएस-४०४२/४५५/प्र.क्र.-५८/१२/नवि-१२, दिनांक १० जानेवारी २०१३ व केवळदेवी ड्रायलेव्हा सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभाषित अधिनियमित क्षेत्र (नविबि) येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) यादी सहा आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखाली कंपनी) (येथून पुढे महामंडळ असे निर्दिष्ट करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरणा (येथून पुढे प्रि.प्रि.अ. असे निर्दिष्ट करण्यात येईल) वरून नियोजन केली आहे;

आणि ज्याअशी, महाराष्ट्र शासनने अधिनियम क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./यु.डी.१२, दिनांक २७ एप्रिल २०१७ नुसार नेमातील २३ गावांसाठी अंतिम विकास आराखडा मंजूर केला आहे आणि अधिनियम क्र. टीपीएस, १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उप-कलम (२) नुसार अंतिम विकास आराखडाचा वाकलेले भाग मंजूर केले आहे;

आणि ज्याअशी, महाराष्ट्र शासनने अधिनियम क्र. टीपीएस-१२१५/२४५/एस.एम./यु.डी.१२, दिनांक २६ सप्टेंबर, २०१९ नुसार नेमातील १५१ गावांसाठी अंतिम विकास आराखडा मंजूर केला आहे आणि अधिनियम क्र. टीपीएस, १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उप-कलम (२) नुसार अंतिम विकास आराखडाचा वाकलेले भाग मंजूर केले आहे;

आणि ज्याअशी, सिडको संचालक मंडळाच्या दिनांक १६ जानेवारी २०२० रोजीच्या ठराव क्र. १२२८७ अन्वये रावण जिऴ्वातील पनवेल तालुक्यातील पाली खर्द, मोहो, चिखले, आणि बेलावली यांच्या काही भागात नगररचना परीचीनना क्रमांक ०८ (येथून पुढे टीपीएस-०८ असे निर्दिष्ट करण्यात येईल) करण्यात आलेला, उक्त अधिनियमातील कलम ६० च्या उप-कलम (२) नुसार त्याचा उद्देश घोषित केला आहे. आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) मध्ये नमूद तरतुदीनुसार टीपीएस-०८ करण्याच्या उद्देशाने घोषणा दिनांक ०८ जानेवारी २०२० रोजीच्या अधिष्ठापन महाराष्ट्र शासकीय राजपत्रात उसाधारण (पब्लि) आणि स्थानिक वृत्तपत्र "राम प्रहर" आणि "लोक दृष्टी" यांमधील ०३ फेब्रुवारी २०२० रोजी प्रकाशित करण्यात आली आहे;

आणि ज्याअशी, महाराष्ट्र प्रादेशिक नियोजन नगररचना (सुधारणा) अध्यादेश २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १८ (अ) मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकल्प दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कायदाही ध्यात घेतांना, देशामध्ये किंवा राज्यामध्ये उद्भवणाऱ्या कोणत्याही महामारी किंवा सार्वजनिकरुग्णांच्या फैलावामुळे किंवा आपत्ती अथवा परिस्थितीस प्रतिक्रिया करण्याकरिता, चार सहासह शिव, स्वातंत्र्य, राज शासनने केलेल्या कोटेशनही मार्गदर्शक तराव्या शिवा टाईमली उपाययोजनांचा अंमलबजावणीमुळे, उक्त प्रकल्पानुसारची कोणत्याही कार्यवाही पूर्ण होऊ नसली तर, असा कायदाही कोणत्याही आस्वरूप आहे;

आणि ज्याअशी, याद्विध कलनाची, महाराष्ट्र राज्यात दिनांक २३ मार्च २०२० पासून कोव्हिड-१९ विभागानुसार प्रार्थनापूर्वक जाहीर केलेल्या टाईमबंदीचा काळातही सारकता अडथळा अस्तित्वात आहे;

आणि ज्याअशी, उपपद्धत व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक २ एप्रिल २०२२ रोजीच्या ठराव क्र. १२५११ अन्वये प्रदान केलेल्या अधिनियमाच्या कलम १४८ मधील केलेल्या नगररचना परीचीनना क्रमांक ०८ मध्ये संपादित जिऴ्वातील पनवेल तालुक्यातील वांगणी तर्फे वाजे, अंबिवली व लोणिवली गावांच्या काही भागात समीक्षित शेजारील उक्त अधिनियमातील कलम ६२ नुसार मंजुरी देली आणि उक्त अधिनियमातील कलम ६० च्या उप-कलम (२) नुसार संपादित भागात, नगररचना परीचीनना करण्याच्या उद्देशाने घोषणा दिनांक २५ ते ३१ ऑगस्ट २०२२ रोजीच्या अधिष्ठापन महाराष्ट्र शासन राजपत्र (पब्लि) आणि स्थानिक वृत्तपत्र "राम प्रहर" आणि "लोक दृष्टी" यांमधील ०३ फेब्रुवारी २०२० रोजी प्रकाशित करण्यात आली आहे;

आणि ज्याअशी, महाराष्ट्र शासन महामंडल व वन, आपत्ती व्यवस्थापन, मदत व पुर्ननिर्माण विभाग, मंत्रालय मुंबई यांनी दिनांक ३१ मार्च २०२२ रोजी निर्गमित केलेल्या अधिष्ठापन आदेशात नव्याने जाहीर केलेल्या कायदा, २००५ चा कायदाअंतर्गत वाढूली कोव्हिड-१९ बाबत लावण्यात आलेले सर्व निर्बंध हे दिनांक १ एप्रिल २०२२ पासून मोठे घेण्यात आले आहेत.

आणि ज्याअशी, टीपीएस-०८ तयार करण्याकरिता महाराष्ट्र शासन अधिष्ठापन राजपत्रात क्रमांक सिडको/नामा/पु. नि./वि.आ./टीपीएस-०८/२०२२/२०२५ अन्वये दिनांक ०८ जानेवारी २०२० रोजी क्र. सिडको/टीपीएस/टीपीएस-०८/२०२२/१६८८ अन्वये दिनांक २५ ते ३१ ऑगस्ट २०२२ रोजी प्रसिद्ध झालेल्या घोषणा खपणात आणि उक्त अशा घोषणा कोणत्याही प्रकारे खपणात झाल्यामुळे नियोजन प्राधिकरणास त्याच क्षेत्राच्या संबंधात कोणत्याही वेळी नवीन घोषणा करण्यास अतः अधिनियमातील कलम ६१ च्या उप-कलम (२) नुसार प्रतिबंध असणार नाही.

आता म्हणून, प्रारंभ परीचीनना तयार करणेकरिता पूर्वीस कालावधी उपलब्ध नसल्याची दखल घेऊन सिडको संचालक मंडळाने आहे तोपे सौमित्रते कायम ठेऊन उक्त अधिनियमाच्या कलम ६१(२) च्या अनुकूलने कलम ६० च्या उप-कलम (२) अन्वये टीपीएस-०८ तयार करण्याच्या उद्देशाने घोषित करण्यास संचालक मंडळाच्या दिनांक १ डिसेंबर २०२२ रोजीच्या बैठकीत ठराव क्र. १२६३१ अन्वये मान्यता दिली आणि त्यावेळी उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) अन्वये नकाशात दर्शविल्याप्रमाणे मुलाखी रंगण्याची सीमा समीक्षित शेजारील सर्व गावांच्या काही भागात म्हणजेच रावण जिऴ्वातील पनवेल तालुक्यातील पाली खर्द, मोहो, चिखले, लोणिवली, मोहो, पाली खर्द व वांगणी तर्फे वाजे यांचे नगररचना परीचीनना क्रमांक ०८ (टीपीएस-०८) करण्याचा इरादा घोषित केला आहे.

आता म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारे प्रदान केलेल्या अधिकारांचा वापर करून, महामंडळ याद्वारे नकाशात दर्शविल्याप्रमाणे मुलाखी रंगण्याची सीमा समीक्षित शेजारील सर्व गावांच्या काही भागात म्हणजेच रावण जिऴ्वातील पनवेल तालुक्यातील पाली खर्द, मोहो, चिखले, लोणिवली, मोहो, पाली खर्द व वांगणी तर्फे वाजे यांचे नगररचना परीचीनना क्रमांक ०८ (टीपीएस-०८) करण्याच्या इरादा घोषित केला आहे.

प्रस्तावित टीपीएस-०८ मध्ये नकाशात दर्शविल्याप्रमाणे मुलाखी रंगण्याची सीमा समीक्षित शेजारील सर्व गावांच्या काही भागात म्हणजेच रावण जिऴ्वातील पनवेल तालुक्यातील पाली खर्द, मोहो, चिखले, लोणिवली, मोहो, पाली खर्द व वांगणी तर्फे वाजे यांचे वरील नमिर्माण सक्षम प्राधिकरणाकडून तेथे बांधकाम परवानगी मिळाली असल्यास अशा परवानगीचा तयारील नेना कार्यालयाकडे सादर करण्याची जमीन मालकांना येवताली करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संतुष्टीकरणाचे शिवा येवतिलकरिता जमीन असेल आणि असे जमीन मालक एकत्र अधिम मुळ मिळविल्याप्रमाणे इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकत्र अधिम मुळ मिळविलेला सर्वतो १५ दिवसांच्या आत समीति देण्यात येवताली आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदीनुसार, नगररचना परीचीनना क्रमांक ०८ ची घोषणा व त्यामध्ये अंतर्भूत करण्यात येणारे क्षेत्र (मुलाखी रंगण्याची सीमा) दर्शवणाऱ्या नकाशाची प्रत जनतेच्या तपासणीसाठी मुख्य नियोजनकर (मैना), ए.वा.मजल, टॉवर नं. १०, बेलापूर रोव्हे येथून स्विकारू शकता. सदर सूचना व नकाशा सिडकोचे संकेतस्थळ <http://cidco.maharashtra.gov.in/NAINA.aspx> येथे मुद्रा उल्लेख राहतील.

नगर रचना परीचीनना क्रमांक ०८ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चट्टा/सिमा खातीलप्रमाणे आहेत.

उत्तरेला - नगररचना परीचीनना क्रमांक ६ ची हद्द आणि नैना व मावेरान पर्यंतच्याच संकेदनील (MESZ) क्षेत्राची हद्द

पुर्वेला - लोणिवली गावातील अधिष्ठापित एकात्मिक नगर वसाहत प्रकल्पाची हद्द आणि पालीखर्द व बेलावली गावाची हद्द

दक्षिणेला - नगररचना परीचीनना क्रमांक ०९, ०१ आणि ०२ (पॉकेट-२) ची हद्द, सांगे आणि कोरले गावाची हद्द

पश्चिमेला - मुंबई पुणे द्वागती मार्ग (मोरे चिखले)

सिडको संचालक मंडळाच्या अधिष्ठापनकर.

नौकायुक्त कार्यालय : निर्मल, २ रा मजल, नौमन पॉइंट, मुंबई ४०० ०२१

दिनांक : २१.१२.२०२२

(रविंद्रकुमार म. मंकार)

मुख्य नियोजनकार (मैना)

CIDCO/PR/384/2022-23

मंगळवार दि. २७ डिसेंबर २०२२

रायगड नगरी



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTICE

सूचना

UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
Town Planning Scheme No. 08 (TPS-08)

No. CIDCO/Planning/NAINA/CP/DP/TPS-08/2022/2025

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 27.04.2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, and also vide Notification No. TPS-1215/245/CR-332/16/EP/UD-12, dated 01.03.2019 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 16.09.2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification No. TPS-1221/1041/C.R.71/21/UD-12, dated 24.06.2022 has partly sanctioned the Excluded Parts of the DP under Section 31(1) of the said Act;

And whereas, the Board of CIDCO vide Resolution No. 12287, dated 16.01.2020, had declared its intention under sub-section (1) of Section 60 of the said Act, for making Town Planning Scheme No. 08 (hereinafter referred to as "TPS-08") at Part villages of Pali Khurd, Moho, Chikhale and Belavali of Taluka Panvel, District Raigad and a notice about declaration of making Scheme No. 08 has been published in the Extraordinary Official Maharashtra Government Gazette (Part-II) dated 28.01.2020 as well as in the daily newspapers "Ram Prasad" and "Lok Drushti" in English and Marathi dated 03.02.2020 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 23.03.2020;

And whereas, VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board vide Resolution No. 12551, dated 02.04.2022, had accorded approval for inclusion of additional area in declared TPS-8 under Section 62 of the said Act and CIDCO declared its intention for making Town Planning Scheme at additional area in part villages of Ambivali, Wangani Tarl Waje and Lonivali of Taluka Panvel, District Raigad under Sub-section (1) of Section 60 of the Act and published a notice about declaration of making TPS-08 with additional area in the Maharashtra Government official Gazette (Part-II) dated 25.31.08.2022 as well as in the daily newspapers "The Free Press Journal" and "Raigad Nagri" in English and Marathi dated 02.09.2022 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 01.04.2022 by order of Department of Revenue and Forest, Disaster Management, Relief and Rehabilitation dated 31.03.2022;

And whereas, both the declarations of intention published in Maharashtra Government official gazette vide CIDCO/NAINA/CP/BN-36/TPS8/2020 dated 28.01.2020 and vide CIDCO/NAINA/CP/BN-36/TPS-08/2022/1688 dated 25.31.08.2022 to prepare TPS-08 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. 08 with same scheme boundary under Sub-section (2) of with Section 61 of the said Act, vide Resolution No. 12631, dated 09.12.2022, and at the same time declared its intention for making Town Planning Scheme No. 08 at part of all villages bounded by PINK border as shown on declaration plan, namely, Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarl Waje 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. 08 (TPS-8) at part area of all villages bounded by PINK border as shown on declaration plan, namely, Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarl Waje of Taluka Panvel, District Raigad.

Land owners who are having valid building permission obtained from Competent Authority, falling within the area included in proposed TPS-08 (shown by PINK border on plan) at part area of all villages bounded by PINK border as shown on declaration plan, namely, Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarl Waje 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. 08 (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 map showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice & plans are available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>.

The area included in Town Planning Scheme No.8 (TPS-8) is bounded as stated below;

On the North - Boundary of TPS-6 and NAINA Jurisdiction & Matheran Eco Sensitive Zone (MESZ) Boundary

On the East - Notified ITP Boundary at village Lonivali & Palikhurd & Belavali Village Boundary

On the South - Boundary of TPS-1 (Pocket-2), TPS-2 (Pocket-2), TPS-9, Sangade & Borle Village Boundary

On the West - Mumbai - Pune Expressway along village Chikhale

By the order of Board of Directors of the Corporation.

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

Date : 21.12.2022

(Ravindrakumar M. Mankar)

Chief Planner (NAINA)

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार

नगर रचना परियोजना क्रमांक ०८ (टीपीएस-०८)

क. सिडको/नियोजन/नेना/पु. नि./वि.आ./टीपीएस-०८/२०२२/२०२५

जाअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (मह. अधिनियम XXXVI), 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 (नविबि) ने अधिमंडळाने क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-१८/१२/नवि-१२, दिनांक १० जानेवारी २०१३ व वेळोवेळी झालेल्या सुधारणां अन्वये लात नमूदे करण्यायोग्य, नवी मुंबई विमानतळ पर्याप्त अडिबिलिटी सेल (नेना), (येथून पुढे उक्त सेल असे निर्दिष्ट करण्यात येईल) साठी राहण आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (येथून पुढे महामंडळ असे निर्दिष्ट करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.प्र.अ. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१५/२५५/पीआर-३३२/२०१५/एम.एम./यु.डी-१२, दिनांक २७ एप्रिल २०१७ नुसार नेमातील २३ गावांमधील अंतिम विकास आराखडा मंजूर केला आहे आणि अधिसूचना क्र. टीपीएस-१२२४/२०१५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक १ मार्च २०१६ अन्वये अधिनियमाच्या कलम ३१ च्या उप-कलम (१) नुसार अंतिम विकास आराखडाचा काळखेले भाग अंमल मंजूर केले आहे;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१२/४७५/एमआयएस-२०१०/टीआर-१७/२०१५/यु.डी-१२, दिनांक १६, सप्टेंबर, २०१५ नुसार नेमातील १५४ गावांसाठी विकास आराखडा मंजूर केला आहे आणि अधिसूचना क्र. टीपीएस-१२२४/२०१५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक १ मार्च २०१६ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतिम विकास आराखडाचा काळखेले भाग अंमल मंजूर केले आहे;

आणि ज्याअर्थी, सिडको संचालक मंडळाच्या दिनांक १६ जानेवारी २०२० रोजीच्या ठराव क्र. १२२८७ अन्वये रायगड जिल्ह्यातील पन्वेल तालुक्यातील पाती खुर्द, मोहो, चिखले, आणि बेलावली यांच्या काही भागात नगररचना परियोजना क्रमांक ०८ (येथून पुढे टीपीएस-०८ असे निर्दिष्ट करण्यात येईल) करण्यात येईल, उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार लात उद्देष्टे घोषित केला आहे, आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) मध्ये नमूद तरतुदीनुसार टीपीएस-०८ करण्याच्या उद्देशाची घोषणा दिनांक २८ जानेवारी २०२० रोजीच्या अधिष्ठात महाराष्ट्र शासकीय राजपत्रात प्रकाशित (पान-२) आणि स्थानिक वृत्तपत्र "राम प्रद" आणि "लोक द्रुष्टी" यांत दिनांक ०३ फेब्रुवारी २०२० रोजी प्रकाशित करण्यात आली आहे;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन नगररचना (सुधारणा) अग्रहस्ता २०२० (सं. २०२०) च्या महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनासाठीच कालावधी घटवित येताना, देशामध्ये किंवा राज्यामध्ये उद्भवणाऱ्या कोणत्याही महामारीच्या किंवा सार्वजनिक आरोग्याच्या फैलावस किंवा आपत्ती जन्म पश्चिमेतील प्रतिकार करण्याकरिता, भारत सरकारने किंवा, खासिते, राज शासनाने केलेल्या कोणत्याही मर्यादित तत्वांच्या किंवा टाळेवडी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणानुसार कोणत्याही कारवाईची पूर्ण होऊ शकतील तसेच, असा कालावधी वाढवणे आवश्यक आहे;

आणि ज्याअर्थी, उक्त विहित कालावधी, महाराष्ट्र राज्यात दिनांक २३ मार्च २०२० पासून कोव्हिड-१९ विषणूक्या प्रदुर्भावामुळे जाहीर केलेला टाळेवडीचा कालावधी समाप्त अजून अस्तित्वात आहे;

आणि ज्याअर्थी, उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक २ एप्रिल २०२२ रोजीच्या ठराव क्र. १२५१९ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून, घोषित केलेल्या नगररचना परियोजना क्रमांक ०८ मध्ये रायगड जिल्ह्यातील पन्वेल तालुक्यातील वांगणी तर्फे वाजे, अडिबली व लोणिकली गावांच्या काही भागाच्या समावेशासाठी उक्त अधिनियमातील कलम ६२ नुसार मंजुरी दिली आणि उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार बंद भागात, नगररचना परियोजना करण्याच्या उद्देशाची घोषणा दिनांक २५ ते ३१ ऑगस्ट २०२२ रोजीच्या अधिष्ठात महाराष्ट्र शासन राजपत्र (पान-२) आणि स्थानिक वृत्तपत्र "राम प्रद" जेथे जलन आणि रायगड नगरी यांत दिनांक २ सप्टेंबर २०२२ रोजी प्रकाशित करण्यात आली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासन महसूल व वन, आपत्ती व्यवस्थापन, मूद्रा व पुनर्वसन विभाग, मंत्रालय मुंबई यांनी दिनांक ३१ मार्च २०२२ रोजी निर्गमित केलेल्या आदेशानुसार आपत्ती व्यवस्थापन कायदा, २००५ चा कारवाजांतर्गत पाहणी कोव्हिड-१९ बाबत लागूवात आलेले सर्व निर्बंध हे दिनांक १ एप्रिल २०२२ पासून मोठ्या प्रमाणात आले आहेत;

आणि ज्याअर्थी, टीपीएस-०८ तयार करण्याकरिता महाराष्ट्र शासन अधिष्ठात राजपत्रात क्रमांक सिडको/नेना/पु. नि./वि.आ.-३६/टी.पी.एस.-८/२०२० अन्वये दिनांक २८ जानेवारी २०२० रोजी व न. सिडको/सीपी/नेना/टीपीएस-०८/२०२२/१६८ अन्वये दिनांक २५ ते ३१ ऑगस्ट २०२२ रोजी प्रसिद्ध झालेल्या घोषणा व्यत्यात झाल्या आहेत आणि अशा घोषणा कोणत्याही प्रकारे व्यत्यात झाल्यामुळे नियोजन प्राधिकरणास याच क्षेत्राच्या संबंधित कोणत्याही वेळी नवीन घोषणा करण्यास उक्त अधिनियमातील कलम ६० च्या उप-कलम (२) नुसार प्रतिबंध असणार नाही.

आता म्हणून, प्रथम परियोजना तयार करणेकरिता घेतले कालावधी उपलब्ध नसण्याची दखल घेऊन सिडको संचालक मंडळाने आहे तेच सीमाक्षेत्र कायदा ठेऊन उक्त अधिनियमाच्या कलम ६२(२) च्या अनुसंगाने कलम ६० च्या उप-कलम (१) अन्वये टीपीएस-०८ तयार करण्याच्या उद्देशाने नवीन घोषित करण्यास येणाऱ्या मंडळाच्या दिनांक १ डिसेंबर २०२२ रोजीच्या डेअरवळी ठराव क्र. १२६३४ अन्वये मान्यता दिली आणि स्वायत्ती उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (१) अन्वये नकाशात दाखविण्याप्रमाणे मुलाखी रंगच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पन्वेल तालुक्यातील मोजे अडिबली, बेलावली, चिखले, लोणिकली, मोहो, पाती खुर्द व वांगणी तर्फे वाजे येथे नगररचना परियोजना क्रमांक ०८ (टीपीएस-०८) करण्याच्या इराद्या घोषित केले आहे.

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारे प्रदान केलेल्या अधिकारांचा वापर करून, महामंडळ याद्वारे नकाशात दाखविण्याप्रमाणे मुलाखी रंगच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पन्वेल तालुक्यातील मोजे अडिबली, बेलावली, चिखले, लोणिकली, मोहो, पाती खुर्द व वांगणी तर्फे वाजे येथे नगररचना परियोजना क्रमांक ०८ (टीपीएस-०८) करण्याच्या इराद्या घोषित केले आहे.

प्रस्तावित टीपीएस-०८ मध्ये नकाशात दाखविण्याप्रमाणे मुलाखी रंगच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पन्वेल तालुक्यातील मोजे अडिबली, बेलावली, चिखले, लोणिकली, मोहो, पाती खुर्द व वांगणी तर्फे वाजे येथील अग्निपरी सक्षम प्राधिकरणाकडून वैध बांधकाम पत्रावली मिळाली असल्यास अशा पत्रावलीच्या तपशील नैना कार्यालयाकडे सादर करण्याची जमीन मालकाने विनंती करण्यात येत आहे. योजना क्षेत्रातील असलेल्या जमीन मालकांची संसृष्टिकरणे किंवा वैयक्तिकरण्या जमीन असेल आणि असे जमीन मालक एकच अंतिम प्लॉट मिळविण्यास सज्ज असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकच अंतिम प्लॉट मिळविण्याची शक्ती १५ दिवसांच्या आत संसृष्टी देण्यास मिळेल आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक ०८ ची घोषणा व त्यामध्ये अंतर्भूत करण्यात येणारे क्षेत्र (मुलाखी रंगच्या सीमेने) दाखविण्या नकाशाची प्रत जनतेच्या तपासणीसाठी मुख्या नियोजनक्षेत्र (नेना), ला मजला, टॉवर नं. १०, बेलापुर रेल्वे स्थानक संकुल, सी.बी.डी. बेलापुर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

विषयवर्तित परियोजनेचे सिमाक्षेत्र दाखविणारा नकाशा संबंधित गावांच्या ग्रामपंचायत कार्यालयात तपासणीसाठी उपलब्ध राहतील. सदर सूचना व नकाशा सिडकोचे संकेतस्थळ <http://cidco.maharashtra.gov.in/NAINA.aspx> येथे मुद्रा उपलब्ध राहतील.

नगर रचना परियोजना क्रमांक ०८ मध्ये समाविष्ट असलेल्या क्षेत्राच्या धातुस्थिती खालीलप्रमाणे आहेत.

उत्तरेला - नगररचना परियोजना क्रमांक ६ ची हद्द आणि नैना व माथेजान पर्वतारोहण संवेदनक्षेत्र (MESZ) क्षेत्राची हद्द

पूर्वेला - लोणिकली गावातील अडिबिलिटी एकात्मिक नगर वसाहत प्रकल्पाची हद्द आणि पातीखुर्द व बेलावली गावाची हद्द

दक्षिणेला - नगररचना परियोजना क्रमांक ०९, ०१ आणि ०२ (पॉकेट-२) ची हद्द, सान्नेडे आणि ओरेते गावांची हद्द

पश्चिमेला - मुहूर्द तुणे दुर्गापती मार्ग (मोजे पश्चिमेला)

सिडको संचालक मंडळाच्या आदेशानुसार.

नियंत्रणकृत कार्यालय : निर्मल, २रा मजला, नरीमन पॉइंट, मुंबई ४०० ०२१

दिनांक : २१.१२.२०२२

(रविंद्रकृष्ण म. मणकर)

मुख्य नियोजनकार (नेना)

CIDCO/PR/384/2022-23

Annexure 4. Government order sanctioning of Extension of time limit u/s 61(3)



**Government of Maharashtra
Urban Development Department**

Office of the Joint Director of Town Planning, Konkan Division
Third Floor, Room NO.305, Konkan Bhavan, Navi Mumbai-400614

No.TPS No.8/NAINA/Sect 61(3)/Time-limit Extension/JDTP-KDN/ Dt. /09/2023

2298 06/

Read :- Chief Planner (NAINA) CIDCO letter No. CIDCO/NAINA/TPS-8
Extension/2023/722, Dt. 05/09/2023

ORDER

Whereas, City and Industrial Development Corporation of Maharashtra Limited (CIDCO) (hereinafter referred to as "the said Special Planning Authority"), in exercise of the powers vested in it under sub-section (1) of section 60 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act no. XXXVII of 1966) (hereinafter referred to as the said act) by its resolution no 12631, dated 09/12/2022, declared its intention to prepare the Draft Town Planning Scheme No.8 (hereinafter referred to as the said draft scheme) for the area comprised in that scheme and published the declaration so made in accordance with the provisions of sub-section (2) of section 60 of the said act in the Maharashtra Government Extra-Ordinary Gazette dated 22/12/2022

And whereas, in accordance with the provisions of sub-section (1) of section 61 of the said Act, the said Special Planning Authority has to make and publish the said draft scheme not later than nine months from the date of declaration of intention to prepare the said draft scheme i.e. on or before 21st September 2022, or within such further period as may be extended by the Government, under the provisions of sub section (3) of section 61 of the said Act;

And whereas, the said Special Planning Authority by its letter no.722 dated 5th Sept 2023, has requested the Joint Director of Town Planning, Konkan Division, Navi Mumbai to extend the period for making and publishing the said draft scheme, under the provisions of sub-section (3) of Section 61 of the said Act, by a further period of three months;

And whereas, it is expedient to extend the period for preparation and publication of the said draft scheme by a period of three months from 22nd September 2023 to 21st December 2023, in the larger public interest ;

Now, therefore, in exercise of the powers delegated to him under the Government Notification in Urban Development Department, No. TPS-1813/3211/CR-508/UD-13, dated 01/12/2016 and all other powers enabling it in that behalf, the Joint Director of Town Planning, Konkan Division, Navi Mumbai, is hereby pleased to extend, under sub-section (3) of Section 61 of the said Act, the period for making and publishing the said draft scheme by a further period of three months from 22nd September 2023 up to and inclusive of 21st December 2023



(Jitendra L. Bhople)
**Joint Director, Town Planning,
Konkan Division, Navi Mumbai.**



महाराष्ट्र शासन
नगर विकास विभाग

सहसंचालक, नगर रचना, कोंकण विभाग, नवी मुंबई यांचे कार्यालय,
तिसरा मजला, कक्ष क्र. ३०५, कोंकण भवन, नवी मुंबई-४००६१४

:- आदेश :-

क्रमांक :- प्रा.न.र.यो.क्र.८/नैना/कलम ६१(३)/मुदतवाढ/सहसंकोवि/22eL दिनांक :- ०६/०९/२०२३

संदर्भ :- मुख्य नियोजनकार (नैना) सिडको यांचे पत्र क्र. CIDCO/NAINA/TPS-8
Extension/2023/722, दिनांक. 05/09/2023

ज्याअर्थी, शहर आणि औद्योगिक विकास महामंडळाने (यापुढे “विशेष नियोजन प्राधिकरण” असा उल्लेख केलेला आहे) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (महाराष्ट्र १९६६ चा ३७वा) (यापुढे “उक्त अधिनियम” असा उल्लेख केलेला आहे) चे कलम ६० चे पोटकलम(१) अन्वये प्राप्त असलेल्या अधिकारामध्ये प्रारूप नगर रचना योजना क्र.८ (यापुढे “उक्त प्रारूप योजना” असा उल्लेख केलेला आहे), त्या योजनेमध्ये समाविष्ट असलेल्या क्षेत्राकरिता, तयार करणेसाठी ठराव क्र. १२६३१, दि.०९.१२.२०२२ अन्वये इरादा जाहिर केलेला आहे आणि उक्त अधिनियमाचे कलम ६० चे पोटकलम (२) अन्वये दिनांक दि.२२ डिसेंबर २०२२ च्या महाराष्ट्र शासन असाधारण राजपत्रामध्ये त्यास प्रसिध्दी दिलेली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ६१ च्या पोटकलम(१) च्या तरतूदीनुसार विशेष नियोजन प्राधिकरणाने प्रारूप योजना तयार करणेचा इरादा जाहिर केलेल्या दिनांकपासून नऊ महिन्यांचे आत म्हणजे दिनांक २१ सप्टेंबर २०२३ वा तत्पूर्वी किंवा उक्त अधिनियमाचे कलम ६१ च्या पोटकलम ३ च्या तरतूदीनुसार शासनाने वाढवून दिलेल्या मुदतीमध्ये उक्त प्रारूप योजना तयार करून प्रसिध्द करणे आवश्यक आहे.

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने त्यांचेकडील पत्र क्र.७२२, दिनांक ०५ सप्टेंबर २०२३ रोजीच्या पत्रान्वये सहसंचालक, नगर रचना, कोंकण विभाग, नवी मुंबई यांना उक्त प्रारूप योजना तयार करणे व प्रसिध्द करणेसाठी उक्त अधिनियमाचे कलम ६१ चे पोटकलम ३ अन्वये तीन महिन्यांचा कालावधी वाढवून देणेची विनंती केलेली आहे.

आणि ज्याअर्थी, उक्त प्रारूप योजना तयार करणे व प्रसिध्द करणेसाठी दिनांक २२ सप्टेंबर २०२३ ते २१ डिसेंबर २०२३ पर्यंत तीन महिन्याचा कालावधी सार्वजनिक हितास्तव मंजूर करणे कालप्राप्त झालेले आहे.

आणि त्याअर्थी, शासन नगर विकास विभागाकडील अधिसूचना क्र. टिपीएस-१८१३/३२११/प्र.क्र.५०८/नवि-१२, दिनांक ०१.१२.२०१६ अन्वये प्रदत्त केलेल्या शक्तीचा वापर करून सह संचालक,नगर रचना,कोंकण विभाग, नवी मुंबई हे उक्त अधिनियमाच्या कलम ६१ च्या पोटकलम (३) अन्वये उक्त प्रारूप योजना तयार करणे व प्रसिध्द करण्यासाठी तीन महिन्याचा कालावधी दिनांक २२ सप्टेंबर २०२३ ते २१ डिसेंबर २०२३ हा दिवस धरून त्यापर्यंत वाढवून देणेत येत आहे



(जितेंद्र ल.भोपळे)

सहसंचालक, नगर रचना
कोंकण विभाग, नवी मुंबई.

Annexure 5. Draft Sanction Gazette of TPS 8

RNI No. MAHBIL /2012/46121



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ३८]

मंगळवार, जुलै ९, २०२४/आषाढ १८, शके १९४६

[पृष्ठे ११, किंमत : रुपये १२.००

असाधारण क्रमांक ५४

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 ८ (टीपीएस-८)

क्रमांक सिडको / नैना/ टीपीएस-०८/२०२४/१०४, दि. ८ जुलै २०२४

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 सुधारणांन्वये 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 क्र. टीपीएस-१७१७/एमआयएस २७५०/सीआर-११/२०१९/यूडी-१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे ;

(१)

भाग दोन-५४-१

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, जुलै ९, २०२४/आषाढ १८, शके १९४६

आणि ज्याअर्थी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०२२ रोजीच्या ठराव क्र. १२६३१ अन्वये नकाशात दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे पालिखुर्द, मोहो, चिखले, बेलवली, वांगणी तर्फे वाजे, आंबिवली व लोणिवली येथील काही भागात नगररचना परियोजना क्रमांक ०८ (टीपीएस - ०८) करण्याचा इरादा घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस - ८ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर २०२२ रोजीच्या **महाराष्ट्र शासन राजपत्र** असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर २०२२ रोजीच्या स्थानिक वृत्तपत्रे 'रायगड नगरी' आणि 'न्यूजवॅन्ड' यात प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, परियोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. 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, सदर परियोजनेच्या वेळापत्रकास अनुसरून टीपीएस नियम, १९७४ च्या नियम क्र. ४(१) नुसार नगररचना परियोजना - ८ मधील संबंधित जमीन मालकांची सभा दिनांक १४ व १५ फेब्रुवारी २०२३ रोजी आयोजित करण्यात आली. जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर, कलम ६१(१) नुसार आणि टीपीएस नियम, १९७४ च्या नियम क्रमांक ४(२) नुसार, कलम ६१ (१) प्रसिद्धीपूर्व सल्लामसलतीसाठी आणि कलम ५९(२) अन्वये विकास आराखड्यातील आरक्षणाच्या बदलांना मान्यते करिता, दिनांक १९ मे २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-८ चा मसुदा संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे पाठविण्यात आला ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१ नुसार, (१) नियोजन प्राधिकरणाने संचालक, नगररचना, यांच्याशी सल्लामसलत करून, ज्या योजनेसाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्रारूप योजना तयार करून घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा वाढीव कालावधीत अधिकृत **महाराष्ट्र शासन राजपत्रात** नोटीस प्रकाशित करावयाची आहे ;

आणि ज्याअर्थी, सहसंचालक, नगर रचना, कोकण विभाग यांनी आदेश क्रमांक प्रा) कलम ६१/नैना/क्र. ८. यो.र.न. ३/ सहसंकोवि/मुदतवाढ २२९८, दिनांक ६ सप्टेंबर, २०२३ अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांच्या म्हणजेच दिनांक २१ डिसेंबर २०२३ हा दिवस धरून त्यापर्यंतचा वाढीव कालावधी दिलेला आहे ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक ५ डिसेंबर २०२३ रोजीच्या जा.क्र.वि.यो.नैना/नरयो क्र.०८/ कलम ६१(१)/टीपीव्ही-३/६५३० पत्रान्वये टीपीएस - ८ बाबत उक्त अधिनियमाच्या कलम ५९(२) अन्वये मान्यता व कलम ६१(१) अन्वये प्रसिद्धीपूर्व सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस - ८ मध्ये करून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, दिनांक १२ डिसेंबर २०२३ रोजीच्या **महाराष्ट्र शासन राजपत्र** असाधारण भाग दोन मध्ये आणि दिनांक २२ डिसेंबर २०२३ रोजीच्या स्थानिक वृत्तपत्रे 'किल्ले रायगड' आणि 'नवराष्ट्र' यात प्रारूप नगररचना परियोजना क्रमांक - ८ तयार करण्यात आली आहे असे जाहीर केले आहे आणि ती प्रसिध्द करण्यात आली आहे व अधिनियमाच्या कलम ६७ नुसार 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 / ९७३ / सीआर-१०३/१७/ यूडी-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष तथा 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 २१ फेब्रुवारी २०२४ रोजी मंजुरीसाठी सादर करण्यात आली ;

आणि ज्याअर्थी उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको यांनी दिनांक २३ फेब्रुवारी २०२४ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगररचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे.

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, जुलै ९, २०२४/आषाढ १८, शके १९४६

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आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक २० मे २०२४ रोजीच्या जा.क्र. प्रा.न.र.यो क्र.०८/नैना/कलम ६८(१)/प्र.क्र.९६/२४/टीपीव्ही-३/२५७८ पत्रान्वये उक्त अधिनियमाच्या कलम ६८च्या उप-कलम २ अन्वये प्रारूप नगर रचना परियोजना -८ मंजुरी बाबत सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, भारताच्या निवडणूक आयोगाकडून लोकसभा सार्वत्रिक निवडणुकीकरिता लागू असलेला आदर्श आचारसंहिता कालावधी दिनांक १६ मार्च, २०२४ रोजी लागू करण्यात आला व तो ६ जून, २०२४ च्या अध्यादेशानुसार विधान परिषद कोंकण पदवीधर मतदारसंघाच्या निवडणुकीकरिता दिनांक २४ मे, २०२४ च्या प्रेस नोट द्वारे नमूद निवडणूक संपेपर्यंत म्हणजेच दिनांक ५ जुलै, २०२४ पर्यंत वाढविण्यात आला, सदर कालावधी उक्त अधिनियमाच्या कलम १४८-अ अन्वये वगळण्यात आला आहे ;

म्हणून, आता या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य शासनाद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून नकाशात दर्शविल्याप्रमाणे सीमेत समाविष्ट क्षेत्रातील रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे पालिखुर्द, मोहो, चिखले, बेलवली, वांगणी तर्फे वाजे, आंबिवली व लोणिवली येथील काही भागात **प्रारूप नगररचना परियोजना क्रमांक ८** (टीपीएस -८) त्यासोबतच्या नकाशा, अहवाल व विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (३) नुसार मंजूर प्रारूप टीपीएस -८ 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 -८ची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in//naina> येथेसुद्धा अपलोड केली आहे आणि ती विहित शुल्क भरल्यानंतर देखील मिळू शकते.

विजय सिंघल,

उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको.

नवी मुंबई,

दिनांक : ८ जुलै २०२४.

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

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, जुलै ९, २०२४/आषाढ १८, शके १९४६

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. 8 (TPS-8)

No. CIDCO/NAINA/TPS-08/2024/104, Dt. 8th July 2024

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

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April, 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, 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. 12631, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 8 (TPS-8) at part of all villages bounded by PINK border as shown on declaration plan, namely; Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka Panvel, District Raigad under sub-section (1) of section 60 of the said Act and a notice about declaration of making TPS-8 as per provision in Section 60(2) of the Act, has been published in *Maharashtra Government Gazette Extra-ordinary (Part-II)* dated 22nd December 2022 and in daily newspapers "Raigad Nagri" and "Newsband" dated 27th December 2022 ;

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-8 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme;

And whereas, TPS -8 land owners meet was conducted in-person on 14th and 15th 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 MTPS Rule 1974, 4(2), 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, under section 61(1) of the said Act, the Planning Authority shall, in consultation with the Director of Town Planning, make a draft scheme for the area in respect of which the declaration was made, and publish a notice in the *Official Gazette* within nine months or within the extended period from the date of the declaration ;

And whereas, the Joint Director of Town Planning, Konkan Division *vide* Order No. TPS No. 8/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/2298, dated 6th September, 2023 has granted extension of three months' time *i.e.* upto and inclusive of 21st December 2023 for making and publication of the said draft scheme.

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, जुलै ९, २०२४/आषाढ १८, शके १९४६

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And whereas, the Director of Town Planning *vide* letter जा.क्र.वि.यो.नैना/नरयो क्र.०८/कलम ६१(१)/टिपीव्ही-३/६५३०, dated 5th December 2023 had offered consultation as per section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) on TPS-8 of the said act.—

And whereas, under section 61 (1) of the said Act, necessary changes have been incorporated as per consultation, a notice of making draft TPS-8 has been published in official *Maharashtra Government Gazette* (part-II), dated 12th December 2023 and in local newspapers 'Kille Raigad' and 'Navrashtra' on 22nd December 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 21st February 2024.

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 23rd February 2024 prior to sanction of Draft Scheme ;

And whereas, the Director of Town Planning *vide* letter जा. क्र. प्रा.न.र.यो क्र.०८/नैना/कलम 68(1)/प्र.क्र.96/24/टिपीव्ही-3/2578, dated 20th May 2024 has given consultation under section 68(2) of the said act for sanction of Draft TPS-8 ;

And whereas, Model Code of Conduct by the Election Commission of India in respect of general election to Lok Sabha was made applicable with effect from 16th March 2024 and further extended by the notification of 6th June, 2024 for State Legislative Council Election of Post-Graduate Constituency Konkan Division till the completion of the election i.e 5th July 2024 as per Election Commission of India, Press Note dated 24th May, 2024, the said time period is excluded under section 148-A of the said act.

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.8 (TPS-8) at part area of all villages as shown on declaration plan, namely; Moho, Pali Khurd, Belavali, Chikhale, Ambivali, Lonivali and Wangani Tarf Waje 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-8 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,

Date : 8th July 2024.

Regd. Office : Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021.

भाग-दोन-५४-२

Annexure 7. Appointment of Arbitrator by the Government

१० महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, ऑक्टोबर १०-१६, २०२४/आश्विन १८-२४, शके १९४६

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ७ ऑगस्ट २०२४.

अधिसूचना

क्रमांक टीपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नरयो-८/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/नेना/टीपीएस ०८/२०२४/१०४, दिनांक ८ जुलै २०२४ अन्वये मो. पालेखुर्द (भाग), मोहो (भाग), चिखले (भाग), बेलवली (भाग), वांगणी तर्फे वाजे (भाग), आंबिवली (भाग) व लोणीवली (भाग), ता. पनवेल, जि. रायगड या क्षेत्रासाठीची प्रारूप नगररचना योजना क्र. ८ मंजूर करण्यात आली असून, सदरची नगररचना योजना ही **शासन राजपत्रामध्ये** दिनांक ९ जुलै 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 **शासन राजपत्रात** प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त प्रारूप योजनेकरिता लवाद म्हणून काम करणेसाठी श्रीम. आशा शैलेश डहाके, निवृत्त सहायक संचालक, 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 श्रीम. आशा शैलेश डहाके, निवृत्त सहायक संचालक, 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 जबाबदा-या पार पाडण्यासाठी स्वतंत्र कार्यालय व इतर अत्यावश्यक सोयी-सुविधा पुरविण्याबाबत सिडकोस सूचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, ऑक्टोबर १०-१६, २०२४/आश्विन १८-२४, शके १९४६ ११

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai 400 032,
dated 7th August 2024.

NOTIFICATION

No. TPS-1224/1343/C.R.78/24/TPS-8/UD-12.—Whereas, the Draft Town Planning Scheme No.8 of villages Ambivali(pt), Belavali(pt), Chikhale(pt), Lonivali(pt), Moho(pt), Palikhurd(pt) and Wangani Turfe Waje(pt), Taluka Panvel, Dist. Raigad has been sanctioned by the Vice Chairman and Managing Director, CIDCO vide Notification No.CIDCO/ NAINA/TPS-08/2024/104, dated the 8th July 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 9th July 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* ;

And whereas, Smt. Asha Shailesh Dahake, Retired Assistant Director of Town Planning has given her 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 Smt. Asha Shailesh Dahake, Retired Assistant Director of Town Planning as an Arbitrator for the said Draft Scheme with immediate effect. Her 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 her with an independent office and other necessary perks to carry out duties cast upon her in the time bound manner and bear the cost on such items.

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.

Annexure 8. Commencement of Duties of Arbitrator

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ६८(२)]

शुक्रवार, ऑक्टोबर ११, २०२४/आश्विन १९, शके १९४६

[पृष्ठे ३, किंमत : रुपये १२.००

असाधारण क्रमांक १०८

प्राधिकृत प्रकाशन

लवाद यांचे कार्यालय

नगररचना परियोजना नैना क्र. ८, नैना

(आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत)

जाहीर सूचना

(महाराष्ट्र नगररचना परियोजना नियम, १९७४ च्या नियम क्र.१३ अन्वये)

क्रमांक लवाद /नरयो-८/ सर्वसाधारण/२०२४/०१

ज्याअर्थी, नैना प्रारूप नगररचना परियोजना क्र. ८ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र. क्र.१०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८ पोट-कलम (२) अन्वये अधिसूचना क्र. सिडको/नैना/टीपीएस-८/२०२४/१०४, दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने, अधिसूचना क्र. टीपीएस-१२२४ / १३४३ / प्र.क्र. ७८ / २४ / नरयो-८ / नवि -१२, दिनांक ७ ऑगस्ट २०२४ अन्वये अधिनियमांच्या कलम ७२ पोट-कलम (१) प्रमाणे, उक्त मंजूर प्रारूप परियोजनेसाठी श्रीमती आशा शैलेश डहाके, निवृत्त सहायक संचालक नगररचना यांची लवाद म्हणून नेमणूक केली आहे.

म्हणून महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ प्रमाणे या सूचनेद्वारे मी निम्नस्वाक्षरीकार जाहीर करते की, नगररचना परियोजना नैना क्र. ८ (आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत) करीता लवाद म्हणून दिनांक ३ ऑक्टोबर २०२४ पासून कर्तव्ये पार पाडण्याचे काम सुरू केले आहे.

या नगररचना परियोजनेत समाविष्ट झालेल्या सर्व जमीनधारकांना उक्त मंजूर नगररचना परियोजनेच्या प्रस्तावासंबंधी सूचना किंवा हरकती सादर करण्यासाठी योग्य वेळी नमुना क्र. ४ मध्ये सूचना बजावण्यात येईल.

भाग दोन-१०८-१

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, ऑक्टोबर ११, २०२४/आश्विन १९, शके १९४६

जे जमीनधारक किंवा परियोजनेत समाविष्ट झालेल्या जागांमध्ये हितसंबंध असलेल्या व्यक्ती उक्त परियोजना तयार केल्यामुळे अपायकारकरित्या बाधित झालेले असतील त्यांना कळविणेत येते की, ते उक्त अधिनियमांच्या कलम १०२ प्रमाणे नुकसानभरपाई मिळण्यासाठी निम्नस्वाक्षरीकार यांचेसमोर ही जाहीर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ६० दिवसांचे मुदतीपर्यंत दावे सादर करणेस पात्र राहतील.

आशा शैलेश डहाके,

लवाद,

नगररचना परियोजना नैना क्र. ८.

(आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द
आणि वांगणी तर्फे वाजे या भागशः गावांत).

दिनांक ३ ऑक्टोबर २०२४.

पत्ता : नैना कार्यालय, टॉवर नं. १०,

सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल,

सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, ऑक्टोबर ११, २०२४/आश्विन १९, शके १९४६

३

OFFICE OF THE ARBITRATOR

TOWN PLANNING SCHEME NO. 8, NAINA

(at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje)

Public Notice

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

No. ARB/TPS-8/GEN/2024/01.

The NAINA Draft Town Planning Scheme No.8 (at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje) 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 vide Notification No. CIDCO/NAINA/TPS-08/2024/104, dated 8th July 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 of draft sanction is published in *Maharashtra Government Gazette*, Extraordinary, Part-II, dated 9th July 2024.

The Government of Maharashtra in Urban Development Department *vide* Notification No.TPS-1224/1343/CR-78/24/TPS-8/UD-12, dated 7th August 2024 under sub-section (1) of section 72 of the said Act, has appointed Smt. Asha Shailesh Dahake, Retired Assistant Director of Town Planning, as the Arbitrator for the said sanctioned Draft Scheme.

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 NAINA Town Planning Scheme No.8 from 3rd October 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 NAINA Town Planning Scheme No. 8, 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*.

ASHA SHAILESH DAHAKE,
Arbitrator,
Town Planning Scheme No. 8, NAINA
(at part villages of Ambivali, Belavali, Chikhale,
Lonivali, Moho, Pali Khurd and Wangani
Tarf Waje).

Dated : 3rd October 2024.

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

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 9. Notice of Commencement of Duty by Arbitrator in Newspaper

समग्र बुधवार, २७ नोव्हेंबर २०२४

सिडको
महाराष्ट्र विकास

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.
PUBLIC NOTICE**

TOWN PLANNING SCHEME NO. 8, NAINA
(at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje)
(Under Rule no.13 of the Maharashtra Town Planning Schemes Rules, 1974)
No. ARB/TPS-8/GEN/2024/01.

The NAINA Draft Town Planning Scheme No.8 (at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje) 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 vide Notification No. CIDCO/NAINA/TPS-08/2024/104, dated 8th July 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 of draft sanction is published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 9th July 2024.

The Government of Maharashtra in Urban Development Department vide Notification No.TPS-1224/1343/CR-78/24/TPS-8/UD-12 dated 7th August 2024 under sub-section (1) of section 72 of the said Act, has appointed Smt. Asha Shailesh Dahake, Retired Assistant Director of Town Planning, as the Arbitrator for the said sanctioned Draft Scheme.

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 NAINA Town Planning Scheme No.8 from 3rd October 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 NAINA Town Planning Scheme No. 8, 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.

ASHA SHAILESH DAHAKA
Arbitrator,
Town Planning Scheme No. 8, NAINA
(at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje).

Dated: 3rd October 2024
Place: NAINA Office, 7th floor,
Tower No. 10, Belapur Railway Station Complex,
C.B.D. Belapur, Navi Mumbai - 400614.
CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

**शहर आणि औद्योगिक विकास महामंडळ,
महाराष्ट्र मर्यादित
जाहीर सूचना**
नगर रचना परियोजना क्र. ८, नैना
(आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत)
(महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र.१३ अन्वये)
क्रमांक: लवाद/नरयो-८/सर्वसाधारण/२०२४/०१

ज्याअर्थी, नैना प्रांश नगररचना परियोजना क्र. ८ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/१७३/प्र. क्र.१०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८ पोट-कलम (२) अन्वये अधिसूचना क्र. सिडको/नैना/टीपीएस-८/२०२४/१०४ दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने, अधिसूचना क्र.टीपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नरयो-८/नवि-१२, दिनांक ७ ऑगस्ट २०२४ अन्वये अधिनियमांच्या कलम ७२ पोट-कलम (१) प्रमाणे, उक्त मंजूर प्रांश परियोजनेसाठी श्रीमती. आशा शैलेश डाहाके, निवृत्त सहायक संचालक नगर रचना यांची लवाद म्हणून नेमणूक केली आहे.

म्हणून महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ प्रमाणे या सूचनेद्वारे मी निम्नस्वाक्षरीकार जाहीर करते की, नगररचना परियोजना नैना क्र. ८ (आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत) करीता लवाद म्हणून दिनांक ०३/१०/२०२४ पासून कर्तव्ये पार पाडण्याचे काम सुरू केले आहे.

या नगररचना परियोजनेत समाविष्ट झालेल्या सर्व जमीनधारकांना उक्त मंजूर नगररचना परियोजनेच्या प्रस्तावासंबंधी सूचना किंवा हरकती सादर करण्यासाठी योग्य वेळी नमुना क्र. ४ मध्ये सूचना बजावण्यात येईल.

जे जमीनधारक किंवा परियोजनेत समाविष्ट झालेल्या जागांमध्ये हितसंबंध असलेल्या व्यक्ती उक्त परियोजना तयार केल्यामुळे अपायकारकरीत्या बाधित झालेले असतील त्यांना कळविण्यात येते की, ते उक्त अधिनियमांच्या कलम १०२ प्रमाणे नुकसानभरपाई मिळवण्यासाठी निम्नस्वाक्षरीकार यांचेसमोर ही जाहीर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ६० दिवसांचे मुदतीपर्यंत दावे सादर करणेस पात्र राहतील.

आशा शैलेश डाहाके
लवाद,
नगर रचना परियोजना क्र. ८, नैना
(आंबिवली, बेलवली, चिखले, लोणीवली,
मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत)

सिडको/जनसंपर्क/३३५/२०२४-२५

ग्लोबल टाइम्स, बुधवार | दि. २७ नोव्हेंबर २०२४

सिडको
महाराष्ट्र विकास

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.
PUBLIC NOTICE**

TOWN PLANNING SCHEME NO. 8, NAINA
(at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje)
(Under Rule no.13 of the Maharashtra Town Planning Schemes Rules, 1974)
No. ARB/TPS-8/GEN/2024/01.

The NAINA Draft Town Planning Scheme No.8 (at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje) 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 vide Notification No. CIDCO/NAINA/TPS-08/2024/104, dated 8th July 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 of draft sanction is published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 9th July 2024.

The Government of Maharashtra in Urban Development Department vide Notification No.TPS-1224/1343/CR-78/24/TPS-8/UD-12 dated 7th August 2024 under sub-section (1) of section 72 of the said Act, has appointed Smt. Asha Shailesh Dahake, Retired Assistant Director of Town Planning, as the Arbitrator for the said sanctioned Draft Scheme.

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 NAINA Town Planning Scheme No.8 from 3rd October 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 NAINA Town Planning Scheme No. 8, 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.

ASHA SHAILESH DAHAKA
Arbitrator,
Town Planning Scheme No. 8, NAINA
(at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje).

Dated: 3rd October 2024
Place: NAINA Office, 7th floor,
Tower No. 10, Belapur Railway Station Complex,
C.B.D. Belapur, Navi Mumbai - 400614.
CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

**शहर आणि औद्योगिक विकास महामंडळ,
महाराष्ट्र मर्यादित
जाहीर सूचना**
नगर रचना परियोजना क्र. ८, नैना
(आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत)
(महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र.१३ अन्वये)
क्रमांक: लवाद/नरयो-८/सर्वसाधारण/२०२४/०१

ज्याअर्थी, नैना प्रांश नगररचना परियोजना क्र. ८ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/१७३/प्र. क्र.१०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८ पोट-कलम (२) अन्वये अधिसूचना क्र. सिडको/नैना/टीपीएस-८/२०२४/१०४ दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने, अधिसूचना क्र.टीपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नरयो-८/नवि-१२, दिनांक ७ ऑगस्ट २०२४ अन्वये अधिनियमांच्या कलम ७२ पोट-कलम (१) प्रमाणे, उक्त मंजूर प्रांश परियोजनेसाठी श्रीमती. आशा शैलेश डाहाके, निवृत्त सहायक संचालक नगर रचना यांची लवाद म्हणून नेमणूक केली आहे.

म्हणून महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ प्रमाणे या सूचनेद्वारे मी निम्नस्वाक्षरीकार जाहीर करते की, नगररचना परियोजना नैना क्र. ८ (आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत) करीता लवाद म्हणून दिनांक ०३/१०/२०२४ पासून कर्तव्ये पार पाडण्याचे काम सुरू केले आहे.

या नगररचना परियोजनेत समाविष्ट झालेल्या सर्व जमीनधारकांना उक्त मंजूर नगररचना परियोजनेच्या प्रस्तावासंबंधी सूचना किंवा हरकती सादर करण्यासाठी योग्य वेळी नमुना क्र. ४ मध्ये सूचना बजावण्यात येईल.

जे जमीनधारक किंवा परियोजनेत समाविष्ट झालेल्या जागांमध्ये हितसंबंध असलेल्या व्यक्ती उक्त परियोजना तयार केल्यामुळे अपायकारकरीत्या बाधित झालेले असतील त्यांना कळविण्यात येते की, ते उक्त अधिनियमांच्या कलम १०२ प्रमाणे नुकसानभरपाई मिळवण्यासाठी निम्नस्वाक्षरीकार यांचेसमोर ही जाहीर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ६० दिवसांचे मुदतीपर्यंत दावे सादर करणेस पात्र राहतील.

आशा शैलेश डाहाके
लवाद,
नगर रचना परियोजना क्र. ८, नैना
(आंबिवली, बेलवली, चिखले, लोणीवली,
मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत)

सिडको/जनसंपर्क/३३५/२०२४-२५

Annexure 10. Sub-Division of the Draft Town Planning Scheme No. 8

OFFICE OF ARBITRATOR

Town Planning Scheme No. 8, NAINA

(at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje)

Declaration

(Under sub-section (3) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966)

No. ARB/TPS-08/SubDivision/2025/611

Date: 03-06-2025

Whereas, Draft Town Planning Scheme no. 08, NAINA 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 vide his Notification No. CIDCO/ NAINA / TPS-08 / 2024 / 104 dated 8th July 2024 in exercise of the powers delegated to him vide Urban Development Department Notification No. TPS-1817/973/CR-103/17/UD-13; dated 13th September 2017;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Smt. Asha Dahake, Retired Assistant Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide its Notification No. TPS- 1224 / 1343/ CR.78/24/TPS-8/UD-12 dated 7th August 2024 as provided under Sub-Section (1) of Section 72 of the said Act and Rule no. 11 of the Maharashtra Town Planning Schemes Rules, 1974 for the said sanctioned Draft Scheme;

And Whereas, the undersigned as the Arbitrator accordingly has commenced his duties from 3rd October 2024 by publishing public notice in the Maharashtra Government gazette, Extra-Ordinary, Part II, dated 11th October 2024 as provided under Rule no. 13 (1) of the Maharashtra Town Planning Schemes Rules, 1974;

And Whereas, the undersigned as the Arbitrator has served special notices in the prescribed form no. 4 on all the land owners whose lands are included in this scheme and upon the interested parties including the SPA, NAINA as required under Rule no. 13 (3) and recorded the minutes of hearing as per Rule no. 13(5) of the said Rules who attended in response to the said notices;

Now therefore, the undersigned as the Arbitrator has hereby declared that the said draft sanctioned Town Planning Scheme no. 8, NAINA has been sub-divided today into Preliminary Scheme and Smtal Scheme as provided under sub-section (3) of Section 72 of the said Act.



(Asha Dahake)

Arbitrator

Town Planning Scheme no. 8, NAINA

Copy fwc for information

- 1) The Vice Chairman & Managing Director, CIDCO, CIDCO Bhavan, CBD, Belapur, Navi Mumbai, 400614
- 2) The Chief Planner, NAINA, CIDCO, NAINA Office, CBD, Belapur, Navi Mumbai, 400614

Annexure 11. Notice of Award of Preliminary Scheme by Arbitrator in Gazette

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ११, अंक ११(२)]

गुरुवार, नोव्हेंबर ६, २०२५/कार्तिक १५, शके १९४७

[पृष्ठ ४, किंमत : रुपये १२.००

असाधारण क्रमांक २०१

प्राधिकृत प्रकाशन

प्राथमिक नगररचना परियोजना क्र. ८, नैना

(मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे)

जाहीर सूचना

(महाराष्ट्र नगररचना परियोजना नियम, १९७४ च्या नियम क्र. १३ (१) सहित
महाराष्ट्र प्रादेशिक नियोजन नगररचना अधिनियम, १९६६ च्या कलम ७२(७) अन्वये)

लवाद/नरयो-८/प्राथमिक निवाडा/२०२५/६२७.—ज्याअर्थी, प्रारूप नैना नगररचना परियोजना क्र. ८, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८ च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको / नैना / टीपीएस-८/२०२४/१०४, दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग - २ मधील पृष्ठ क्र. १ ते ५ वर दिनांक ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्रीमती. आशा शैलेश डहाके, निवृत्त सहायक संचालक, नगररचना यांची नेमणूक उक्त अधिनियमाच्या कलम ७२ च्या पोट-कलम (१) प्रमाणे उक्त मंजूर प्रारूप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नरयो-८/नवि-१२, दिनांक ७ ऑगस्ट २०२४ अन्वये केली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ अन्वये महाराष्ट्र शासन राजपत्र, असाधारण, भाग - २ मध्ये दिनांक ११ ऑक्टोबर २०२४ रोजी सूचना प्रसिद्ध करून नगररचना परियोजना क्र. ८, नैना, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ३ ऑक्टोबर २०२४ पासून सुरु करण्यात आले आहे.

आणि ज्या अर्थी विहीत 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.

(१)

भाग दोन -२०१-१

२

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ६, २०२५/कार्तिक १५, शके १९४७

आणि ज्या अर्थी, नगररचना परियोजना क्र. ८, नैना, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ अन्वये दिनांक ३ जून २०२५ रोजी प्राथमिक 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 पोट-कलम (४) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी, निम्नस्वाक्षरीकार, नगररचना परियोजना क्र. ८, नैना, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे, या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३ (९) प्रमाणे ही परियोजना दिनांक ४ नोव्हेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करित आहेत.

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

दिनांक : ०४/११/२०२५

पत्ता : नैना कार्यालय, टॉवर नं. १०, सातवा मजला,

बेलापूर रेल्वे स्टेशन, सी.बी.डी. बेलापूर, नवी मुंबई ४०० ६१४

आशा शैलेश डहाके,

लवाद,

नगररचना परियोजना क्र. ८, नैना,

(आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली
खुर्द आणि वांगणी तर्फे वाजे या भागशः गावांत)

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ६, २०२५/कार्तिक १५, शके १९४७

३

PRELIMINARY TOWN PLANNING SCHEME NO. 8, NAINA

(At part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho,
Pali Khurd and Wangani Tarf Waje)

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)

NO. ARB/TPS-8/Preliminary Award/2025/627.— WHEREAS, the Draft NAINA Town Planning Scheme, No. 8 at part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje 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 (hereinafter, referred to as the 'said Act') *vide* Notification No. CIDCO/NAINA/TPS-8/2024/104 ; dated 8th July 2024, in exercise of the powers delegated to him by the Urban Development Department *vide* its Notification No.TPS-1817/973/C- 103/17/UD-13, dated 13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary ; Part-II, dated 9th July 2024 on pages No. 1 to 5.

And whereas, the Government of Maharashtra in Urban Development Department has appointed Smt. Asha S Dahake, retired Assistant Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme *vide* Notification No. TPS-1224/1343/CR-78/24/TPS-8/UD-12, dated 7th 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'), has declared under her notice dated 3rd October 2024 published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 11th October 2024 that, she has commenced the duties as Arbitrator in respect of the Town Planning Scheme No. 8, NAINA, at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje with effect from 3rd October 2024.

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

And whereas, the Town Planning Scheme No. 8, NAINA at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje has been sub-divided by the Arbitrator into Preliminary Scheme & Final Scheme on 3rd June 2025 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 Town Planning Scheme No. 8, NAINA at part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje has been drawn up by her on 4th November, 2025 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

४

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ६, २०२५/कार्तिक १५, 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 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai 400 614.


Date : 4th November, 2025

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

ASHA DAHAKE,
Arbitrator,
Town Planning Scheme No. 8, NAINA,
At part of Villages Ambivali, Belavali, Chikhale,
Lonivali, Moho, Pali Khurd and
Wangani Tarf Waje.

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 12. Notice of Award of Preliminary Scheme by Arbitrator in Newspaper



newsband

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.
शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

Preliminary Town Planning Scheme No. 8, NAINA
(At part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje)

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)
NO. ARB/TPS-8/Preliminary Award/2025/627

WHEREAS, the Draft NAINA Town Planning Scheme, No. 8 at part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje 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 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/NAINA/TPS-8/2024/104, dated 8th July 2024, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No. TPS-1817/973C-10317/JUD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 8th July 2024 on pages No. 1 to 5.

And whereas, the Government of Maharashtra in Urban Development Department has appointed Smt. Asha S. Dahake, retired Assistant Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1224/1343/CR-78/24/TPS-8/JUD-12, dated 7th 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'), has declared under her notice dated 3rd October 2024 published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 11th October 2024 that, she has commenced the duties as Arbitrator in respect of the Town Planning Scheme No. 8, NAINA, at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje with effect from 3rd October 2024.

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

And whereas, the Town Planning Scheme No. 8, NAINA at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje has been sub-divided by the Arbitrator into Preliminary Scheme & Final Scheme on 3rd June 2025 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 Town Planning Scheme No. 8, NAINA at part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje has been drawn up by her on 4th November, 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 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai-400614.

Date: 4th November, 2025
Place: NAINA, 7th Floor, Tower No. 10, CBD-Belapur, 400614.

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

प्राथमिक नगर रचना परियोजना क्र. ८, नैना
(मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे)

जाहीर सूचना
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) सहीत महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)
लवाद/नवो-८/प्राथमिक निवाडा/२०२५/६२७

ज्याअर्थी, प्रारंभ नैना नगर रचना परियोजना क्र. ८, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे ही उपापक्ष व व्यवस्थापकीय संचालक, सिडको, वांणी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/१७३/३.क्र.१०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाऱ्या वार करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/टीपीएस-८/२०२५/१०४ दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजवटीत असाधारण भाग-२ मधील गृह क्र. १३५, पर दिनांक १ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे.

अणि ज्याअर्थी, शासनाने नगर विकास विभागाने ठीकली. आता नैना डाहके, निवृत्त सहायक संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (१) प्रमाणे उक्त मंडळ प्रारंभ परियोजनासाठी सहाय्य म्हणून अधिसूचना क्र. टीपीएस-१२२४/१३१३/३.क्र.७८/२४/नवो-८/नवि-१३, दिनांक ७ ऑगस्ट २०२४ अन्वये केली आहे.

अणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ अन्वये महाराष्ट्र शासन राजवटी, असाधारण, भाग-२ मध्ये दिनांक ११ ऑक्टोबर २०२४ रोजी सूचना प्रसिद्ध करून नगर रचना परियोजना क्र. ८, नैना मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे करिता लवाद म्हणून कर्तव्य पर पाडण्याचे काम दिनांक ३ ऑक्टोबर २०२४ पासून सुरू करण्यात आले आहे.

अणि ज्या अर्थी विलीन केलेल्या मूल्या क्रमांक ४ मधील विशेष सूचना उक्त नगर रचना परियोजनामधे समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या अमुक्त त्यांची या संदर्भातील मुदतवाची पूर्ण करून त्याबाबतची दिग्गो नोंदविण्यात आलेली आहेत.

अणि ज्या अर्थी नगर रचना परियोजना क्र. ८, नैना, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे हीची उक्त अधिनियमाच्या पोटकलम (३) कलम ७२ अन्वये दिनांक ३ जून २०२५ रोजी प्राथमिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

अणि ज्या अर्थी उक्त नियमावलीत नियम क्र. १३ प्रमाणे सर्व कार्यावाही पूर्ण करून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (४) मधील कर्तव्य पर पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकृत, नगर रचना परियोजना क्र. ८, नैना, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे, या सोबतचे लवाद म्हणून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमावलीत नियम क्र. १३ (९) प्रमाणे ही परियोजना दिनांक ४ नोव्हेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करित आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकृत लवाद यांच्या कडून तयार करण्यात आल्यावर जलगेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमीनीच्या मालकांच्या अवलोकनात लवादच्या व नैनाच्या कार्यालयात कार्यालयात कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर रेल्वे स्टेशन, सोबीही बेलपूर- नवी मुंबई ४०० ६१४ येथे प्रसिद्ध करण्यात आली आहे.


(आशा दाहके डाहके)
लवाद,
नगर रचना परियोजना क्र. ८, नैना
(आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागात: गावांनं)

दिनांक - ०४/११/२०२५
पता : नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर
रेल्वे स्टेशन, सोबीही बेलपूर- नवी मुंबई - ४००६१४

CIDCO/PR/000/2025-26

Wednesday, 19 November 2025

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newsband

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.
शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

Preliminary Town Planning Scheme No. 8, NAINA
(At part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje)

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)
NO. ARB/TPS-8/Preliminary Award/2025/627

WHEREAS, the Draft NAINA Town Planning Scheme, No. 8 at part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje 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 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/NAINA/TPS-8/2024/104, dated 8th July 2024, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No. TPS-1817/973C-10317/JUD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 8th July 2024 on pages No. 1 to 5.

And whereas, the Government of Maharashtra in Urban Development Department has appointed Smt. Asha S. Dahake, retired Assistant Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1224/1343/CR-78/24/TPS-8/JUD-12, dated 7th 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'), has declared under her notice dated 3rd October 2024 published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 11th October 2024 that, she has commenced the duties as Arbitrator in respect of the Town Planning Scheme No. 8, NAINA, at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje with effect from 3rd October 2024.

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

And whereas, the Town Planning Scheme No. 8, NAINA at part villages of Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje has been sub-divided by the Arbitrator into Preliminary Scheme & Final Scheme on 3rd June 2025 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 Town Planning Scheme No. 8, NAINA at part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje has been drawn up by her on 4th November, 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 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai-400614.

Date: 4th November, 2025
Place: NAINA, 7th Floor, Tower No. 10, CBD-Belapur, 400614.

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

प्राथमिक नगर रचना परियोजना क्र. ८, नैना
(मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे)

जाहीर सूचना
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) सहीत महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)
लवाद/नवो-८/प्राथमिक निवाडा/२०२५/६२७

ज्याअर्थी, प्रारंभ नैना नगर रचना परियोजना क्र. ८, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे ही उपापक्ष व व्यवस्थापकीय संचालक, सिडको, वांणी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/१७३/३.क्र.१०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाऱ्या वार करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/टीपीएस-८/२०२५/१०४ दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजवटीत असाधारण भाग-२ मधील गृह क्र. १३५, पर दिनांक १ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे.

अणि ज्याअर्थी, शासनाने नगर विकास विभागाने ठीकली. आता नैना डाहके, निवृत्त सहायक संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (१) प्रमाणे उक्त मंडळ प्रारंभ परियोजनासाठी सहाय्य म्हणून अधिसूचना क्र. टीपीएस-१२२४/१३१३/३.क्र.७८/२४/नवो-८/नवि-१३, दिनांक ७ ऑगस्ट २०२४ अन्वये केली आहे.

अणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ अन्वये महाराष्ट्र शासन राजवटी, असाधारण, भाग-२ मध्ये दिनांक ११ ऑक्टोबर २०२४ रोजी सूचना प्रसिद्ध करून नगर रचना परियोजना क्र. ८, नैना मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे करिता लवाद म्हणून कर्तव्य पर पाडण्याचे काम दिनांक ३ ऑक्टोबर २०२४ पासून सुरू करण्यात आले आहे.

अणि ज्या अर्थी विलीन केलेल्या मूल्या क्रमांक ४ मधील विशेष सूचना उक्त नगर रचना परियोजनामधे समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या अमुक्त त्यांची या संदर्भातील मुदतवाची पूर्ण करून त्याबाबतची दिग्गो नोंदविण्यात आलेली आहेत.

अणि ज्या अर्थी नगर रचना परियोजना क्र. ८, नैना, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे हीची उक्त अधिनियमाच्या पोटकलम (३) कलम ७२ अन्वये दिनांक ३ जून २०२५ रोजी प्राथमिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

अणि ज्या अर्थी उक्त नियमावलीत नियम क्र. १३ प्रमाणे सर्व कार्यावाही पूर्ण करून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (४) मधील कर्तव्य पर पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकृत, नगर रचना परियोजना क्र. ८, नैना, मौजे आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे, या सोबतचे लवाद म्हणून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमावलीत नियम क्र. १३ (९) प्रमाणे ही परियोजना दिनांक ४ नोव्हेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करित आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकृत लवाद यांच्या कडून तयार करण्यात आल्यावर जलगेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमीनीच्या मालकांच्या अवलोकनात लवादच्या व नैनाच्या कार्यालयात कार्यालयात कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर रेल्वे स्टेशन, सोबीही बेलपूर- नवी मुंबई ४०० ६१४ येथे प्रसिद्ध करण्यात आली आहे.

(आशा दाहके डाहके)
लवाद,
नगर रचना परियोजना क्र. ८, नैना
(आंबिवली, बेलवली, चिखले, लोणीवली, मोहो, पाली खुर्द आणि वांगणी तर्फे वाजे या भागात: गावांनं)

दिनांक - ०४/११/२०२५
पता : नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर
रेल्वे स्टेशन, सोबीही बेलपूर- नवी मुंबई - ४००६१४

CIDCO/PR/000/2025-26