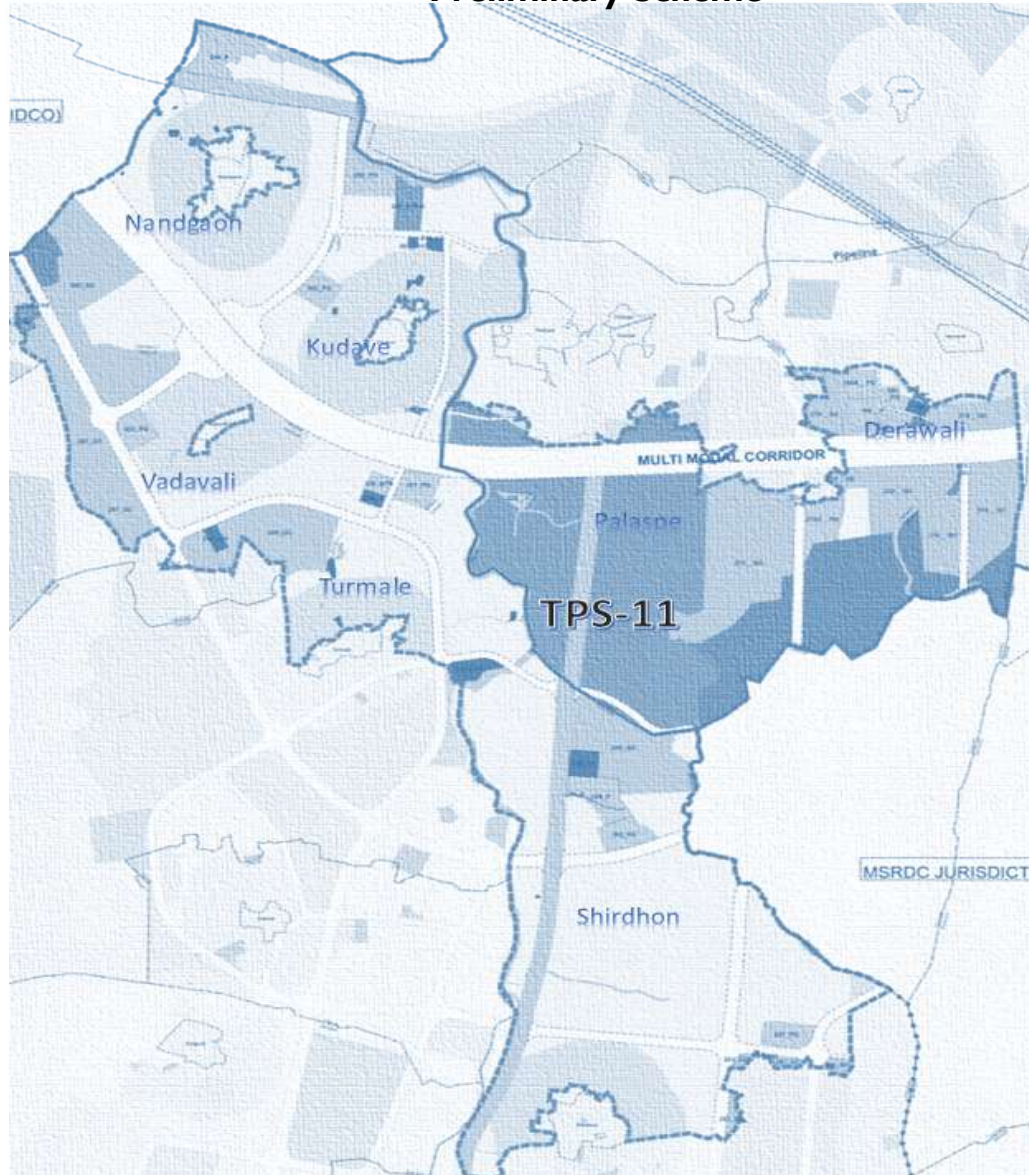


NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA

Part of Villages: **DERAWALI, PALASPE, SHIRDHON, KUDAVE,
NANDGAON, TURMALE AND VADAVALI**
NAINA TOWN PLANNING SCHEME No. 11
Preliminary Scheme



Submitted under Section 72(5) of MRTP Act 1966

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



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NAINA TOWN PLANNING SCHEME No. 11

Part of Villages Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali
and Shirdhon of Taluka – Panvel, District – Raigad

PRELIMINARY SCHEME

REPORT

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 10th January, 2013 for an area notified as Navi Mumbai Airport Influence Notified Area (hereinafter referred to as “NAINA”). The Sub-section (2) of Section 21 of the said Act makes it obligatory on the part of any Planning Authority to prepare and publish a Development Plan for the entire area under its jurisdiction and to submit it to the State Government for sanction within a period of three years from its constitution.

The SPA (CIDCO), while preparing a Development Plan for the area under its revised jurisdiction, prepared an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Taluka of the Raigad District which are under immediate pressure for rapid development. The Government of Maharashtra, vide Notification No. TPS-1115/245/CR-332/2015/SM/UD-12, dated 27.04.2017 has sanctioned the Interim Development Plan (hereinafter referred to as ‘IDP/DP’) along with Development Control and Promotion Regulations for the 23 villages of NAINA under Section 31(1) of the said Act which has come into force with effect from 04.05.2017. The excluded part (EP) of Interim Development Plan is sanctioned vide Notification No. TPS 1115/245/C.R. 332/16/EP/UD-12, dated 01.03.2019.

The Development Plan (DP) for 151 villages of NAINA is sanctioned by the Government of Maharashtra vide Notification No. TPS-1717/ MIS-2750/ C.R.91/ 2019/ UD-12, dated 16.09.2019 and also vide Gazette Notification dated 24.06.2022 and 26.07.2023 has partly sanctioned the Excluded Parts of the DP under Section 31(1) of the said Act. Now interim development plan (IDP/DP) of 23 villages and Development plan of 151 villages of NAINA are sanctioned by the Government. Therefore, both the Development plans hereinafter referred to as Development Plan (IDP/DP) of NAINA.

In the said 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 regulations for NAINA scheme are dealing with voluntary land pooling and development of areas from IDP/DP 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 17.11.2025 is as follows (Table 1):

Table 1 Details of various stages of NAINA Town Planning Schemes

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Update
TPS - १	०७.०९.२०१७	१९.१२	Akurli, Belavali and Chikhale	Preliminary scheme sanctioned on ११/०२/२०२० Final Scheme sanctioned. ३०/०८/२०२२

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Update
TPS - २	०८.१२.२०१७	१९४	Chipale, Devad, Bhokarpada, Vihighar, Sangade and Belavali	Preliminary scheme sanctioned on ०३/११/२०२१ and Final scheme sanctioned on २८/१२/२०२२
TPS - ३	१०.०५.२०१८	४४०	Nere, Vihighar, Moho, Koproli and Chipale	Final scheme submitted by Arbitrator on २१.१२.२०२३, २१.०८.२०२५
TPS - ४	२१.०६.२०१९	३५०	Adai, Akurli, Nevali, Shilottar Raichur and Pali devad	Final scheme submitted by Arbitrator on १०.०७.२०२५.
TPS - ५	२६.०६.२०१९	२४२	Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihighar and Moho	Final scheme submitted by Arbitrator on १०.०७.२०२५
TPS - ६	०८.०८.२०१९	२४३	Chikhale, Moho, Pali Khurd and Shivkar	Final scheme submitted by Arbitrator on २०.११.२०२५
TPS - ७	१८.०९.२०१९	२१५	Devad, Vichumbe, Usarli Khurd, Shivkar and Kolkhe	Final scheme submitted by Arbitrator on २०.११.२०२५
TPS - ८	२२.१२.२०२२	५७८	Palikhurd, Chikhale, Belavali, Ambivali, Wangani tarf Waje, Loniwali and Moho	Preliminary scheme submitted to Government on ४.११.२०२५
TPS - ९	२२.१२.२०२२	४१२	Belavali, Sangade, Chikhale, Kon, Bhingar, Bherle, Loniwali, Wardoli and Borle	Preliminary scheme submitted to Government on १८.०९.२०२५
TPS - १०	२९.१०.२०२२	४०५	Shivkar, Chikhale, Kolkhe, Kolkhepeth, Kon, Palaspe and Deravali	Preliminary scheme submitted to Government on १८.०९.२०२५
TPS - ११	१४.१०.२०२२	५९१	Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon	Preliminary scheme is drawn on १७.११.२०२५
TPS-१२	१४.१०.२०२२	४९४	Kondale, Mahalungi, Chinchavali tarf Waje, Morbe, Ritghar, Umroli, Usarli Budruk and Vakadi	Preliminary scheme is drawn on १७.११.२०२५

1.2 Need of Town Planning Scheme No.11

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 Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon near Panvel node, Navi Mumbai has high pressure of development. Therefore, the boundary for TPS-11 is identified in the proximity of already published boundary of Town Planning Scheme No. 10. The scheme is located along Mumbai-Goa Highway along the JNPT Road and MMC.

NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The core goathans, padas, already developed pockets at edge and hills slope area are excluded from the scheme area.

With this background, CIDCO has declared intention to prepare TPS-11 at part of Villages Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon for the purpose of implementing the proposals in the sanctioned IDP/DP of NAINA and to introduce proper road network with social as well as service infrastructure.

1.3 Concept adopted by SPA, CIDCO NAINA for Layout of the Scheme

The Town Planning Scheme is to be prepared and implemented as per the provisions of the said Acts read with the Maharashtra Town Planning Schemes Rules, 1974. The layout of the draft scheme is prepared on the following principles by the SPA, CIDCO NAINA.

- All land owners will contribute in general, equal percentage of land for the Scheme and DP proposals.
- Forest lands, water bodies, existing structures of valid permissions are to be maintained.
- Land owners will get at least 40% of original land holding in the form of well laid final plot.
- As far as possible final plots will be allotted anchored to their original locations.
- 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.
- As far as possible existing structures will be protected and final plots will be allotted so that their structures fall within them.
- As far as possible, scattered holdings in the same ownerships will be amalgamated to have single bigger holding for better planning

- Ownerships, tenures and areas will be ascertained from the latest 7/12 extracts
- As far as possible no land-owner will be dispossessed.
- EWS and LIG Housing sites will be provided below 10 % of the scheme area as most of the residents of the scheme area and the developers will construct the tenements to suit the LIG persons considering the present demand in the area.
- Special Scheme Regulations will be framed in addition to the IDP/DP, DCPR of NAINA to enable the land owners to develop their Final Plots with ease.
- As far as possible the land owners will be encouraged to accept the compensation in the form of FSI instead monetary compensation.

Chapter 2 The Draft Scheme by SPA, CIDCO NAINA

2.1 Identification of the TPS boundary

The boundary for TP Scheme no. 11 is identified in the proximity of already published boundary of TP Scheme no. 10 and boundary of Navi Mumbai project at Karanjade village.

The scheme is bounded by:

- On the North by the boundary of Scheme no. 10 and Kolkhewadi river.
- On the East by the boundary of Panvel-Roha Railway line & boundary of MSRDC.
- On the South by the gaothan of village Shirdhon and Turmale & tributary of Kolkhewadi river.
- On the West by boundary Navi Mumbai Project and boundary of Phase-I area of NAINA DP.

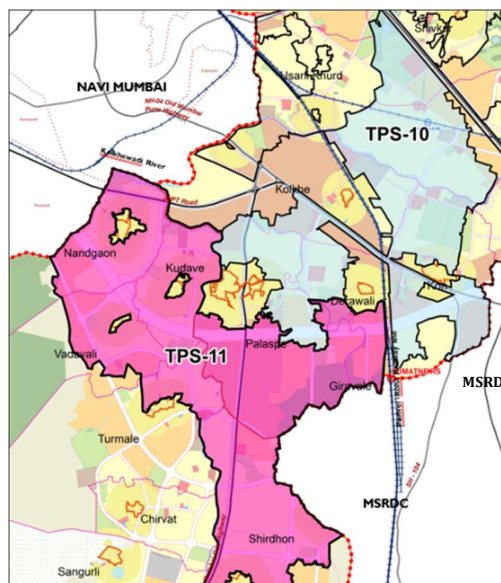


Figure 1: Plan showing location of TPS-11

The main features for identification of the boundary are-

- Mumbai-Goa Highway (NH 66) with ROW 60M is passing vertically through the villages Palaspe and Shirdhon of the scheme. JNPT road (NH-348A) is passing horizontally from Village Nandgaon towards northern side of the scheme.
- Scheme eastern boundary at village Derawali is abutting Panvel-Roha Railway line.
- One tributary of Kolkhewadi River is traversing through the scheme and one tributary along the west side of scheme boundary.
- GAIL gas pipe line passes through village Nandgaon, along JNPT road.
- Tata Power land is located in village Nandgaon, Vadavali & Turmale as per revenue map.
- MMC, ROW of 126m passing through village Derawali, Palaspe, Kon, Turmale, Kudave, Vadavali & Nandgaon and part of Karanjade interchange falling at Nandgaon

included in scheme. The total area of MMC within proposed scheme boundary is around 50 Ha.

- The scheme comprises of approximately 33% of IDP/DP reservations.
- This TPS covers a park/playgrounds, major Social facilities like Fire station, General Hospital etc. and public utilities like Sewage Treatment Plant, ESS, ESR/GSR etc., and also Growth Center. All the reservations cumulative to the extent of 40% (approx. 204 Ha including 50 Ha of MMC) of developable area are going to be materialized through TPS-11.

2.2 Declaration of Draft Scheme by SPA, NAINA

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

Table 2 Declaration of Intention as per MR&TP Act 1966

Sr. No.	Details	Section	Date
१.	CIDCO's BR No. १२५५१ to declare intention to prepare scheme	६०(१)	०२/०४/२०२२
२.	Extraordinary official Maharashtra Government Gazette (part-II)-for declaration of intention	६०(२)	१४/१०/२०२२
३.	Public notice in two local Newspaper: Free Press Journal (English) Dainik Sagar (Marathi)	६०(२)	२०/१०/२०२२

The notice along with the plan showing the area included in the Scheme was displayed and affixed on notice board in the NAINA office for the inspection of the public and of the land owners as provided under Section 60(3). The said notice and the plan were also uploaded to the official website of the CIDCO. A copy of Gazette Notice together with a copy of the plan showing the area included in the Scheme No. 11 have been submitted to the Government in Urban Development Department (UD-12) and to the Director of Town Planning, Maharashtra State, Pune on 17/10/2022 within the prescribed period of 30 days as provided under sub-section (2) of Section 60 of the said Act.

2.3 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. 11, the Lands & survey office of NAINA has requested office of Dy. SLR office vide 07.11.2022. However, land measurement plan was not receive till publication of Draft Scheme.

In absence of measurement plan, maximum possible details of sub-division of survey numbers have been collected and incorporated in scheme. Sanctioned Development Plan (DP), 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 colour Line).

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.

2.4 Existing features within Scheme area

2.4.1. GAIL pipeline:

GAIL pipeline is traversing from West to East in the scheme area at Village Nandgoan and continuing to TPS-10. The length of GAIL pipeline passing through

scheme area is approximately 0.7 Km along the existing JNPT road (NH-348A). As per the communication with the concerned office, the buffer of said pipeline is shown as 10 m and 20 m (i.e. total 30 m) on either side as shown in the plan.

In some 7/12 extract, the remarks of GAIL pipeline is mentioned towards the right of use. Since the land under pipeline is acquired under Right of Use condition, the land holders having land under this corridor are considered for scheme entitlement as per the total area mentioned in 7/12 extract. The land under this pipeline will be required to keep for non- buildable use.

2.4.2. River & Tributary:

Kolkhewadi River is abutting North boundary of scheme at village Nandgaon and Kudave. A tributary flowing through village Palaspe and Derawali meets to river at boundary of village Kudave & Palaspe. The existing undulating course of tributary is constraint for preparing layout. Hence, for training of this existing undulating tributary a correspondence has been made with Eng. Dept. and accordingly to allow smooth flow of water, channel is proposed as shown in scheme layout.

2.4.3. Forest land

The Scheme comprises of 33.62 Ha of total forest land as per 7/12 extract. The shape of Forest land parcels is irregular. At many locations some area as open space is added to make these Forest land parcels of regular shape and layout is prepared along these land parcels.

While preparing layout and making provision of layout roads, roads passing through forest lands are avoided so that forest land parcels are kept intact.

2.4.4. Existing structures and structures with valid Building Permission

The existing structures within scheme boundary are marked as per Physical survey received from agency. 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 IDP/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 infrastructure work on site. Unauthorized structures falling on Govt. land shall be compulsorily demolished as these are encroachments on Govt. lands.

In case, where Building Permission is issued by the competent authority, the same is honoured and final plot is carved out by maintaining the structure.

2.4.5. Preservation of Religious structures

An attempt has been made to protect religious and many other structures which were found in the ELU survey. Existing crematorium/ Burial ground at Vadavali, Nandgaon and Kudave villages are retained as existing amenity plots as per 7/12 extract. Temples and school on government land are protected by anchoring 40% Final Plot at its Original Plot location with adjoining layout amenity.

2.4.6. Existing Structures and Development Permissions

Table 3 Development Permission by CIDCO

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area
Class-I	40	40/2	Palaspe	34	2800	2800	ADTP Permission	2800	42	26658
Class-I	40	40/7	Palaspe	35	4100	4100	ADTP Permission	4100		
Class-I	40 (MMC-P)	40/8	Palaspe	36	1870	1870	ADTP Permission	1750		
Class-I	40	40/9/B	Palaspe	37	800	800	ADTP Permission	800		
Class-I	41	41/1	Palaspe	38	2730	2730	ADTP Permission	2730		
Class-I	41	41/3	Palaspe	39	840	840	ADTP Permission	840		
Class-I	41	41/4	Palaspe	40	4710	4710	ADTP Permission	4710		
Class-I	42	42/4	Palaspe	41	1490	1490	ADTP Permission	1490		
Class-I	52	52/1/B	Palaspe	42	4590	4590	ADTP Permission	4590		
Class-I	65 (MMC-P)	65/1/2/A	Palaspe	43	2200	2200	ADTP Permission	1470		
Class-I	65 (MMC-P)	65/1/2/C	Palaspe	44	6440	6440	ADTP Permission	530		
Class-I	67 (MMC-P)	67/2	Palaspe	45	3000	3000	ADTP Permission	1010		

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area		
Class-I	67 (MMC-P)	67/3	Palaspe	46	660	660	ADTP Permission	530				
Class-I	67 (MMC-P)	67/4/A	Palaspe	47	6400	6400	ADTP Permission	1250				
Class-I	67 (MMC-P)	67/4/B/1	Palaspe	48	2750	2750	ADTP Permission	470				
Class-I	68 (MMC-P)	68/1	Palaspe	49	1120	1120	ADTP Permission	590				
Class-I	123 (MMC-P)(NH-P)	123/A/3	Palaspe	50	535	535	ADTP Permission	18				
Class-I	67 (MMC-P)	67/4/B/2	Palaspe	51	4110	4110	ADTP Permission	330				
Class-I	73	73/1	Palaspe	52	4810	4810	ADTP Permission	4810				
Class-I	73	73/2/A	Palaspe	53	7480	7480	ADTP Permission	7480				
Class-I	74	74/1/A/2	Palaspe	54	2630	2630	ADTP Permission	2630				
Class-I	74	74/1/B/1	Palaspe	55	4830	4830	ADTP Permission	4830				
Class-I	74	74/1/B/2	Palaspe	56	6390	6390	ADTP Permission	6390				
Class-I	66 (MMC-P)	66/2	Palaspe	57	4780	4780	ILP Permission	2490			44	60260
Class-I	66	66/3	Palaspe	58	2580	2580	ILP Permission	2580				
Class-I	69 (MMC-P)	69	Palaspe	59	7200	7200	ILP Permission	6230				
Class-I	70 (MMC-P)	70/1	Palaspe	60	4700	4700	ILP Permission	4290				
Class-I	70	70/2	Palaspe	61	400	400	ILP Permission	400				
Class-I	71	71/1/A	Palaspe	62	4660	4660	ILP Permission	4660				
Class-I	71	71/2	Palaspe	63	3700	3700	ILP Permission	3700				
Class-I	72	72/1	Palaspe	64	300	300	ILP Permission	300				
Class-I	72	72/3/A	Palaspe	65	4050	4050	ILP Permission	4050				

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area
Class-I	72	72/2	Palaspe	66	7510	7510	ILP Permission	7510		
Class-I	72	72/4/A/1	Palaspe	67	5490	5490	ILP Permission	5490		
Class-I	72	72/4/A/2	Palaspe	68	3690	3690	ILP Permission	3690		
Class-I	72	72/4/B/6/5/A	Palaspe	69	3940	3940	ILP Permission	3940		
Class-I	88	88/2	Palaspe	70	5110	5110	ILP Permission	5110		
Class-I	89	89/2/A	Palaspe	71	3190	3190	ILP Permission	3190		
Class-I	89	89/5	Palaspe	72	2150	2150	ILP Permission	2150		
Class-I	89	89/6/A	Palaspe	73	8570	8570	ILP Permission	8570		
Class-I	89	89/6/B	Palaspe	74	1720	1720	ILP Permission	1720		
Class-I	91 (MMC-P)	91/1	Palaspe	75	1170	1170	ILP Permission	66		
Class-I	91 (MMC-P)	91/2	Palaspe	76	3860	3860	ILP Permission	3310		
Class-I	86	86/1	Palaspe	97	9230	9230	ADTP Permission	9230		
Class-I	86	86/2/A	Palaspe	98	1610	1610	ADTP Permission	1610		
Class-I	87	87/1	Palaspe	100	6910	6910	ADTP Permission	6910		
Class-I	87	87/3	Palaspe	101	4030	4030	ADTP Permission	4030		
Class-I	87	87/4	Palaspe	102	5520	5520	ADTP Permission	5520		
Class-I	87	87/5	Palaspe	103	1870	1870	ADTP Permission	1870	59	37081
Class-I	87	87/6	Palaspe	104	1310	1310	ADTP Permission	1310		
Class-I	88	88/3/4/6/B	Palaspe	105	4930	4930	ADTP Permission	4930		
Class-I	88	88/7	Palaspe	106	2910	2910	ADTP Permission	2910		
Class-I	96	96/1	Palaspe	107	3100	3100	ADTP Permission	3100		
Class-I	86	86/2/B	Palaspe	99	5200	5200	ADTP Permission	5200	63	5200
Class-I	96	96/3	Palaspe	114	1280	1280	ADTP Permission	1280		
Class-I	97	97/A/1/2/B/1	Palaspe	115	2300	2300	ADTP Permission	2300	65	4570

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area
Class-I	97	97/A/1/2/B/2	Palaspe	116	1850	1850	ADTP Permission	1850		
Class-I	72	72/3/B	Palaspe	121	2000	2000	ADTP Permission	2000	69	66511
Class-I	75	75/1/A	Palaspe	122	17180	17180	ADTP Permission	17180		
Class-I	75	75/1/B	Palaspe	123	2120	2120	ADTP Permission	2120		
Class-I	75	75/2/A	Palaspe	124	3440	3440	ADTP Permission	3440		
Class-I	75	75/2/B	Palaspe	125	2880	2880	ADTP Permission	2880		
Class-I	75	75/2/C	Palaspe	126	3240	3240	ADTP Permission	3240		
Class-I	75	75/2/D	Palaspe	127	3520	3520	ADTP Permission	3520		
Class-I	75	75/5	Palaspe	128	7560	7560	ADTP Permission	7560		
Class-I	77	77/3/A	Palaspe	129	6950	6950	ADTP Permission	6950		
Class-I	77	77/5	Palaspe	130	2000	2000	ADTP Permission	2000		
Class-I	77	77/6/A/B/1/A	Palaspe	131	3370	3370	ADTP Permission	3370		
Class-I	77	77/6/A/B/1/B	Palaspe	132	3320	3320	ADTP Permission	3320		
Class-I	77	77/6/A/B/2	Palaspe	133	6120	6120	ADTP Permission	6120		
Class-I	88	88/1	Palaspe	134	2960	2960	ADTP Permission	2960		
Class-I	82	82/2	Palaspe	149	3800	3800	ADTP Permission	3800	75	8330
Class-I	84	84/1/B	Palaspe	150	4530	4530	ADTP Permission	4530		
Class-I	82	82/3	Palaspe	152	5690	5690	PMAY Permission from MHADA	5690	78	21686
Class-I	82	82/5/A	Palaspe	153	800	800	PMAY Permission from MHADA	630		
Class-I	82	82/5/B	Palaspe	154	3000	3000	PMAY Permission from MHADA	3000		
Class-I	82	82/6	Palaspe	155	6850	6850	PMAY Permission from MHADA	6850		

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area		
Class-I	82	82/7	Palaspe	156	5710	5710	PMAY Permission from MHADA	5710				
Class-I	82	82/8/A	Palaspe	158	3520	3520	ADTP Permission	3520	81	3108		
Class-I	79	79/2	Palaspe	157	5310	5310	ADTP Permission	5310	91	5014		
Class I	9 (NH-P)	9/4	Shirdho n	298	260	260	ADTP Under NH as per CAD	133	149	633		
Class I	9	9/5	Shirdho n	299	500	500		500				
Class I	194	194/2/1	Shirdho n	598	603	4990	ADTP Layout	4240	340	3461		
Class I	194	194/2/2	Shirdho n	599	355	0	ADTP Layout	0				
Class I	194	194/2/5	Shirdho n	600	523	0	ADTP Layout	0				
Class I	194	194/2/A	Shirdho n	601	814	0	ADTP Layout	0				
Class I	194	194/2/B	Shirdho n	602	793	0	ADTP Layout	0				
Class I	194	194/2/C	Shirdho n	603	365	0	ADTP Layout	0				
Class I	194	194/2/3	Shirdho n	604	918	0	ADTP Layout	0				
Class I	194	194/2/4	Shirdho n	605	619	0	ADTP Layout	0				
Class I	188	188/1/A	Shirdho n	616	1800	1800	NAINA CC	1800			349	1442
Class I	399	399/146	Shirdho n	618	2446	2446	NA Plot	2446			351	2446
Class I	399	399/168	Shirdho n	619	559	0	NA Plot	0	352	559		
Class I	399	399/169	Shirdho n	620	2425	0	NA Plot	0	132 6	1230		
Class I	188	188/4	Shirdho n	623	3370	3370	ADTP Permission	3370	355	2083		
Class I	7	7/1A	Shirdho n	625	2110	9860	NA for Agri	7330	358	4369		
Class I	7	7/1B	Shirdho n	626	7750	0	NA for Agri	0				
Class I	17	17/2	Shirdho n	643	3830	3830	ADTP Permission	3830	381	3507		
Class-I	97	97/2/A	Palaspe	694	1350	1350	ADTP Permission	1350	418	1350		
Class-I	92	92/7	Palaspe	720	1260	1260	ADTP Permission	1260	437 .0	53586. 0		
Class-I	92	92/10	Palaspe	721	2500	2500	ADTP Permission	2500				

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area
Class-I	92	92/11	Palaspe	722	470	470	NH Deduction	293		
Class-I	99	99/2	Palaspe	723	1870	1870	ADTP Permission	1870		
Class-I	100	100/1	Palaspe	724	1000	1000	ADTP Permission	1000		
Class-I	101	101/1	Palaspe	725	50	50	ADTP Permission	50		
Class-I	101	101/2	Palaspe	726	5800	5800	ADTP Permission	5800		
Class-I	101	101/4	Palaspe	727	350	350	ADTP Permission	350		
Class-I	101	101/5	Palaspe	728	1690	1690	ADTP Permission	1690		
Class-I	101	101/6	Palaspe	729	2400	2400	ADTP Permission	2400		
Class-I	102	102/2/3	Palaspe	730	12300	12300	ADTP Permission	12300		
Class-I	136	136	Palaspe	731	15070	15070	ADTP Permission	15070		
Class-I	99	99/1 (P)	Palaspe	700(P)	420	420	ADTP Permission	420		
Class-I	100	100/2 (P)	Palaspe	701(P)	6797	6797	ADTP Permission	6797		
Class-I	100	100/3 (P)	Palaspe	702(P)	1280	1280	ADTP Permission	1280		
Class-I	92 (MMC-P)	92/3/A	Palaspe	734	780	780	NAINA OC	4200		
Class-I	92 (MMC-P)	92/3/B	Palaspe	735	3550	3550	NAINA OC	0	441	9685
Class-I	92	92/5	Palaspe	736	3970	3970	NAINA OC	3970		
Class-I	92	92/4	Palaspe	737	2280	2280	NAINA OC	2280		
Class I	12	12/2	Turmale	866	1400	1400	ADTP Permission	1400		
Class I	13	13/1	Turmale	867	4600	4600	ADTP Permission	4600	531	6750
Class I	13	13/3	Turmale	868	750	750	ADTP Permission	750		
Class I	52	52/5/4	Nandgaon	1359	410	410	NA Plot	410	876	4280
Class I	52	52/5/1	Nandgaon	1361	370	370		370		
Class I	52	52/5/2	Nandgaon	1362	350	350		350		
Class I	52	52/5/3	Nandgaon	1363	350	350		350		

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area
Class I	52	52/5/5	Nandgaon	1364	480	480		480		
Class I	52	52/5/10	Nandgaon	1365	865	865		865		
Class I	52	52/5/9	Nandgaon	1366	350	350		350		
Class I	52	52/5/6	Nandgaon	1367	400	400		400		
Class I	52	52/5/8	Nandgaon	1368	315	315		315		
Class I	52	52/5/7	Nandgaon	1369	390	390		390		
Class I	5	5/1	Nandgaon	1427	1090	1090	NAINA CC	1090		
Class I	5	5/3	Nandgaon	1428	880	880	NAINA CC	880		
Class I	5	5/8	Nandgaon	1429	430	430	NAINA CC	430		
Class I	5	5/4	Nandgaon	1430	2940	2940	NAINA CC	2940		
Class I	6	6/3	Nandgaon	1431	2530	2530	NAINA CC	2530	936	10535
Class I	6	6/5/A	Nandgaon	1432	600	600	NAINA CC	600		
Class I	6	6/5/B	Nandgaon	1433	1270	1270	NAINA CC	1270		
Class I	5	5/2/2	Nandgaon	1434	1100	1100	NAINA CC	1100		
Class I	5	5/7	Nandgaon	1435	230	230	NAINA CC	230		
Class I	5	5/5	Nandgaon	1442	3090	3090	ADTP Layout	3090	942	2890
Class I	16	16/2/3/2	Nandgaon	1444	301	301	ADTP Layout	301		
Class I	16	16/2/3/4	Nandgaon	1445	570	570	ADTP Layout	570		
Class I	16	16/2/3	Nandgaon	1446	169	169	ADTP Layout	169	947	2000
Class I	16	16/2/3/1	Nandgaon	1447	588	588	ADTP Layout	588		
Class I	16	16/2/3/3	Nandgaon	1453	372	372	ADTP Layout	372		
Class I	25	25/2	Kudave	1737	1040	1040	NAINA Permission	1040	114	3200
Class I	25	25/5	Kudave	1738	2400	2400	NAINA Permission	2400	4	
Class I	10	10/5	Nandgaon	2095	2170	2170	Petrol Pump	2170	125	5482
Class I	10 (MMC-P)	10/6	Nandgaon	2096	1490	1490	MMC Deduction	1377	6	

Tenure of Land	Survey No.	Hisaa No.	OP Village	OP No.	Area as per 7/12 (in sq.m.)	Area considered (in sq.m.)	Reason	OP Area	FP No	FP Area
Class I	10	10/7/A	Nandgaon	2097	690	690		690		
Class I	10	10/7/B	Nandgaon	2098	2030	2030		2030		

The survey no. with NA status on 7/12 extract and having structures are given FP area more than 40% around their structure maintaining the marginal distance. Other survey no. having NA status but without structures are given FP area equal to 40% of their original plot.

2.5 Engineering and Transportation Aspect

2.5.1. Engineering Aspects:

TP Scheme no. 11 is located adjacent to Navi Mumbai project and in continuation with TPS-10. The proposed water supply network needs to be extended till boundary of scheme. There are two ESR/GSR reservations within TPS-11, admeasuring area of 1100 sqm & 3000 sqm. As informed by Design section, additional ESR/GSR plot of around 5700 sqm area is required. The same is proposed within the amenity plots proposed in the scheme. However, as the M/s HSA consultant appointed for the infrastructure provision within TPS, the requirement of this ESR/GSR plot will be assess as and when required.

There is a Sewage Treatment Plant (STP) reserved in sanctioned DP of NAINA along Kolkhewadi river at Kudave village. Till the STPs earmarked in the IDP/DP gets developed, it will require to develop package treatment plants within the scheme area. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational. The natural tributary shall carry major storm water from TPS 11 area and also any run off coming from adjoining hills.

2.5.2. Proposed Multi Modal Corridor (MMC)

As per sanctioned IDP/DP of NAINA, part of 126M wide ROW of proposed Virar-Alibag multi modal corridor (MMC) at villages Derawali, Palaspe, Kudave, Vadavali and Nandgaon Town Planning Scheme No. 11 Page 17 of 58 along with interchange at Karanjade junction at village Nandgaon falls in TPS- 11 boundary. MMC is passing

through horizontally from the centre of scheme. The Virar-Alibaug Multi Modal corridor, to be developed by MSRDC passes through this scheme. The alignment received from MSRDC vide letter no. MSRDC/02/Land Surveyor/2023/119, dtd 22.02.2023 and soft copy of alignment received via mail is incorporated in the layout during the time of publication.

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 from Divisional Office, Panvel (Mojani date; Derawali-22/04/2023, Nandgaon-27.04.2023, Kudave-26.05.2023, Vadavali-03.06.2023 and Palaspe- 13.06.2023). 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 sheet

Also, the alignment shared by MSRDC vide dtd 22.02.2023 is in accordance with JM along the 126m wide corridor; however the variation in alignment is observed at the MMC Karanjade interchange at Village Nandgoan in TPS-11. In accordance, the latest notification dtd 10.08.2023 and updated JM data is referred for deriving entitlement of the Final plot and necessary changes are made in the forms and layout of Draft TPS-11. It is to note that this office till date has not received final certified copies of MMC alignment from MSRDC. Vide letter dated 21.05.2024, the details of MMC as followed in the Draft Sanction Plans of TPS- 11 has been informed to MSRDC for cognizance.

2.5.3. Panvel-Roha railway line

Panvel-Roha railway line passes along the boundary of the scheme at village Derawali. The details of Panvel Roha railway line received via letter No. BB/ W/ 6001/ LM/ LB/ 17/ DB dtd 30.08.2021 is referred while preparing layout. Also, this office is in receipt of K.J.P. (1/1970) pherphar No. 781 dtd. 02/12/93 from the CLSO Office recently. From this KJ patrak it is observed that area under railway is deducted earlier and separate 7/12 is formed. However, the area deducted under railway is not clear and also in plan 7/12 boundaries of respective survey numbers are not divided at Derawali Village. However, assuming the area under railway is deducted and separate 7/12 is formed, no deduction considered towards railway from S. No. 72/2, 73/1, 74, 75, 76, 78/1, 78/2, 80, 82/1, 82/2, 83/1, 83/2, 84/2/A and 84/2/B; however, the same need to be verified again.

2.5.4. Panvel-Indapur Road (National Highway-66)

Panvel-Indapur Road (NH-66) is one of the major road passing through the scheme from North to South. As per sanctioned development plan of NAINA, the ROW of NH-66 is 60m. Joint measurement sheets of this road has been procured from TILR office and the alignment is received from NHAI consultant. The same is incorporated in the scheme, while preparing the scheme. It is observed that, at some locations, mutations are not done, and common area deducted for road from multiple adjacent 7/12 hissa numbers. In such cases, though separate 7/12 extract available, common final plot is proposed under the scheme layout.

2.5.5. JNPT Road (NH-348)

Part of JNPT road at village Nandgaon is falling in scheme boundary. JM sheets and ferfar procured from TILR office and alignment of JNPT road procured from Transportation Dept. of CIDCO Navi Mumbai project.

2.5.6. Road network within scheme

The road network in Draft TPS- 11 is prepared in consultation with CIDCO's Transportation (T&C) Department. The proposed road sections have provisions for future service lines such as cooking gas lines, fiber` optics, and electric cables. The footpath will have tree guards. The main roads will have Bus bays and Bus shelter. Continuity of IDP and DP roads is maintained keeping the entry exit points intact with slight modification to alignment as per the scheme layout and road geometries as suggested by CIDCO's Transportation Dept.

2.6 Excluded Part of Sanctioned Development Plan

Government while sanctioning of Development Plan of NAINA, sanctioned modifications made in Draft Development Plan, excluding the modifications which are of substantial nature. These substantial modifications are referred as Excluded Part and also published in gazette along with sanctioned DP notification for inspection of general public and inviting suggestions/ objections. Such excluded parts will be subsequently sanctioned by Government after consideration of valid objections/ suggestions

In similar manner, Government while sanctioning of Development Plan of NAINA vide notification no. TPS 1717/ MIS 2750/ C.R. 91/ 2019/ UD- 12 dated 16th September, 2019, certain modifications which are of substantial nature shown as E.P.- 1 to E.P.-38 were kept as Excluded Part (EP) by Government. As per notification no. TPS-

I 221/104 I /CR71/2I/UD- 12 dated 24.06.2022, Govt. sanctioned excluded part of the Development Plan partly, namely EP- 12, EP-23, EP-26, EP-27, EP-32, EP-33 & EP-35 under section 31(1) of the MR&TP act, 1966. However, EP-8 and EP-11 falling within the scheme boundary are yet to sanction.

Excluded Part no. 8 and 11 are partly falls within proposed boundary of TP scheme no.11. Details of these excluded part is explained below. Sanctioned Development Plan of NAINA showing Excluded part

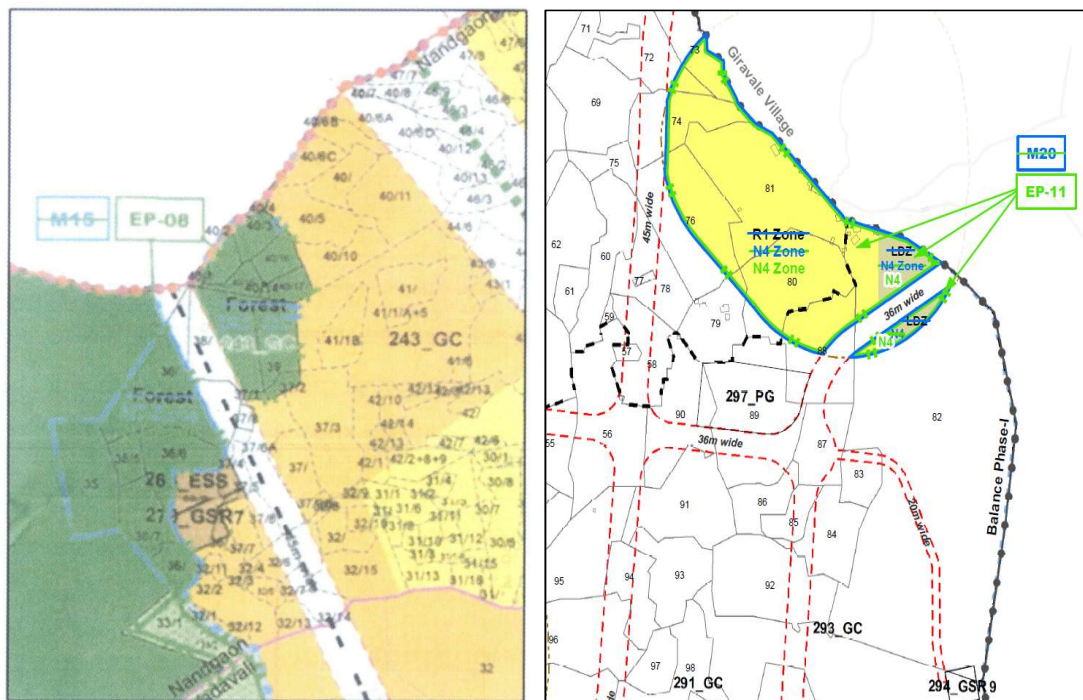


Figure 2 Sanctioned Development Plan of NAINA showing Excluded part

2.6.1. Excluded Part no. 8: Modification no. 15 (M 15)

EP-8 (M15): "Part of survey nos. 37, 38, 39 & 40 on the eastern side of 45 m wide road to be deleted from Forest and is to be included in adjoining 243_GC reservation as shown on plan." & "Part of survey no. 35 & 36 on the western side of 45 m wide road to be deleted from Forest and is to be included in adjoining N7 zone as shown on plan." Government while sanctioning the Plan, the said modification was excluded as EP no. 8 under section 31 (1) of MR&TP Act, 1966.

The small part of proposed 45m road separating EP no. 8 is providing connectivity to Navi Mumbai Project area. Part of eastern side of this 45 m road, under Growth centre reservation (243_GC) of area around 1.9 ha, which is proposed for inclusion in scheme no. 11, so as to develop the part of GC under EP no. 8 along with remaining Growth centre. Also, forest remarks are not shown on 7/12 extract of under

EP-8. Hence, 40% final plot is proposed under the scheme and the area under EP-8 is included in Growth center.

2.6.2. Excluded Part no. 11: Modification no. 20 (M20)

EP- 11(M20): "The new N4 Zone (Urban village) to be shown in village Shirdhon falling within 200M Influence of Giravale Gaothan of MSRDC jurisdiction as shown on plan". Government while sanctioning the Plan, the said modification was excluded as EP no. 11 under section 31(1) of MR&TP Act, 1966.

Part of this EP included in scheme for providing connectivity to the village Giravale which is under MSRDC jurisdiction. As regard to the land within EP-11, 40 % final plot proposed under scheme, however the benefit of additional FSI for land parcel eligible of 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan) as per Special DCPR of TPS, can be applicable subject to govt. sanction. Further, in due course of time, as per sanction of Excluded Part of NAINA by Government, the necessary modifications can be incorporated in the scheme.

2.7 The Details of Sanctioned IDP/DP Reservations in the Scheme

Total scheme area is about 591.67 Ha. Within the scheme about 123.07 Ha of lands is non-developable such as rivers, railways, existing highway, forests and MMC. The developable land is 468.59 Ha. The scheme contains 40% of the sanctioned IDP/DP reservations. These reservations include roads, Schools, School Playgrounds, Parks, General Hospital, Primary health center, Community Center, Daily Bazars, Police Station, fire Station, Sewage Treatment Plan (STP), Electric Sub Station (ESS), etc. and Growth Centre (GC). The total area under such reservations is 154 Ha.

The detail of sanctioned IDP/DP reservation in the scheme and its area after draft layout prepared is mentioned in the Table 3 placed below –

Table 4: Details of sanctioned IDP/DP reservation within TPS-11

Reservation type	Reservation No.	As per IDP/DP report (in Sq.M) within scheme	As per layout (Sq.M.)
Burial Ground/ Crematorium	DP_238_BG/C (P)	11153	11200
Elevated/ Ground Service Reservoir	IDP_179_ESR/ GSR	1100	1100

Reservation type	Reservation No.	As per IDP/DP report (in Sq.M) within scheme	As per layout (Sq.M.)
	DP_270_GSR7	2900	2987
Community centre	DP_239_CC	2850	3705
Daily Bazar	DP_241_DB	1084	1100
Electric Sub Station	DP_266_ESS	3309	3500
Fire Station	DP_242_FS	10058	10100
General Hospital	DP_247_GH	5000	5420
Primary Health Centre	DP_257_PHC	1516	1600
School	IDP_195_S	3800	4000
	DP_258_S	3966	4200
Sewerage Treatment Plant	DP_260_STP6	17445	20166
School Playground	DP_259_SPG	5969	6455
Playground	IDP_186A_PG (P)	13120	12400
	IDP_190_PG	6200	6200
	IDP_210A_PG (P)	22308	24787
	DP_250_PG	23399	23400
	DP_251_PG	17004	17010
	DP_252_PG	17386	17400
	DP_253_PG	14647	14650
	DP_255_PG	13705	13705
	DP_297_PG	16163	19287
Park	IDP_186_P	23600	26817

Reservation type	Reservation No.	As per IDP/DP report (in Sq.M) within scheme	As per layout (Sq.M.)
	IDP_226_P	5300	5300
	DP_248_P	23699	8429
	DP_249_P	23992	24000
Growth Centre	IDP_210_GC (P)	352600	326207
	DP_243_GC	164349	168590
	DP_245_GC (P)	92395	98436
	DP_246_GC	93896	87922
	DP_267_GC (P)	113340	113069
	DP_291_GC(P)	12610	24445
	DP_293_GC(P)	4897	16081
IDP/DP roads		399507	400508
Total area under IDP/DP reservation in sq.m.		1524265	1524176

2.8 Reshaping and Realignment of the IDP/DP reservations within the TPS u/s 59(2)

- a) While preparing scheme layout, for betterment of the scheme, reshaping or realignment of sanctioned reservations are carried out by maintaining the area of reservation and maintaining the entry and exit of roads with adjoining area. A separate proposal requesting Director, Town Planning, Govt. of Maharashtra has been submitted for approval as per provision of section 59(2) of MR&TP Act, 1966. The proposal is in principle approved by DTP with minor suggestions.

The details of sanctioned IDP/DP reservation in the scheme and its area after draft layout prepared and justification for modification in reservation is mentioned in the Table 4 placed below.

Table 5: Table mentioning justification for modification in reservation in TPS-11

Reservation type	Reservation No.	As per IDP/DP report within scheme (Sq.M.)	As per TPS-11 layout (Sq.M.)	Justification
Burial Ground/ Crematorium	DP_238_BG/ C (P)	11153	11200	As per DP report, total area under this reservation is 1.6966 Ha. Part area 1.1153 Ha lies in TPS-11. Remaining area lies outside the scheme. Minor modification done due to realignment of adjoining water channel. The reservation is rearranged at its location to make it of proper shape with marginal increase in area deriving access from same 36 M and 27 M wide road.
Elevated/ Ground Service Reservoir	IDP_179_ES R / GSR	1100	1100	Minor modification due to shift of adjoining road (9 M DP road increased to 15 M). The reservation is rearranged at its location to make it of proper shape without change in area.
	DP_270_GSR 7	2900	2987	The reservation is rearranged at its location with marginal increase in area deriving access from same 45 M DP road.
Community centre	DP_239_CC	2850	3705	The reservation is rearranged at its location to make it of proper shape with marginal increase in area deriving access from same 24 M DP road.
Daily Bazar	DP_241_DB	1084	1100	The reservation is rearranged at its location with marginal increase in area deriving access from same 24 M DP road.
Electric Sub Station	DP_266_ESS	3309	3500	The reservation is rearranged at its location with marginal increase in area deriving access from same 45 M DP road.
Fire Station	DP_242_FS	10058	10100	The reservation is shifted along the same 45 M DP Road and provided in regular shape corner plot with minor increase in area.

Reservation type	Reservation No.	As per IDP/DP report within scheme (Sq.M.)	As per TPS-11 layout (Sq.M.)	Justification
General Hospital	DP_247_GH	5000	5420	The reservation is shifted towards corner along the same 36 M wide DP road within same block so as to accessible to all the public within scheme with minor increase in area.
Primary Health Centre	DP_257_PHC	1516	1600	The reservation is rearranged at its location with marginal increase in area deriving access from same 24 M DP road.
School	IDP_195_S	3800	4000	The reservation is shifted on other side of 9M DP road (which is increase to 15 M in TPS-11) and provided regular shape plot on same corner plot. The land so release, FP is anchored at the OP.
	DP_258_S	3966	4200	The reservation is rearranged at its location with marginal increase in area deriving access from same 24 M DP road.
Sewerage Treatment Plant	DP_260_STP 6	17445	20166	The reservation is relocated nearby adjacent to existing Kolkhewadi river with around 2700 sqm increase in area.
School Playground	DP_259_SPG	5969	6455	The reservation is rearranged at its location to make it of proper shape with increase in area deriving access from same 24 M DP road.
Playground	IDP_186A_P G (P)	13120	12400	As per DP Report, total area under this reservation is 3.68 Ha. Area provided in TPS-10 is 2.44 Ha. Remaining area 1.24 Ha is provided in TPS-11. Minor modification due to increase in road width from 9M to 15M. The reservation is rearranged at its location to make it of proper shape.
	IDP_190_PG	6200	6200	The reservation is shifted on other side of 9M DP road (which is increase to 15 M in TPS-11) and provided regular shape plot. The land so release, FP is anchored at the OP.

Reservation type	Reservation No.	As per IDP/DP report within scheme (Sq.M.)	As per TPS-11 layout (Sq.M.)	Justification
	IDP_210A_PG (P)	22308	24787	As per DP report, total area under this reservation is 2.49 Ha. Out of this, 0.2523 Ha is provided in TPS-10. In TPS-11, part area of this reservation (1.0172 Ha) is located on Forest land (S. No. 137). As the area is landlocked with Road and forest, 1.2562 Ha is provided at that location. Remaining area provided in two other location one in Village Palaspe (FP-91 of 5521 sq.m.) and other is located in Village Shirdhon (FP-137 of 6704 sq.m.) with increase in area.
	DP_250_PG	23399	23400	The reservation is rearranged at its location with marginal increase in area deriving access from same 36 M DP road.
	DP_251_PG	17004	17010	The reservation is rearranged at its location with additional adjacent 20M layout road and provided regular shape corner plot. The land so release, FP is anchored at the OP.
	DP_252_PG	17386	17400	The reservation is rearranged at its location to make it of proper shape with marginal increase in area deriving access from same 45 M DP road.
	DP_253_PG	14647	14650	The reservation is rearranged at its location to make it of proper shape deriving access from same 45 M DP road.
	DP_255_PG	13705	13705	The reservation is rearranged at its location to make it of proper shape deriving access from same 36 M DP road.

Reservation type	Reservation No.	As per IDP/DP report within scheme (Sq.M.)	As per TPS-11 layout (Sq.M.)	Justification
	DP_297_PG	16163	19287	The reservation is rearranged at its location with marginal increase in area deriving access from same 36 M DP road.
Park	IDP_186_P	23600	26817	Minor modification due to increase in road width from 9M to 15M. The reservation is rearranged at its location with increase in area.
	IDP_226_P	5300	5300	The reservation is rearranged at its location with minor shift to make it of proper shape with marginal increase in area.
	DP_248_P	23699	8429	This complete reservation is under MMC Karanjade interchange, and MSRDC is acquiring the land required for MMC. As per the geometry of Karanjade interchange, 2.42 ha circulation space is falling within TPS-11 boundary. However, as suggested by Director of Town Planning, DP-248_P reservation is provided at FP-1232 admeasuring 8203 Sq. M. Remaining area of said park reservation is considered to be provided at circulation space in interchange of MMC.
	DP_249_P	23992	24000	The reservation is rearranged at its location to make it of proper shape with marginal increase in area.
Growth Centre	IDP_210_GC (P)	352600	326207	Total Report Area =46.54 Ha. Out of this, 11.28 Ha is provided in TPS-10. 32.62 Ha provided in TPS-11, which is 2.64 Ha less than required as area is landlocked due to Forest, railway acquisition and MMC. This reduced area under GC is added in reservation DP_246_GC & DP_293_GC(P).

Reservation type	Reservation No.	As per IDP/DP report within scheme (Sq.M.)	As per TPS-11 layout (Sq.M.)	Justification
	DP_243_GC	164349	168590	The part of this reservation is under EP-08, shown as forest. As per 7/12 extract, that land parcel is private ownership and there is no remarks of forest on 7/12 extract. Hence, the area under EP is included in adjacent GC reservation and final plot provided in scheme for the respective land parcels. The reservation is rearranged at its location to make it of proper shape with increase in area.
	DP_245_GC (P)	92395	98436	Total Report Area =13.7029 Ha. This reservation is partly (9.2395 Ha) in TPS-11. Remaining area is outside the scheme. The reservation is rearranged at its location to make it of proper shape with marginal increase in area.
	DP_246_GC	93896	115718	The reservation is rearranged at its location to make it of proper shape with increase in area. (approx. 2.18 Ha in addition in lieu of area reduction in reservation IDP_210_GC)
	DP_267_GC (P)	113340	113068	Total Report Area =40.6747 Ha. This reservation is partly (11.334 Ha) in TPS-11. The reservation is rearranged at its location to make it of proper shape with marginal decrease in area due to addition of 20 M road towards the landlocked LDZ (Limited Development Zone).
	DP_291_GC (P)	12610	12617	Total Report Area =20.6806 Ha. This reservation is partly (1.26 Ha) in TPS-11. The reservation is provided at its location marginal increase in area.

Reservation type	Reservation No.	As per IDP/DP report within scheme (Sq.M.)	As per TPS-11 layout (Sq.M.)	Justification
	DP_293_GC(P)	4897	16081	Total Report Area =7.12 Ha. This reservation is partly (0.4897 Ha) in TPS-11. The reservation is provided at its location without change in area. However, FP- 272 is considered under this reservation in lieu of reduction in IDP_210 GC & DP_267_GC (P) reservation.
Muilti Modal Corridor (MMC)	126 m wide proposed road & Part of Karanjade Interchange	373035	500263	<p>In DP, area under MMC was 37.30 Ha.</p> <p>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 from Divisional Office, Panvel. (Mojani date; Derawali-22/04/2023, Nandgaon-27/04/2023, Kudave-26/05/2023, Vadavali-03/06/2023 and Palaspe-13/06/2023). In accordance, the latest notification dt 10.08.2023 and updated JM sheets and JM plans area under MMC admeasures 50.0263 Ha.</p> <p>Thereafter, the details of MMC as followed in the draft sanction of TPS-11 has been informed to Maharashtra State Road Development Corporation Limited (MSRDC) vide letter dated 21/05/2024.</p>
Proposed DP roads		399507	403042	The road area is changed due to increase in road width at some locations. The DP road is widen to next level as per availability of area 15M to 24M, 12M to 15 M and 9M to 15M. The alignment of road is slightly modified without changing entry and exit locations.

2.9 Lands falling within the Urban Village Zone

As per sanctioned DP, the 200 m around the Gaothan 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 and 'limited development zone' is having the FSI as 0.20. In the TPS 11, at eight locations urban village zones are existing. 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 I' 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.

2.10 Meetings with Land-Owners as per Rule No. 11 by SPA, NAINA

As specified in Rule No. 4(1) of Maharashtra Town Planning Scheme Rules 1974, authority has to call for meeting of owners of land included in the draft scheme. VC & MD CIDCO dtd. 31.03.2023 approved the proposal to conduct land owners meet of TPS 11. In accordance, owners meet was conducted on 19th, 20th and 21st April 2023 at NAINA office, Floor No. 8, Tower No. 10, CBD Belapur Railway Station Complex, CBD Belapur, Navi Mumbai-400614.

All the landowners in Town Planning Scheme no. 11 were invited by:

1. Sending letters through Registered post or by hand delivery.
2. The notice regarding owner's meet was published in two local newspapers namely 'Krushival' and 'Newsband', dated 05.04.2023.
3. Notice along with schedule of public meet was displayed in respective Gram Panchayat offices.
4. Notice along with schedule of public meet was displayed at CIDCO's NAINA office.
5. Notice along with schedule of public meet was uploaded on CIDCO's official website.
6. For the available contact numbers, details of meeting informed via bulk messages.

The plans and details of Town Planning Scheme no.11 depicting benefits to the land owners, commitment to the landowners during earlier meetings and way forward were displayed at the entrance of NAINA office.

There were overall 2147 land parcels (7/12) in the scheme. Before schedule of owners meet, 10 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 973 numbers. The 973 land owners of final plot were invited by sending 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 Nandgaon & Kudave were invited on 19th April, the land owners from village Derawali, Palaspe & Shirdhon were invited on 20th April and land owners from village Vadavali & Turmale were invited on 21st April between 10 am to 5 pm.

On all the three days, land owners from village- Derawali, Palaspe, Shirdon, Kudave, Turmale, Vadavali & Nandgaon of Taluka Panvel have attended the owners meet individually or in groups. On 19th April, 142 land owners have attended the meeting and 81 & 98 land owners have attended the meeting on 20th April & 21st April respectively. Another 85 landowners visited the office during subsequent week. Thus, in all 406 owners out of 973 i.e., @ 42 % owners have attended the meeting.

All the owners participated in public meet were shown location of their final plot and their original land with the help of flex sheets displayed in meeting room and the entitlement statement showing area details on A3 size booklets kept for display. 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.

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 requested to give better shape to the plot on larger road etc. Majority of land

owners expressed their satisfaction during the meet and overall response to the scheme was positive.



Figure 3: Glimpses of Landowners meet of TPS 11

The owners were requested to submit their written suggestions/ objections within 7 days i.e. till 04th May 2023, so that the same can be considered by CIDCO before seeking consultation from Director of Town Planning. However, many applications/ suggestions received after given time of 7 days. Hence, applications received till the discussion with management are considered at this stage.

2.11 Suggestion/ Objections summary

The land owners meet got overwhelming response of suggestion/ objections submitted by land owners and other applicants. The suggestions / objections received from applications received from 19.04.2023 to 30.05.2023 are considered. Total of 620 suggestions-objections applications are received in context of Public Meet and Draft Scheme of TPS 11. The details of applications are tabulated in table 6 below;

Table 6: Details of Applications received during Owners meet

Sr. No.	Type of Applications	No. of Applications
१	Plan related	८९
२	Ownership Change	२०
३	Court case	४
४	General	१२
५	Objection to NAINA/TPS	४९५
६	TOTAL	६२०

Suggestions/Objections are reviewed and the demand raised by land owners during owners' meet are as below;

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. Some land owners wanted to have their final plot divided according to the transactions and sub-divisions happened thro' part sale of land parcel, mutual sharing / amalgamations amongst family members etc.
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. The time limit for suggestion-objection shall be increased to discuss and submit their objection.
11. Exclusion of land from TPS which are developed on site with or without permission and lands for which development permission proposal is submitted.

Other than above referred queries, some landowners/developers also requested final plot equal to 60% of their original land. These landowners were explained the land use composition of 60% to be utilized by planning authority.

The Decisions drawn for suggestions /objections based on consideration of applicants request to protect their structures. The care was taken that this shall not affect the planning of draft layout plan and the other final plots in the scheme. With this effect, total number of changes required to be carried out in Draft Layout Plan of TPS-11 are 63 out of 109.

2.12 Reshaping and realignment of the Sanctioned DP reservations in TPS-11 post publication

Director Town Planning vide जा.क्र. वि.यो.नैना/नरयो क्र.11/ कलम ६१(१)/ प्र.क्र. ३४५/२३/ टिपीव्ही-३/५१४८, dated 03/10/2026 had in principle approved the suitable amendments to sanctioned IDP/ DP while making provision of draft TPS 11, in accordance with provision of section 59 (2) of the MR&TP Act, 1966. Now after Publication of the scheme under section 61(1) dated 11.10.2023; while reviewing the suggestions/ objections, changes required to be made in shape and proportion of some plots which lead in revision of fewer adjoining DP reservations, keeping the area more than sanctioned DP reservation area.

Also, with respect to the latest PWD notification dtd. 10.08.2023 and Joint Measurement (JM) Plan of MMC from Divisional Office, Panvel (Mojani date; Derawali-22.04.2023, Nandgaon-27.04.2023, Kudave-26.05.2023, Vadavali-03.06.2023 and Palaspe- 13/06/2023); there are some minor revision in DP reservations has been made for the betterment of the scheme without any change in location and area. Hence,

the proposal for reshaping and realignment of the DP reservations within the scheme boundary under section 59(2) of the act has been initiated once again dtd. 10.01.2024.

2.13 Consultation with Director of Town Planning, Maharashtra

After carrying out necessary changes arising out of valid suggestions, the draft TP Scheme no. 11 was submitted to VC&MD for sanction on 01.01.2024 under Sub-section (2) Section 68 of the Act in accordance with powers delegated to him vide notification dated 13.09.2017.

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 dated 01.01.2024. The Director Town Planning Office, Pune vide letter No. जा. क्र. प्रा. ना. र. यो./नरयो क्र. ११/नैना/कलम ६८(१)/१८२५ दि. २६.०३.२०२४ had offered his consultation.

As per suggestions given by DTP, necessary compliance is done and all plans, Special DCPR and Report of Draft TPS-11 is prepared for sanction.

2.14 Land use distribution in TPS- 11

In TPS-11, total scheme area is 591 Ha. Out of 591Ha, 125 Ha area falls in non-developable areas such as rivers, railway corridor, existing highways, forests and MMC. The net area of scheme or developable land is 466 Ha. The land use distribution in TPS-11 is as under:

Table 7: Land use distribution in TPS-11

Land use	Area (in Ha)	% on Net scheme area	Total percentage on Gross Area
Final Plots	202.23	43.3%	34.2%
Growth Centre	83.48	17.9%	14.1%
DP/IDP Road	40.05	8.6%	6.8%
Layout Road	43.72	9.4%	7.4%
DP/IDP Amenity	6.91	1.5%	1.2%
Layout Amenity	17.26	3.7%	2.9%
DP/IDP Open Space	21.98	4.7%	3.7%
Layout Open Space	21.26	4.6%	3.6%
EWS/LIG	13.08	2.8%	2.2%

Land use	Area (in Ha)	% on Net scheme area	Total percentage on Gross Area
Sale Plot	16.63	3.6%	2.8%
Total Net scheme area	466.6	100.00%	-
MMC	50.03		8.5%
Forest	31.46		5.3%
Proposed water channel	17.46		3.0%
Railway	3.02		0.5%
Existing Roads	22.78		3.9%
Gross Scheme area	591.35		100.00%

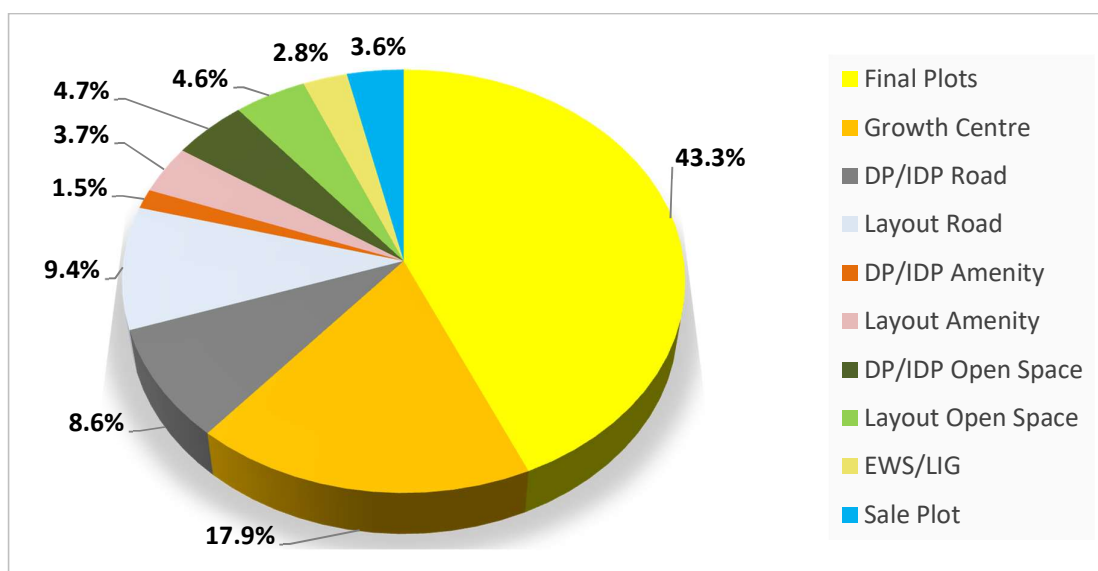


Figure 4: Pie chart showing percentage distribution of Landuse of TPS-11

As far as possible the principles of providing Layout amenities, layout Open space and EWS at neighborhood level is attempted to achieve. All the IDP/DP reservations falling within the scheme are either retained or provided with increase in areas wherever possible.

As per Section 64 (g-1) (i), the EWS provided in the scheme is 13.08 Ha (2.8%) and as per 64 (g-1) (ii), the total amenities provided in scheme is 24.17 Ha (5.2%), total open space is 43.24 Ha (9.26%), sale plot area is 16.63 Ha (3.56%) and total roads area is 83.77 Ha (17.95%) of Net/ Developable scheme area of TPS-11.

2.15 Sanctioning of the Draft Scheme under Section 68(2)

The draft Town Planning Scheme No. 11 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-11/Consult. 68(2)/2024/37 dated 10.01.2024. After obtaining the remarks of the Director of Town Planning, vide letter जा. क्र. प्र. ना. रा. यो./नरयो क्र. ११/नैना/कलम ६८(१)/१८२५ दि. २६.०३.२०२४, 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-11/Draft Scheme/2024/115 dated 18.07.2024 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, dated 19.07.2024.

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Chapter 3 Arbitration

3.1 Appointment of Arbitrator by the Govt.

The State Government has appointed Shri. Pradip L. Gohil, Joint 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 draft scheme No. 11 vide Urban Development Department Notification No. TPS १२२४/१३४३/प्र क्र-७८/२४/न. र. यो.-११/नवि-१२, dated 14.08.2024. Gazette Publication dated 10-16 Oct 2024.

3.2 Arbitration Proceedings

The Arbitrator has then entered upon the duties w.e.f. 08.10.2024 by publishing a notice in the Maharashtra Government Gazette, Extraordinary, Part II, dated 11.10.2024. (Annexure 7) The same notice in English has been published in daily Newspapers, Marathi newspaper '*Punya Nagari*' and '*Nave Shahar*' dated 27/11/2024 (Annexure 9) for information of the land owners and public.

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 (SPA) i.e NAINA, CIDCO. The demarcation and measurement work might have not been carried out due to non-cooperation from the land owners. The Arbitrator has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the Final Plots 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. 11 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 05.12.2024 to 09.05.2025. This special notice in form No. 11 is for communicating the land owners, all the details of their plots regarding ownerships, tenure, areas of their original plots and the similar details of allotted final plots in lieu of their original plots. Further, this special notice is also for informing them regarding the valuation of their original plots, semi-final and final valuation of their allotted final plots and the compensation, contribution and the net demand from them as estimated

by the SPA, NAINA in the sanctioned draft scheme. 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 out in number of sessions. First during 16.12.2024 to 02.06.2025. The land owners from all these seven villages had objected to 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 and they were never told before regarding the payment of contribution levied by it in the scheme. This issue was then taken to agitation by all the villagers. In the initial stage number of landowners demand to withdraw scheme, they were not interested in joining the TPS scheme. However, later their opposition became weak. Many of them later separately sent the letter to modify the draft scheme and save their houses. 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.

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 for want of proper addresses/phone numbers etc. Hence, the general public notice was published in the local newspapers asking to attend for hearing or submit letter of their say to Arbitrator upto 30 June 2025. The hearing of the land owners who appeared have been completed up to 30th June 2025 Some of the land owners were coming after this schedule, and submit their request letter to Arbitrator.

The Arbitrator has heard all the land owners who appeared before him in response to the notice in Form No. 11 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, District Raigad for government lands Project Director National highway, PWD for land under their ownership, Superintendent Engineer, MSRDC for Multimodal corridor, DGL GAIL Bhawan, Deputy

Conservator of Forest, Raigad for forest land within scheme, Chief Planner NAINA, CIDCO for authority plots and concerned stakeholders along with officials from GM Project Pipelines of Bharat Petroleum passing through the TPS were heard on 13th and 14th May 2025, Grampanchayat of Shirdhon, Palaspe, Kudave, Nandgaon, Vadawali, Derawali and Turmale were also called for hearing.

The Special Planning Authority, NAINA (CIDCO) has also been given hearing on 05.05.2025 before finalization of the layout of the scheme. The SPA, NAINA has shown its general acceptance to the scheme layout. After the hearing, CIDCO by its letter CIDCO/NAINA/PLNG/DP/TPS-11/2023/642 dated 07.10.2025 & 06.11.2025 has requested to change in scheme to save various structures of landowners with map surveyed by TILR.

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 27.10.2025 under his order bearing no. ARB/TPS-11/GEN/2025/1217.

3.3 Landowners' Hearing by Arbitrator

During the hearing of the land owners, some 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.

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, 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 generally allotted final plots exactly to the extent of 40 % in area of their original land holdings. However to retain existing houses intact few final plots are provided more area than 40%. 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 IDP/DP and scheme roads, IDP/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 utilize full potential of their original holdings in terms of FSI. The lands outside the 200 m periphery around village gaothan are at present permissible with the FSI of only 0.20 plus the premium FSI of 0.30. However, due to the inclusion of their lands in the town planning scheme, these land-owners have been allowed to consume base FSI of 1.00 without any premium. Hence, it is appropriate to finalize this scheme on the basis of 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.

Chapter 4 Preliminary Scheme

The layout of the Preliminary NAINA Town Planning scheme No. 11, has been then finalized and accordingly modified by the Arbitrator in light of the requests and points/issues raised by the land owners during the hearings and by 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 Act.

The Town Planning Scheme No. 11 is prepared for implementing the proposals of the sanctioned Interim Development Plan and 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.

The scheme so selected is adjoining to the already published TPS10 and lies along Mumbai- Goa Highway. The area so delineated excludes revenue gaothan boundary and densely developed areas around the gaothan. Urban village area (200m from Revenue Gaothan Boundary) of villages 'Girvale' which is outside the scheme area lies within the scheme boundary.

The layout of the Draft scheme and the overall road pattern proposed therein are generally well in order except one or two locations and acceptable from planning point of view. It is observed that the road circulation pattern is so framed that it is well coordinated with the road networks of the adjoining schemes. Other hierarchical roads 45m, 36m, 27m, 20m, and 15m are well in order.

4.1 Observations of Arbitrator on Sanctioned 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 also made some observations in the sanctioned draft scheme. The draft scheme prepared by the SPA, NAINA (CIDCO) and has been sanctioned under section 68(2) of the said Act reveals that:

4.1.1. Scheme Boundary/ Village Gaothan

Urban Village area of Derawali, Palaspe, Shirdhon, Kudave, Nandgaon, Turmale and Vadavali are partially inside Scheme area. Total area under the scheme is approx. 591.67 Ha

4.1.2. Reconstituted Plots

- a. Total area under the scheme is 591.67 Ha.
- b. All the reconstituted final plots are reduced in areas to the extent of 40% of their original plot areas, where land use zone is as per Regulation 1 of sanctioned Special DCPR.
- c. All the roads proposed in the sanctioned IDP/DP as detailed above have been incorporated in the scheme. Their alignments have been kept as it is.
- d. All the reservations of public sites proposed in the IDP/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.
- e. As per section 64 (g-1) of the said Act, the lands under roads, social infrastructural sites, sites under open spaces, play grounds, parks etc. shall not admeasure more than 40 percent of the scheme area. The SPA, NAINA has considered here that IDP/DP reservations of growth centers are city level reservations and do not fall under the category of section 64 (g-1) of the said Act.
- f. The forest lands of the State Government have been maintained even by adding open lands around them. However, some portions have been used to pass the IDP and the scheme roads through them. Hence, the total forest land has been reduced.
- g. 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 except few.
- h. The Gurcharan Lands are allotted to the Gram Panchayats by the Government for grazing of the cattle. It is observed that in the draft scheme, the FPs in lieu of them are proposed for residential purpose with FSI of 2.5.

4.1.3. Observations regarding Original Plot

It was observed during the Arbitration process that some survey number land included in Draft Scheme are outside the Scheme boundaries. The details of those land is as follows:

Table 8: Survey No. outside the TPS boundary

Sr. No.	Village	Survey No.	OP No.
1	Shirdhon	1/6	576
2	Shirdhon	192/A	613
3	Shirdhon	82/1	496
4	Shirdhon	82/2/4/6/13	497
5	Shirdhon	82/3	498
6	Shirdhon	82/7	499
7	Shirdhon	82/8	500
8	Nandgaon	1/4	1376
9	Nandgaon	34(p)	1868
10	Nandgaon	6/6/A	1375

So no FPs are allotted to these OP.

Further, it has observed that Survey No. 12/6 of Nandgaon, which has been assigned OP No. 1965 and included within the JNPT road area in the Draft TPS Plan does not appear on the map provided by the Department of Land Records. However, the 7/12 extract for the said land exists and indicates that the land is under private ownership.

It has also observed that the Survey Nos. 48/17 (O.P. No. 1335) and 52/3 (O.P. No. 1393) situated at Nandgaon despite being depicted under their respective survey numbers in the Draft Town Planning Scheme (TPS) plan do not appear in the map provided by the Department of Land Records. Nevertheless, the 7/12 extracts for these parcels of land are in existence and indicate private ownership. Consequently, the ownership of these lands was duly taken into consideration during the arbitration proceedings, and Final Plots (FPs) have been allotted to them, FP as mentioned in Tables 'A' and 'B'.

4.1.4. Final Plots

a) The area of all reconstituted Final Plots has been reduced to 40% of their original plot area.

b) The permissible FSI is derived by dividing the OP (Original Plot) area by the FP (Final Plot) area. Since most Final Plots constitute exactly 40% of the OP, the FSI works out to a maximum of 2.5.

c) The proposal of 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.

d) All reservations of public spaces proposed in the IDP/DP for various infrastructure facilities falling within the scheme area have been incorporated into this scheme. However, these have been readjusted while retaining their respective areas and utility values to align with the layout of the scheme.

e) In the draft scheme, SPA has used forest lands to build IDP/DP and scheme roads resulting in a reduction of total forest Land.

4.1.5. Road Network

- a) It is observed that the road circulation pattern is so framed that it is well coordinated with the road networks of these adjoining schemes
- b) All the roads proposed in the sanctioned IDP/DP have been incorporated in the scheme

4.1.6. Open Spaces

- a. The recreational spaces in the form of Open Spaces, Parks, and Play Grounds in addition to those proposed in the IDP/DP are provided in the scheme at 81 different sites having aggregate area of 23.94 Ha.
- b. The non-buildable IDP/DP reservations in the form of Parks, Play Grounds and City Parks included in the scheme are proposed at 22 sites in the scheme having aggregate area of 23.75Ha.

4.1.7. Social and Physical Infrastructure

- a. The 104 sites as Amenity Plots have been proposed at various places in the scheme aggregating to area of 16.63 Ha. This is in addition to the IDP/DP reservations.
- b. 2 sites for Schools/Education Purpose have been proposed in this scheme under IDP/DP school reservations of aggregate area of 0.87 Ha.
- c. 1 sites of primary health center have been proposed in the scheme with total area of 0.16 Ha.
- d. There are 3 existing sites of Crematorium in the scheme area. All are maintained in the scheme and amenity is proposed adjoining to them for the extension of this crematorium.
- e. The percentage of lands under IDP/DP/Scheme roads, social infrastructure, utilities IDP/DP/Scheme Amenities, IDP/DP/Scheme open spaces proposed in

the draft scheme is at 36.95 % of the net scheme area which is above the cap of section 64(g-1) of MR&TP act.

4.1.8. Growth Center

- a. The IDP reservation of IDP 210_GC, DP 243_GC, DP 245(P)_GC, DP 246_GC, DP 267(P)_GC, DP 291(P)_GC and DP 293(P)_GC are situated at various parts of the scheme along 20m, 27m, 36m & 45m wide IDP/DP/ Layout road.
- b. 7 sites for IDP/DP reservations of Growth Center at village Palaspe, Derawali, Shirdhon. Nandgaon, Vadawali, Turmale has been proposed in this scheme admeasures to 84.10 Ha and is 17.95% of the net scheme area. The location of Growth center is kept as per the IDP/DP reservations.

4.1.9. Plots for EWS/LIG

- a. 10 sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 9.27 Ha.
- b. The area under EWS/LIG housing is of 9.27 Ha and 1.98% of the net scheme area and is well below the limit of 10% laid down as per clause (i) of section 64(g-1) of the Act.

4.1.10. Forest

- a) The Forest Lands exist in the scheme area 31.45Ha is contiguous land parcels and FP Area of these lands is 31.45 Ha. These lands do not have any forest tree cover except few shrubs. The scheme roads as well as the IDP roads pass through some of them wherever necessary. The remaining forest lands are maintained in the draft scheme and the scheme open spaces are provided around them to act as their buffers so as to protect these forest lands from the possible encroachments. As some of the forest lands have been considered necessary to utilize for crossing of the proposed roads in view of continuity and proper circulation, sufficient open areas have been located adjacent to these forest lands to maintain plantation in the Preliminary scheme.
- b) The land under Government forest falling in the scheme area admeasures 31.45 (in plan). The shape of Forest land is irregular. At many locations, some area as open space is added to make these Forest land parcels of regular shape. As far as possible Original Plot (OP) area is retained as the Final Plot (FP) in case of forest. Only IDP roads and at some location layout road is passing through these

lands in order to connect adjoining areas. Now the FPs designated for Government Forest admeasure in all 31.45 Ha

4.1.11. Development control and promotion regulations

- a. The scheme area is predominantly included in Residential Zone as per the provisions of sanctioned IDP/DP. The area fronting the Goa Highway is included in mixed land use zone.
- b. 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.
- c. Though the lands situated within 200 m from gaothans of villages Shirdhon, Palaspe, Kudave, Nandgaon, Vadawali, Derawali & Turmale are already permissible for FSI of 1.00, they have not been given required weightage in the draft scheme.

4.2 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.

4.2.1. Final Plots to land owner

- a. As per request of the land owners, the final plots have been amalgamated, subdivided or shifted according to their new ownership data. This has been considered wherever possible to their satisfaction.
- b. To retain existing houses intact few final plots are provided more area than 40% of their original holding.
- c. Attempt has been made to allot buildable FP to every FP holder. So the minimum size of FP has been restricted to 40 Sqm, so, if an individual's OP (Original Plot) is smaller than 100 square meters, an FP is not allotted to them. Instead, they will be provided with monetary compensation.

- d. The Gurcharan Lands are allotted to the Gram Panchayats by the Government for grazing of the cattle. It is observed that in the draft scheme, the FPs in lieu of them are proposed in residential zone with FSI of 2.5. Now Agricultural activities will be continued in the scheme area herein after and hence provision of any gurucharan land is not needed, so these lands now in Preliminary Scheme are allotted to Government of Maharashtra and included in Public Semi-public Zone.
- e. There are temples exist in various original plots .These existing temple which are in FP No.1015, 1109and 1135 are retained as amenity spaces.

4.2.2. Open Space

- a. There are 64 layout open spaces in the preliminary scheme with total area of 23.94 Ha.
- b. There 22 sites of IDP/DP reservation of open spaces in the scheme with total area of 23.75 Ha.

4.2.3. Social and Physical Infrastructure

- a. The existing crematorium were included as existing amenities in the draft scheme. In the Preliminary Scheme, existing crematorium has been designated to their actual use and amenities are provided adjoining to them.

4.2.4. Growth Center

The shape and area of reservation of Growth Centre is modified considering authorized permission and to give access to existing development adjoining to scheme area at two places, However the total area of Growth centre as per sanctioned DP is increased in scheme.

4.2.5. Plots for EWS/LIG

10 sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 9.27 Ha. And is well below the limit of 10% laid down as per clause (i) of section 64(g-1) of the Act.

4.2.6. Plots for Sale Purpose

There are 20 Sale plots now proposed in the preliminary scheme 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. Its aggregate area is 11.97 Ha.

4.2.7. Development control and promotion regulations

The Layout of the Preliminary Scheme is therefore accordingly finalized 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: (Area of OP divided by Area of FP) + (0.25 (Area of OP minus Area of FP)) divided by Area of OP.

$$\text{Eligible FSI} = \frac{\text{Area of OP}}{\text{Area of FP}} + \frac{(\text{Area of OP} - \text{Area of FP})}{\text{Area of OP}} \times 0.25$$

The original plot-wise decisions for the land owners on the basis of their hearing and considering the draft scheme proposals are as given in the 'Table A' appended to this report of the Preliminary Scheme. 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.

4.2.8. Modification in IDP/DP Reservations included in the Scheme

The scheme has incorporated all the IDP/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 IDP/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 IDP/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 without reducing their area as given hereunder.

The DP reservation of DP_250_PG is reshaped Partly to accommodate final plot, some area in proposed within 200m distance as well as adjacent to Gaothan area and some area at other location while maintaining the area to accommodate changes in final plots adjacent to it. Further DP Reservation of DP_255 is shifted to near Kudave village as per demand of resident of Kudave maintaining the area. DP reservation of 257_PHC and DP reservation of 239 of community centre is relocated nearby to save houses.

4.3 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 14.05.2025 and there suggestions thereafter the layout of the draft scheme has been modified and finalized by the Arbitrator with modifications as stated above. The Preliminary Scheme has been accordingly drawn up as per sub-section (7) of the Section 72 of the Act as appearing in the Plans no. 3 and 4 read with Tables A & 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 with respect to sanctioned IDP/DP and now provided in the Preliminary Scheme in the award drawn up by the Arbitrator is as given in the following tables

Table 9 Details of IDP/DP Reservations in Draft Scheme and Preliminary Scheme

Sr. No.	DP/IDP Reservation	DP Reservati on No.	Draft Scheme		Preliminary Scheme		Remarks
			FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
1	Growth Center	IDP_210_G C	21	15848	21	12284	Area is reduced
2			26	18718	27	15427	Area is reduced

Sr. No.	DP/IDP Reservation	DP Reservation No.	Draft Scheme		Preliminary Scheme		Remarks
			FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
3			29	110413	31	90382	Area is reduced
4			30	31409	34	46110	Area is Increased
5			31	382	35	382	Kept as per Draft Scheme
6			36	149437	40	103510	Area is reduced
7			-	-	49	15864	Newly Reconstituted
8			-	-	70	6636	Newly Reconstituted
9			-	-	72	21816	Newly Reconstituted
10	Growth Center	DP_246_GC	108	87922	103	87911	Area is reduced
11			-	-	258	8129	Newly Reconstituted
12	Growth Center	DP_293_GC	276	11185	274	11185	Kept as per Draft Scheme
13			277	4897	275	4897	Kept as per Draft Scheme
14			278	4140	276	4140	Kept as per Draft Scheme
15			279	88	277	88	Kept as per Draft Scheme
16	Growth Center	DP_291_GC	280	2734	278	2734	Kept as per Draft Scheme
17			281	5654	279	5654	Kept as per Draft Scheme
18			294	11829	291	11829	Kept as per Draft Scheme
19	Growth Center	DP_245_GC	602	98436	612	103171	Area is Increased
20			631	1049	641	1768	Area is Increased
21	Growth Center	DP_267_GC	632	74080	642	121871	Area is Increased
22			719	37940	-	-	Merged with FP No. 642
23	Growth Center	DP_243_GC	722	168590	733	165235	Area is reduced
Total Growth Center				834750		841023	Area is Increased
24	School	IDP_195_S	24	4000	25	4000	Kept as per Draft Scheme
25	School	DP_258_S	606	4200	616	4749	Area is Increased
26	Fire station	DP_242_FS	111	10100	106	10100	Kept as per Draft Scheme
27	Burial Ground/ Crematorium	DP_238_BG /C	510	11147	517	7598	Area is reduced
28	General Hospital	DP_247_GH	601	5420	611	5420	Kept as per Draft Scheme
29	Primary Health Center	DP_257_PH C	1053	1600	1216	1600	Kept as per Draft Scheme
30	Community Center	DP_239_CC	1054	3705	1014	3062	Area is reduced
31	Daily Bazaar	DP_241_DB	1137	1100	1140	1165	Area is Increased

Sr. No.	DP/IDP Reservation	DP Reservation No.	Draft Scheme		Preliminary Scheme		Remarks
			FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
32	Elevated/ Ground Service Reservoir	IDP_179_ESR/GSR	25	1100	26	1100	Kept as per Draft Scheme
33	Ground Service Reservoir	DP_270_GSR7	720	2987	731	3000	Area is Increased
34	Electric Sub Station	DP_266_ES S	721	3500	732	3500	Kept as per Draft Scheme
35	Sewerage Treatment Plant	DP_260_ST P-6	1227	20166	1245	21234	Area is Increased
36	Park	IDP_186_P	22	26817	22	11520	Area is reduced
37			-	-	23	12080	Newly Reconstituted
38	Park	IDP_226_P	445	5300	446	5300	Kept as per Draft Scheme
39	Park	DP_248_P	-	-	751	10437	Newly Reconstituted
40			1228	8429	1247	8403	Area is reduced
41			-	-	1261	3657	Newly Reconstituted
42	Park	DP_249_P	109	24000	401	24000	Kept as per Draft Scheme
43	Play Ground	IDP_186A_PG	20	12400	20	12408	Kept as per Draft Scheme
44	Play Ground	IDP_190_PG	23	6200	24	6200	Kept as per Draft Scheme
45	Play Ground	IDP_210A_PG	32	24787	36	11067	Area is reduced
46			33	0	37	1495	Area is Increased
47			94	0	89	5521	Area is Increased
48			140	0	120	10212	Area is Increased
49	Play Ground	DP_250_PG	-	-	810	3629	Newly Reconstituted
50			1005	23400	999	11459	Area is reduced
51			-	-	1009	11367	Newly Reconstituted
52	Play Ground	DP_251_PG	467	17010	470	17270	Area is Increased
53	Play Ground	DP_252_PG	112	17400	107	17400	Kept as per Draft Scheme
54	Play Ground	DP_253_PG	635	14650	645	14658	Kept as per Draft Scheme
55	Play Ground	DP_255_PG	1031	13705	1077	13913	Area is Increased
56	Play Ground	DP_297_PG	275	19287	273	18951	Area is reduced
57	School Play Ground	DP_259_SPG	607	6455	617	6456	Kept as per Draft Scheme

Table 10 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	176	15804	171	15003	Area is reduced
2	EWS	327	11706	-	-	Deleted During Reconstitution
3	EWS	329	16387	326	13107	Area is reduced
4	EWS	350	13154	348	11875	Area is reduced
5	EWS	390	18655	392	15050	Area is reduced
6	EWS	405	5831	409	5831	Kept as per Draft Scheme
7	EWS	425	5082	427	8405	Area is Increased
8	EWS	487	9904	491	9724	Area is reduced
9	EWS	567	5239	577	5240	Kept as per Draft Scheme
10	EWS	840	1051	864	555	Area is reduced
11	EWS	863	1622	-	-	Deleted During Reconstitution
12	EWS	901	2081	-	-	Deleted During Reconstitution
13	EWS	1047	10413	1042	7940	Area is reduced
14	EWS	1076	11268	-	-	Deleted During Reconstitution
15	EWS	1158	2582	-	-	Deleted During Reconstitution

Table 11 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	39	3265	43	3265	Kept as per Draft Scheme
2	Sale Plot	46	16005	49	-	Converted to Growth Centre
3	Sale Plot	78	4069	76	4069	Kept as per Draft Scheme
4	Sale Plot	87	3136	85	-	Converted to Layout Open Space
5	Sale Plot	157	7429	159	5998	Area is reduced
6	Sale Plot	159	6224	-	-	Deleted During Reconstitution
7	Sale Plot	209	8054	208	8054	Kept as per Draft Scheme
8	Sale Plot	229	1400	222	-	Converted to Layout Amenity
9	Sale Plot	234	5331	236	-	Converted to Layout Amenity
10	Sale Plot	252	14555	253	19948	Area is Increased
11	Sale Plot	259	6000	258	-	Converted to Growth Centre
12	Sale Plot	306	11389	302	13210	Area is Increased
13	Sale Plot	399	8360	403	7222	Area is reduced

Sr. No.	Layout Reservation	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq. M)	FP No.	Area (Sq. M)	
14	Sale Plot	444	17438	444	7060	Area is reduced
15	Sale Plot	509	7028	516	6465	Area is reduced
16	Sale Plot	512	2821	519	2822	Kept as per Draft Scheme
17	Sale Plot	528	3588	537	-	Converted to Layout Open Space
18	Sale Plot	589	4243	599	-	Converted to Layout Amenity
19	Sale Plot	670	50	-	-	Deleted During Reconstitution
20	Sale Plot	694	1149	-	-	Deleted During Reconstitution
21	Sale Plot	825	2036	835	-	Converted to Layout Open Space
22	Sale Plot	867	1640	-	-	Deleted During Reconstitution
23	Sale Plot	1002	4045	-	-	Deleted During Reconstitution
24	Sale Plot	1022	3578	-	-	Deleted During Reconstitution
25	Sale Plot	1026	1061	-	-	Deleted During Reconstitution
26	Sale Plot	1082	1000	-	-	Deleted During Reconstitution
27	Sale Plot	1111	3350	1111	3311	Area is reduced
28	Sale Plot	1133	6986	1136	6151	Area is reduced
29	Sale Plot	1176	4105	-	-	Deleted During Reconstitution
30	Sale Plot	-	-	53	4231	Newly Reconstituted
31	Sale Plot	-	-	181	1878	Newly Reconstituted
32	Sale Plot	-	-	227	3616	Newly Reconstituted
33	Sale Plot	-	-	372	6102	Newly Reconstituted
34	Sale Plot	-	-	442	3770	Newly Reconstituted
35	Sale Plot	-	-	469	8896	Newly Reconstituted
36	Sale Plot	-	-	958	1363	Newly Reconstituted
37	Sale Plot	-	-	977	2301	Newly Reconstituted

Table 12 User-wise Area Analysis of Plots Provided in the Preliminary Scheme

Sr. No.	Public Sites and Users		Draft Scheme		Preliminary Scheme		Remarks
	Users as per Section 64 (g-1) (i)		Area (Sq.m.)	Percentage	Area (Sq.m.)	Net Percentage	
1	EWS	EWS	130780	2.80%	92730	1.98%	Area is reduced
	Users as per Section 64 (g-1) (ii)						
2	A) Roads	Layout Road	437226	9.37%	428022	9.13%	Area is decreased due to change in road alignment

Sr. No.	Public Sites and Users		Draft Scheme		Preliminary Scheme		Remarks
	Users as per Section 64 (g-1) (i)		Area (Sq.m.)	Percentage	Area (Sq.m.)	Net Percentage	
3		DP/IDP Road	400508	8.58%	402115	8.58%	Area is increased due to change in road alignment
		Total Road Area	837734	17.95%	830137	17.72%	
5	B) Open Space	Layout Open Space	212567	4.56%	231976	4.95%	Area is increased
5		DP/IDP Open Space	219840	4.71%	237403	5.07%	Area is increased
		Total Open Space Area	432407	9.27%	469379	10.02%	
6	C) Amenity	Layout Amenity	172645	3.70%	166261	3.55%	Area is reduced
7		DP/IDP Amenity	41325	0.89%	37694	0.80%	Area is reduced
8		DP/IDP Public Utility	27753	0.59%	28834	0.62%	Area is increased
		Total Amenity Area	241722	5.18%	232789	4.97%	
9	D) Sale Plot	Sale Plot	166262	3.56%	119732	2.56%	Area is reduced due to planning requirements
Users as per Section 64 (h)							
		Green Belt		0.00%	7458	0.16%	Newly proposed landuse
10		Growth Centre	834750	17.89%	841023	17.95%	Area is increased
Plot against 7/12							
11	Plot against 7/12	Residential	2022300	43.34%	1738420	37.10%	Government and Industrial landuse are shown in different landuse
12		Existing Amenity		0.00%	3520	0.08%	Area is increased
13		Government / PSP		0.00%	101469	2.17%	Gurcharan and other Government Plots are allotted to Government.
14		Industrial		0.00%	249296	5.32%	Existing approved use shown as Industrial
		Total	2022300	43.34%	2092705	44.66%	
Total Developable Area (A)			4665955	100.00%	4685953	100.00%	

Sr. No.	Public Sites and Users		Draft Scheme		Preliminary Scheme		Remarks
	Users as per Section 64 (g-1) (i)		Area (Sq.m.)	Percentage	Area (Sq.m.)	Net Percentage	
15	Non-Developable Area against 7/12	Existing Road	227835		227128		Area is changed due to Boundary Correction by land record department
16		Forest	314611		314489		Ownership within forest land is shown as separate Final Plot
17	Non-Developable Area	MMC	500263		483457		Area is decreased as Part is of MSRDC is not acquired so considered in TPS area.
18		Proposed Water Channel	174589		175490		Area is increased due to Boundary Correction
19		Railway land	30171		30171		Confirmed as per draft scheme
		Total Non-Developable Area (B)	1247470		1230735		
		Total Area of TPS 11 (A)+(B)	5913425		5916688		Area is changed due to Boundary Correction by land record department

Note - Proposed Amenity area and Existing Amenity area is 5% Total developable area.

Note: - The Scheme has included the sanctioned IDP/DP reservations including Growth Centers which are falling in the scheme area. In addition to these IDP/DP reservations, there are several infrastructural sites provided in the scheme as detailed in the above table.

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

The Growth Centres, being city-level proposals of the IDP/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 & 2 which has been accepted by the State Government and the said schemes are accordingly sanctioned under section 86(1) of the said Act confirming this assumption. The physical infrastructure sites such as sewage treatment plant is not considered under section 64(g-1) (ii) which will act as city wide infrastructure facility.

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 IDP/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. It is noticed that 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 Preliminary Scheme drawn up provides FPs for EWS/LIG Housing will be utilized for this purpose. The SPA, NAINA shall tackle this issue at its level according to its policy in this respect.

During the hearing, the landowners who appeared before the Arbitrator in response to the notice in Form No. 11, served in accordance with Rule 13(3) of the Maharashtra Town Planning Scheme Rules, 1974, mainly raised the following general demands.

- a) To allot single final plot for their various original plots held in the same ownerships or in the family,
- b) To allot final plots covering as far as possible the portions of their original plots i.e anchored final plots,
- c) FSI would be granted equivalent to the reduction in areas of the original plots,
- d) Since the final plots allotted to them of reduced areas to the extent of 40 % of their original plots, the physical areas available for development are very small and therefore may not enable utilization of full FSI. In such cases, TDR facility would be allowed to them,

- e) Side and rear marginal distances would be relaxed at least in smaller or narrow plots so as to enable them to consume the permissible FSI without charging any premium.
- f) Recovery of contribution should be waived considering that 60% land is acquired,
- g) Possessions of final plots would be handed over immediately after the sanctioning of the scheme with proper access roads and free of any encumbrances over them,
- h) Infrastructure shall be provided as early as possible.

These requests are considered wherever possible and complied with to the satisfaction of the land owners. Special development control regulations in addition to the DCPR of NAINA are formulated so as to enable FP holders to consume the higher FSI and to make allotted final plots buildable. 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. The SPA, NAINA (CIDCO) can take suitable decision in this respect at its level. However, as an Arbitrator, I have a power to decide the percentage of the contribution to be levied on the land owners holding the final plots and if the receipt side of the finance of the Scheme is found to be sufficiently on higher side compared to the cost of the Scheme, such contribution can be reduced to its minimum level within the scope of the said Act. 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 preliminary TP Scheme Plan ; elsewhere. Original Plot numbers are maintained as per Draft Scheme. 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 draft scheme had proposed all the final plots eligible for residential development. In the IDP/DP, it is observed that the mixed Use Zone has been proposed

along the major roads. In the Scheme No. 11, such mixed use zone proposed in the sanctioned IDP/DP is along 60 m arterial road and along 45 m road. Additional higher level commercial activities are made permissible in the mixed use zone. 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 as 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 said variations made to the sanctioned draft scheme are of minor nature in view of the provisions of sub-section (7) (b) of Section 72 of the said Act. The cost of works included in the scheme is estimated in the draft scheme as can be seen from the Form no. 2 is of Rs. 4847.22 Crores/- .

In the Preliminary Scheme, 20m, 18m and 12m roads are modified in their alignments and the loops have been completed for better circulation. However, all other draft scheme roads and the works 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.

The percentage of lands under IDP/DP/Scheme roads, social infrastructure, utilities IDP/DP/Scheme Amenities, IDP/DP/Scheme open spaces proposed in the draft scheme was at 35.30% of the net scheme area. In the Preliminary scheme, this percentage is slightly increased and it is now at 36.95%. The infra-structural sites have been provided in the scheme in addition to the IDP/DP reservations mainly because the scheme area will be developed with higher FSI of 2.5 and will have higher population density. The IDP/DP does not propose infrastructure to cater the population expected in the scheme. On the contrary, the sanctioned IDP/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. 11, 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 no.12 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 seven villages are as recorded in Table B.

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 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. Hence, with due spirit of development of the scheme area in a proper manner as desired and considering the much reduced areas available to the land owners for consumption with higher FSI permitted therein in lieu of compensation, some regulations are relaxed in respect of narrow plots wherever necessary. Some of the other regulations are relaxed and proposed wherever necessary. The Special Development Control and Promotion Regulations to be made applicable within this scheme in addition to the DCPR of NAINA are therefore prescribed as given hereinafter for the proper and efficient implementation of the Scheme.

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

- 1) Plan No. 1 showing the location of the scheme area in the IDP/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 Land-use plan.

- 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 Original plots are the original holdings of the land-owners whose lands are included in the scheme as they exist on the date of declaration of the intention to make a scheme under section 60 (1) of the said Act. The Final Plots are the reconstituted plots allotted to the land owners in lieu of their original plots and further to the SPA, NAINA designated for social and service infrastructure and for IDP/DP & scheme roads in the preliminary scheme.

The Preliminary NAINA Town Planning Scheme No. 11, has been drawn up accordingly under sub-section (7) of Section 72 of the said Act on 17.11.2025. The notices in English and in Marathi regarding drawing-up of this preliminary scheme have been published in the Extra-Ordinary Gazette no.203, in Part II; dated 18.11.2025 (Annexure 10).

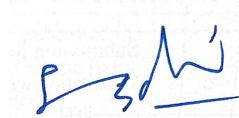
The original time limit of nine months from the appointment of the Arbitrator (As per Gazette Publication dated 10-16 Oct 2024) has expired on 09.07.2025. The Arbitrator has already applied to the State Government to grant three months' extension as provided under sub-section (3) of Section 72 of the said Act and also to consider time of code of Conduct vide his letter bearing no. लवाद/न.र.यो.11/सर्वसाधारण/२०२५/1212, dated 16.06.2025. The extended time limit of three months for State assembly election as requested shall expire on 20.11.2025.

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 dated: 17.11.2025 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 Schemes 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 18.11.2025 (Annx-11) as required under Rule 13 (9) that the Preliminary Scheme No. 11 has been drawn up.

The Preliminary NAINA Town Planning Scheme No. 11, is thereafter submitted by the Arbitrator to the State Government as provided under sub-section (5) of the Section 72 of the said Act for sanction on 13.03.2026 vide his letter bearing no. ARB/TPS-11/Pre-Sub/2026/1223; dated 13.03.2026.



(Pradip L. Gohil)

Arbitrator

NAINA Town Planning Scheme No. 11

13th March, 2026

NAINA TOWN PLANNING SCHEME NO.11

(At part of villages Derawali, Palaspe, Shirdhon, Kudave, Nandgaon,
Turmale and Vadavali)

PRELIMINARY SCHEME

Chapter 5 General / Common Decisions

The following General/Common decisions shall hold good and shall be applicable within the area of the NAINA Town Planning Scheme No. 11.

- 1) All the Final Plots have been defined and decided and as settled by the Arbitrator vide sub-section 4 of section 72 of the Maharashtra Regional and Town Planning Act, 1966 and they are as shown on the plans no. 3 & 4 in Red colour and their areas are as decided in Table 'B' of the Preliminary Schemes .
- 2) The SPA NAINA shall demarcate each and every Final plot, reconstituted in the scheme on the land as per the scheme plans Nos. 3 & 4 and handover their possessions to the owners as per 'Table B' free of all encumbrance.
- 3) 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 in Red colour 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, or as decided earlier by the revenue Department after following the due procedure
- 4) The Tenures, Ownerships, shares in the ownership 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. Section 101 of MR and TP Act 1966 empowers Arbitrator to transfer rights from Original Plot to reconstituted plot. However tenancy rights if any shall be considered as transferred only to the relevant portion of such Final plots proportionately as they exist in original plots.
- 5) It is the responsibility of original plot owner to give vacant possession of the land which he supposed to be handed over to Planning Authority or other land owner to whom final plot is allotted or another land owner to whom final plot is allotted in

TPS. If he fails to do so he will not be able to get possession of Final plot allocated to him in lieu of his original plot in the scheme.

- 6) 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 recorded by the Revenue Department in the respective 7/12 extract. This Tenure shall stand changed automatically after new tenure is attached subsequently to any Final Plot by the Competent Revenue Officer after following due procedure.
- 7) All rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred proportionately to the corresponding Final Plots and they will exist till the mortgagor terms are in force.
- 8) 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.
- 9) The lands if any for which no final plot numbers are allotted shall vest free of all encumbrances in the Special Planning Authority, NAINA (CIDCO) (which are generally the lands under roads/ accesses/lakes/nallas etc.).
- 10) 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, by the SPA, NAINA(CIDCO) All the existing village roads, Other District Roads, Major District Roads, Gram Panchayat Roads or Zilla Parishad Roads have been deleted, substituted or replaced by the scheme roads and the DP roads as shown on Plan no. 3 and 4 which will be developed by SPA, NAINA (CIDCO) to provide proper access and frontage to the Final plots.
- 11) It should not be constructed by any of the land owners or by anybody that structures/chawls/huts/temporary structures shown on the scheme plans 2,3 &4 are authorized constructions unless they possess valid development permission.
- 12) The owners of the authorized or unauthorized 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.

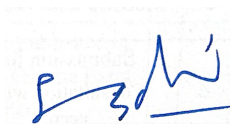
- 13) Where any authorized existing compound walls or wire fencings etc. along the boundary of the Original Plots which are affected by the reconstitution of Final Plots or by proposed road widening or by new roads or by any other Scheme proposals and where no compensation for the above has specifically 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, the Special Planning Authority, NAINA (CIDCO) shall remove the structures and take away the materials. In such cases, the material so removed shall belong to the Special Planning Authority, NAINA (CIDCO).
- 14) The structures/Chawls those are constructed with or without obtaining due permission and they fall under the proposed roads or will exist in the Final plot meant for any purpose or in green belts, Open spaces, playground, sale plots 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, earmarked for housing of EWS and LIG and allotted to SPA NAINA as per CIDCO's rehabilitation policy in this respect.
- 15) No trees shall be cut down nor shall any excavation / development 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.
- 16) 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 Special Planning Authority, NAINA (CIDCO) shall keep all such public sites free of any encroachments and exclusively use for the purposes designated in the scheme.
- 17) The Open Spaces provided in the scheme shall be utilized exclusively used for the benefits of the residents of the scheme by developing them for any open user as park, playground, garden, children play ground etc.

- 18) The plots provided for the Amenities shall be utilized only for the social infrastructure primarily beneficial to the residents of the scheme such as local level Educational & 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 utilize any amenity plot for such user which is beneficial to the scheme residents.
- 19) 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.
- 20) 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.
- 21) Development in a Final Plot shall be permitted only after payment of net demand mentioned in column 15 of the Form No.1 of the Final Scheme. This payment of net demand is in addition to development charges prescribed under chapter VI-A of the Maharashtra Regional & Town Planning Act, 1966. The development fund in the form of incremental contribution collected by 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. Town Planning scheme NAINA No.11.
- 22) The Special Planning Authority, 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 six months from the date of enforcement of the said Scheme.
- 23) The Special Planning Authority, 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.

- 24) Special Planning Authority, 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.
- 25) The Special Planning Authority, NAINA (CIDCO) shall construct all the roads proposed in the preliminary scheme within a period of two and half years from the date of enforcement of the Final scheme to their specifications.
- 26) 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.
- 27) 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 Final 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.
- 28) 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.
- 29) The FPs designated as 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 program. Some of such FPs shall in addition to be utilized for rehabilitation of the dishoused or disposed persons in the process of implementation of the scheme.
- 30) The SPA, NAINA shall sell FPs designated in the scheme in the open market for any use including IT/ITES establishments but excepting industrial use for raising the funds to meet the cost of infrastructure of the Scheme as sale plots under clause (ii) (D) of the section 64 (g-1) of the MR & TP Act, 1966

- 31) The Growth Centres as proposed in the IDP/DP and accordingly have been incorporated in the Scheme shall be developed by the Special Planning Authority, NAINA, CIDCO as per its program of implementation of the Growth Centres as a whole.
- 32) The Crematorium 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.
- 33) Under passes proposed in the scheme under the MMC shall be developed with the scheme under the MMC shall be developed with the cooperation of the MSRDC so that the scheme and DP roads will be well connected.
- 34) The forest lands are at some places have been utilized for the roads to have proper intra circulation pattern. The SPA NAINA CIDCO shall handover the equivalent lands to the forest department within a period of one year from the date of enforcement of the final scheme.
- 35) The FPs under Government Forest at various locations in the scheme do not have any tree cover except sporadic shrubs. However, these lands may act as air lungs in the scheme area. The SPA, NAINA shall, with the prior permission of the Forest Department, development of these FPs for social forestry/afforestation.
- 36) 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.
- 37) 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.



(Pradip L. Gohil)
Arbitrator

NAINA Town Planning Scheme No. 11

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.11 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	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.

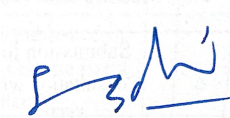
Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.

21) 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.

22) 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.



(Pradip L. Gohil)
Arbitrator

NAINA Town Planning Scheme No. 11

13th March, 2023

Deputy Secretary
Urban Development Department

Chapter 7 Legal Formalities observed in Town Planning Scheme No. 11

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
१	Declaration of Intention	६० (१)	Resolution No. १२५५१, Board Meeting No. ६३५	०२.०४.२०२२
२	Gazette Publication of notice	६० (२)	Maharashtra Government Gazette, Extraordinary Part II	२२.०९.२०२२
३	Newspaper Publication of notice	६० (२) Rule ३(२)	Free Press Journal (English) Dainik Sagar (Marathi)	२०.१०.२०२२
४	Copies of Intention and Plan to Govt. and DTP	६० (२)	Letter No. CIDCO/ NAINA / CP / TPS-११ / २०२२ / ५५७	१७.१०.२०२२
५	Publication of Plan and Gazette notice in SPA's office	६० (३) Rule. ३(१)	-----	१४.१०.२०२२
६	Newspaper publication for owners meet	Rule ४(१)	Krushival (Marathi) Newsband (English)	०५.०४.२०२३
७	Meeting with Owners	Rule ४(१)		१९, २०, २१ April २०२२
८	Submission for Consultation with DTP	६१(१) Rule ४(२)	Letter No. CIDCO/NAINA/TPS- ११/Consultation/sec ६१(१)/२०२३ /५५७	१०.०७.२०२३
९	Submission for Suitable Amendments in IDP/DP	५९(२)	CIDCO/NAINA /TPS-११ Amendment/sec ५९(२)/ २०२३/ ५५८	१०.०७.२०२३
१०	DTP's Remarks on draft scheme & approval of Suitable Amendments in IDP/DP	६१(१) Rule ४(२)	वि.यो.नैना/नरयो क्र.११/ कलम ६१(१)/ प्र.क्र. ३४५/२३/ टिपोक्की-३/5148,	०३.१०.२०२३
११	Publication of Draft scheme notice	६१(१) Rule ४(२)	CIDCO/NAINA/TPS- ११/२०२३/१३९३	१०.१०.२०२३
१२	Gazette publication of notice	६१(१) Rule ५(१)	Maharashtra Government Gazette, Extraordinary Part II	११.१०.२०२३
१३	Newspaper Publication of notice	६१(१) Rule ५(२)	Dainik Sagar and Newsband	१७.१०.२०२३
१४	Suggestions/ Objections Received within the Timeframe	६१(१) Rule ५(२)	-----	११.१०.२०२३ १८.१२.२०२३

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
१५	Submission to Govt. for Sanction (Now to MD,CIDCO)	६८(१)	CIDCO/NAINA/Planning/ DP / TPS-११ / Draft Sanction / Sec.६८(१) / २०२४/ ०२A CIDCO/NAINA/TPS-११/Sec.६८(१)/२०२२/०२A	०१.०१.२०२४
१६	Letter for Consultation with DTP	६८(२)	Letter No. CIDCO / NAINA / TPS-११/Consult. ६८(२)/२०२४/ ३७	१०.०१.२०२४
१७	Submission of Suitable Amendments in IDP/DP		CIDCO / NAINA/TPS-११ / Amendment / Sec-५९(२) / २०२४/ ३७	१०.०१.२०२४
१८	DTP's Remarks on draft scheme & Approval of Suitable Amendments in IDP/DP	६८(२)	जा. क्र. प्रा.न.र.यो / नरयो क्र.११/ नैना / कलम ६८(१) / १८२५	२६.०३.२०२४ received by VC & MD office on २१.०५.२०२४
१९	Sanction to the Draft Scheme	६८(२)	Notification no. CIDCO/NAINA/TPS-११/Draft Scheme/२०२४/११५ (Powers delegated to VC&MD)	१८.०७.२०२४
२०	Gazette Publication of Sanction Draft Scheme	६८(२)	Sanction of scheme published in Maharashtra Govt. Gazette Extra Ordinary Part II	१९.०७.२०२४
(B) Arbitration Proceedings				
२१	Appointment of Arbitrator by Govt.	७२(१)	१२२४/१३४३/प्र क्र-७८/२४/न. र. यो.- ११/नवि-१२	१४.०८.२०२४
२२	Gazette publication of appointment	७२(१) Rule ११	महाराष्ट्र शासन राजपत्र भाग एक कोकण विभागीय पुरवणी	१०-१६ Oct, २०२४
२३	Arbitrator to commence the duties	Rule १३	ARB/TPS-११/GEN/२०२४/०१	०८.१०.२०२४
२४	Gazette of commencement of duties	Rule १३	Maharashtra Government Gazette, Extraordinary Part II	११.१०.२०२४
२५	Newspaper publication of commencement of duties	Rule १३(१)	Punya Nagari (Marathi)	२७.११.२०२४
			Nave Shahar (Marathi)	
२६	Special Notices in Form ४ to Owners	७२(४)(i) and Rule १३(३)	---	०५.१२.२०२४ ३१.१२.२०२४ २७.०२.२०२५ ०५.०५.२०२५

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
				୦୯.୦୫.୨୦୨୫
୨୭	Hearings of land owners	୭୨(୪)(i) and Rule ୧୩(୪)	----	୧୬.୧୨.୨୦୨୪ to ୨୪.୧୨.୨୦୨୪, ୦୧.୦୧.୨୦୨୫ to ୩୧.୦୧.୨୦୨୫, ୧୦.୦୩.୨୦୨୫ to ୧୧.୦୪.୨୦୨୫, ୦୮.୦୫.୨୦୨୫ to ୨୦.୦୫.୨୦୨୫, ୦୨.୦୬.୨୦୨୫
୨୮	General Public notice for hearing of owners those remained absent to hearing from CIDCO	୭୨(୪)(i) and Rule ୧୩(୪)	Loksatta	୦୫.୦୬.୨୦୨୫
୨୯	Letter from Arbitrator to SPA	୮୭(୧)	Opinion on most people's request to withdraw the scheme	୦୪.୦୮.୨୦୨୫
୩୦	Remarks of SPA NAINA (CIDCO) on number of application to withdraw scheme		CIDCO/PLNG/CP(NAINA)/TPS-୧୧/୨୦୨୫/G-୪୩୨୨୩୯	୨୨/୦୮/୨୦୨୫
୩୧	Arbitrator to subdivide the scheme into Preliminary and Final Schemes	୭୨(୩)	ARB/TPS-୧୧/GEN/୨୦୨୫/୧୨୧୭	୨୭.୧୦.୨୦୨୫
୩୨	Letter for hearing to SPA, NAINA	୭୨(୪)(i) Rule ୧୩(୪)	ARB/TPS-୧୧/GEN/୨୦୨୫/୧୨୦୨	୦୫.୦୫.୨୦୨୫
୩୩	Hearing to SPA, NAINA (CIDCO)	୭୨(୪)(i) Rule ୧୩(୪)	-----	୧୪.୦୫.୨୦୨୫
୩୪	Remarks of SPA, NAINA (CIDCO) on hearing to Arbitrator	--	CIDCO/NAINA/PLNG/DP/TPS-୧୧/୨୦୨୫/୫୧୬	୨୩.୦୫.୨୦୨୫
୩୫	Letter from SPA (CIDCO) Regarding application from			୦୭.୧୦.୨୦୨୫ ୦୬.୧୧.୨୦୨୫

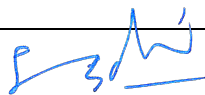
SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
	landowners and TILR drawing for Nandgaon and Kudave Village			
३६	Arbitrator to draw the Preliminary T.P. Scheme	७२(७)	ARB/TPS-११/Award/२०२५/१२१८	१७.११.२०२५
३७	Publication of notice regarding drawing the preliminary scheme in M. G. Gazette	Rule १३(९)	Maharashtra Govt. Gazette, Extra-Ordinary Part II	१८.११.२०२५
३८	Submission of Preliminary Town Planning Scheme to Govt. for sanction	७२(५)	ARB/TPS-११/Pre-Sub/२०२६/१२२३	१३.०३.२०२६

(Pradip L. Gohil)
Arbitrator

NAINA Town Planning Scheme No. 11

Chapter 8 Time Limits followed in preparing TPS-11

Sr No.	Section of the Act	Time Limit prescribed	Time limit followed
1	60(1)	Declaration of Intention	CIDCO Board's Resolution 2 April 2022
2	60(2)	Publication of Intention	Gazette on 22 September 2022
		Newspaper Publication notice	The Asian Age (English) २० October २०२२ Dainik Sagar (Marathi) 20 October, 2022
3	61(1)	Publication of draft scheme	Gazette on 11 October, 2023
		9 months+3months extension +	
4	68(1)	Submission of draft scheme to Government	1 st January, 2024
		3 months from publication	
5	68(2)	Sanction to draft scheme by Govt.	18 th July, 2024
		3 months from submission by Planning Authority (time due to Code of Conduct for Graduate constituency Konkan Division)	
6	72(1)	Appointment of Arbitrator	14 th August, 2024
		One month	
7	72(1) Rule 11	Gazette Publication regarding appointment	10-16 October
8	72(3)	To draw Preliminary Scheme	20 November, 2025
		9 months+3 months extension + code of Conduct of State Assembly	
9	72(7)	Preliminary scheme drawn by Arbitrator	17 th November, 2025
10	72(5)	Submission of the Preliminary scheme	13 th March, 2026
		(No time limit is prescribed)	


(Pradip L. Gohil)

Arbitrator

NAINA Town Planning Scheme No. 11

**Deputy Secretary
Urban Development Department**

Chapter 9 Annexures

Annexure 1: Declaration of Intension of TPS-11

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष ८, अंक ७३]

शुक्रवार, ऑक्टोबर १४, २०२२/आश्विन २२, शके १९४४

[पृष्ठ ४, किंमत : रुपये १२.००

असाधारण क्रमांक १३२

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 ११ (टीपीएस-११)

क्रमांक सिडको / मु.नि (नैना)/टीपीएस-११/ २०२२/ १८४३

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

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/स. क्र. २७५०/ प्र. क्र. ९१/ २०१९/ नवि-१२, दिनांक १६ सप्टेंबर २०१९ नुसार नैनातील १५२ गावांसाठीचा विकास आराखडा उक्त अधिनियमातील कलम ३१ च्या उप-कलम (१) नुसार मंजूर केला आहे (विकास योजनेत दर्शविलेले ई. पी. म्हणून निर्देशित केलेले सारभूत फेरवदल वगळून) ;

आणि ज्याअर्थी सिडको संचालक मंडळाच्या ठराव क्र. १२५५१, दिनांक २ एप्रिल २०२२ अन्वये नगररचना परियोजना करण्याचा उद्देश घोषित करण्याचे कलम ६० च्या उप-कलम (१) नुसार अधिकार उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना दिले आहे ;

(१)

भाग दोन-१३२-१

२

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, ऑक्टोबर १४, २०२२/आश्विन २२, शके १९४४

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 क्र. सिडको/नैना/२०२२/ E-१४६०५९ द्वारे दिनांक २२ सप्टेंबर २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे डेरवली, पळस्पे, कुडावे, नांदगाव, वडवली, तुरमाळे आणि शिरढोण गावांच्या काही भागात (नकाशात दर्शविल्या प्रमाणे) उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परियोजना क्र. ११ करण्याचा उद्देश घोषित केला आहे.

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे डेरवली, पळस्पे, कुडावे, नांदगाव, वडवली, तुरमाळे आणि शिरढोण गावांच्या काही भागात (नकाशात दर्शविल्या प्रमाणे) नगररचना परियोजना क्रमांक ११ करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस नं. ११ मध्ये समाविष्ट पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे डेरवली, पळस्पे, कुडावे, नांदगाव, वडवली, तुरमाळे आणि शिरढोण गावांच्या जमिनीवर सक्षम प्राधिकारीकडून 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 दिवसांच्या आत संमती देण्यास विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक ११ मध्ये अंतर्भूत करण्यात येणारे क्षेत्र (गुलाबी रंगाच्या सीमेने) दर्शविणाऱ्या नकाशाची प्रत जनतेच्या तपासणीसाठी मुख्य नियोजनकार (नैना), ८वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्थानक संकुल, सी.बी.डी. बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

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

नगररचना योजना ११ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतुःसीमा खालीलप्रमाणे आहेत :-

उत्तरेला	.-	नगररचना परियोजना क्रमांक १० ची हद्द आणि कोळखेवाडी नदी.
पूर्वेला	.-	पनवेल-रोहा रेल्वे मार्गाची हद्द आणि महाराष्ट्र राज्य रस्ते विकास महामंडळाची (एमएसआरडीसी) हद्द.
दक्षिणेला	.-	मौजे शिरढोण व मौजे तुरमाळे गावाचे गावठाण क्षेत्र कोळखेवाडी नदी.
पश्चिमेला	.-	नवी मुंबई प्रकल्पाची हद्द आणि नैना विकास आराखड्यातील फेज-१ ची हद्द.

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

सिडको संचालक मंडळाच्या आदेशानुसार,

दिनांक १३ ऑक्टोबर २०२२.

रविंद्रकुमार म. मानकर,
मुख्य नियोजनकार (नैना).

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, ऑक्टोबर १४, २०२२/आश्विन २२, शके १९४४

३

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. 11 (TPS-11)

No. CIDCO/CP(NAINA)/TPS-11/2022/1843.—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 152 villages of NAINA under sub-section (1) of Section 31 of the said Act (excluding certain modifications which are of substantial nature shown as E.P. in the said Development Plan) ;

And whereas, the Board of CIDCO *vide* Resolution No 12551, dated 2 nd April 2022 had delegated the powers to VC & MD, CIDCO to get the Schemes declare its intention under Sub-section (1) 60 of the said act ;

And whereas, VC & MD, CIDCO in accordance with the powers delegated by CIDCO Board *vide* CIDCO/NAINA/2022/E-146059 dated 22nd September 2022 had declared intention under sub-section (1) of Section 60 of the said Act, for making of Town Planning Scheme No. 11 at part villages of Deravali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon of Taluka Panvel, District Raigad.

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 (TPS) No. 11 at part villages of Deravali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon of Taluka Panvel, District Raigad as shown on Declaration map ;

Land owners who are having *valid* building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 11 of part villages Deravali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon 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 Sub Section (3) of the Section 60 of the said Act, a copy of the declaration along with the plan showing the area to be included in the Town Planning Scheme No. 11 (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.

४

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, ऑक्टोबर १४, २०२२/आश्विन २२, शके १९४४

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

The area included in the Town Planning Scheme 11 is bounded as stated below :—

<i>On the North</i> .-	by the boundary of Scheme No. 10 and Kolkhewadi river.
<i>On the East</i> .-	by the boundary of Panvel- Roha Railway line and boundary of MSRDC.
<i>On the South</i> .-	by the gaathan of village Shirdhon and Turmale and Kolkhewadi river.
<i>On the West</i> .-	by boundary Navi Mumbai Project and boundary of Phase-I area of NAINA DP.

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

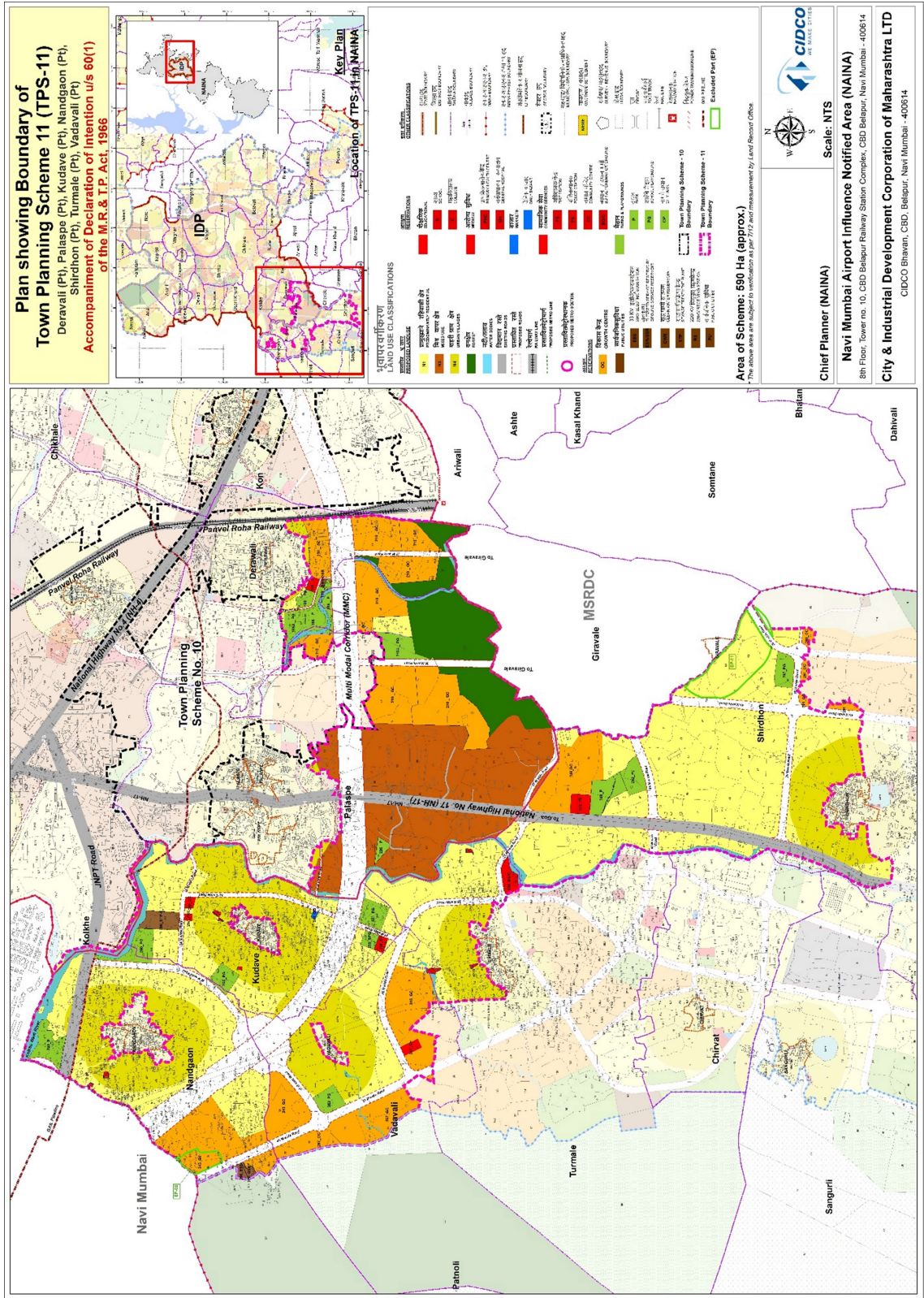
By the order of Board of Directors of the Corporation,

Date : 13th October 2022.

RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA).


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

Annexure 2: Declaration Map



Annexure 3: Notice of Declaration of Intention in Newspaper

MUMBAI | THURSDAY | OCTOBER 20, 2022 www.freepressjournal.in



सिडको
सहकारी विकास

**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. 11 (TPS-11)
No. CIDCO/CP(NAINA)/TPS-11/2022/1843

**शहर आणि औद्योगिक विकास महामंडळ,
महाराष्ट्र मर्यादित
सूचना**

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार नगर रचना परियोजना क्रमांक ११ (टीपीएस-११) क्र. सिडको / मु.नि (नैना)/टीपीएस-११/२०२२/१८४३

ज्याअर्ची, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (भा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकाऱ्यांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविन) ने अधिपत्या क्रमांक टीपीएस-१७९२/४७५/प्र.क्र.-१८/१२/नवि-१२, दिनांक १०.०९.२०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विभागातळ प्रभावित अधिभूत क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व निवडणाऱ्यातील 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 ज्याअर्ची महाराष्ट्र शासनाने अधिपत्या क्र. टीपीएस-१२१५/सीआर-३३२/२०१५/एस.एम./वृद्धी-१२, दिनांक २७.०४.२०१५ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे आणि अधिपत्या क्र. टीपीएस-१२१५/२५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०९.०३.२०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखडाबाबत वाळलेले भाग मंजूर केले आहे;

आणि ज्याअर्ची महाराष्ट्र शासनाने अधिपत्या क्र. टीपीएस-१२१५/सीआर-३३२/२०१५/नवि-१२, दिनांक २७.०४.२०१५ नुसार नैनातील २३ गावांसाठी विकास आराखडा उक्त अधिनियमातील कलम ३१ च्या उप-कलम (१) नुसार मंजूर केला आहे (विकास योजनेत दर्शविलेले ई.पी. म्हणून निर्देशित केलेले सारभूत फेरबदल बाबत);

आणि ज्याअर्ची सिडको संचालक मंडळाच्या ठराव क्र. १२५५/१ दिनांक ०२.०४.२०२२ अन्वये नगर रचना परियोजना करण्याचा उद्देश घोषित करण्याचे कलम ६० च्या उप-कलम (१) नुसार अधिकार उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना दिले आहे;

आणि ज्याअर्ची उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक ०२.०४.२०२२ रोजीच्या ठराव क्र. १२५५/१ अन्वये प्रदान केलेल्या अधिकाऱ्यांचा वापर करून क्र. सिडको/नैना/२०२२/ए-१४६०५ द्वारे दिनांक २२.०९.२०२२ रोजी, पनवेल तालुक्यातील रावाड जिल्हातील मोजे डेवली, पळभये, कुडावे, नोंदागाव, वडवली, तुमाळे आणि शिरदोण गावांच्या काही भागात (नकाशात दर्शविल्या प्रमाणे) उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परियोजना क्र. ११ करण्याचा उद्देश घोषित केला आहे;

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारा प्रदान केलेल्या अधिकाऱ्यांचा वापर करून पनवेल तालुक्यातील रावाड जिल्हातील मोजे डेवली, पळभये, कुडावे, नोंदागाव, वडवली, तुमाळे आणि शिरदोण गावांच्या काही भागात (नकाशात दर्शविल्या प्रमाणे) नगररचना परियोजना क्रमांक ११ करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस नं. ११ मध्ये समाविष्ट पनवेल तालुक्यातील रावाड जिल्हातील मोजे डेवली, पळभये, कुडावे, नोंदागाव, वडवली, तुमाळे आणि शिरदोण गावांच्या जमिनीवर सक्षम प्राधिकारीकृत वृक्ष बांधकाम परवानगी मिळाली असल्यास अशा परवानगीच्या तपशील नैना कार्यालयाकडे सादर करण्याची जमीन मालकांना विनंती करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संतुष्टीकरणे किंवा वैयक्तिकरित्या जमीन असले आणि असे जमीन मालक एकत्र अंतिम भूखंड मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकत्र अंतिम भूखंड मिळणेसाठी शक्यतो १५ दिवसांच्या आत संमती देण्यास विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तालुकीनुसार, नगररचना परियोजना क्रमांक ११ मध्ये अंतर्भूत करण्यात येणारे क्षेत्र (तुलांनी ताच्या सीमने) दर्शविणाऱ्या नकाशाची प्रत जनेत्या संपादकीसाठी मुद्रण नियोजनकार (नैना), एन मजला, टॉवर नं. १०, बेलारपूर रेल्वे स्थानक संकुल, सी.पी.डी. बेलारपूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

विषयवस्तु परियोजनेचे सिमाक्षेत्र दर्शविणारा नकाशा संबंधित गावांच्या ग्रामसंचालक कार्यालयात तपसणीसाठी उपलब्ध राहतील. सार सूचना व नकाशा सिडकोच्या संकेतस्थळ <http://cidco.maharashtra.gov.in/N-IN.aspx> येथे सुद्धा उपलब्ध राहतील.

नगर रचना योजना ११ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतुःसिमा खालीलप्रमाणे आहेत.

उत्तरेला :-	नगररचना परियोजना क्रमांक १० ची हद्द आणि फोळखेवाडी नदी.
पूर्वेला :-	पनवेल-रोहा रेल्वे मार्गाची हद्द आणि महाराष्ट्र राज्य रस्ते विकास महामंडळाची (एमएसआरडीसी) हद्द.
दक्षिणेला :-	मोजे शिरदोण व मोजे तुमाळे गावाचे गावठण क्षेत्र कोठखेवाडी नदी.
पश्चिमेला :-	नवी मुंबई प्रकरणाची हद्द आणि नैना विकास आराखडावरील फेज-१ ची हद्द.

नैना/नगर विकास/संयोजन/निर्मित, २ रा मजला, नॉर्मन पॉइंट, मुंबई ४०० ०२२

संचालक मंडळाच्या आदेशानुसार,

By the order of Board of Directors of the Corporation

Date: 13.10.2022 (Ravindrakumar M. Mankar) Chief Planner (NAINA)

दिनांक:- १३/१०/२०२२ रविंद्रकुमार म. मानकर मुख्य नियोजनकार(नैना) सिडको

CIN - U99999 MH 1970 SGC-014574 www.cidco.maharashtra.gov.in सिडको/जससंपर्क/३०१/२०२१-२२





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित सूचना

NOTICE

[UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966] Town Planning Scheme No. 11 (TPS-11) No. CIDCO/CP(NAINA)/TPS-11/2022/1843

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार नगर रचना परियोजना क्रमांक ११ (टीपीएस-११) क्र. सिडको / पु.नि (नैना) / टीपीएस-११ / २०२२ / १८४३

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/C.R.-93/12/UD-12, dated 10.01.2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein;

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (माहा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्टित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-१८/१२/नवि-१२, दिनांक १०.०१.२०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्दिष्टित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (येथून पुढे महामंडळ असे निर्दिष्टित करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे नि.प्रा. असे निर्दिष्टित करण्यात येईल) म्हणून नेमणूक केली आहे;

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/C.R.-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/C.R. 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;

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

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 152 villages of NAINA under sub-section (1) of Section 31 of the said Act (excluding certain modifications which are of substantial nature shown as E.P. in the said Development Plan);

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१७/स.क्र.२७५०/प्र.क्र. ११/२०१९/नवि-१२, दिनांक १६.०९.२०१९ नुसार नैनातील १५२ गावांसाठी विकास आराखडा उक्त अधिनियमातील कलम ३१ च्या उप-कलम (१) नुसार मंजूर केला आहे (विकास योजनात दर्शविलेले ई.पी. म्हणून निर्दिष्टित केलेले मारतून फेरवटल वाळवू);

And whereas, the Board of CIDCO vide Resolution No 12551, dated 02.04.2022 had delegated the powers to VC&MD, CIDCO to get the Schemes declare its intention under Sub-section (1) 60 of the said act;

आणि ज्याअर्थी सिडको संचालक मंडळाच्या ठराव क्र. १२५१ दिनांक ०२.०४.२०२२ अन्वये नगर रचना परियोजना करण्याचा उद्देश घोषित करण्याचे कलम ६० च्या उप-कलम (१) नुसार अधिकार उपपक्ष व व्यवस्थापकीय संचालक, सिडको यांना दिले आहे;

And whereas, VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board vide CIDCO/NAINA/2022/E-146059 dated 22.09.2022 had declared intention under sub-section (1) of Section 60 of the said Act for making of Town Planning Scheme no. 11 at part villages of Deravali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon of Taluka Panvel, District Raigad;

आणि ज्याअर्थी उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक ०२.०४.२०२२ रोजीच्या ठराव क्र. १२५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नेना/२०२२/ए-१४६०५९ द्वारे दिनांक २२.०९.२०२२ रोजी, पन्वेल तालुक्यातील रामगड जिल्हातील मोजे डेवली, पळस्पे, कुडावे, नांदावा, वडबली, तुमगळे आणि शिरडोण गावांच्या काही भागात (नकाशात दर्शविल्या प्रमाणे) उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परियोजना क्र. ११ करण्याचा उद्देश घोषित केला आहे;

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 (TPS) No. 11 at part villages of Deravali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon of Taluka Panvel, District Raigad as shown on Declaration map;

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करून पन्वेल तालुक्यातील रामगड जिल्हातील मोजे डेवली, पळस्पे, कुडावे, नांदावा, वडबली, तुमगळे आणि शिरडोण गावांच्या काही भागात (नकाशात दर्शविल्या प्रमाणे) नगररचना परियोजना क्रमांक ११ करण्याचा उद्देश घोषित करत आहे.

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 11 at part villages of Deravali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon 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.

प्रस्तावित टीपीएस नं. ११ मध्ये समाविष्ट पन्वेल तालुक्यातील रामगड जिल्हातील मोजे डेवली, पळस्पे, कुडावे, नांदावा, वडबली, तुमगळे आणि शिरडोण गावांच्या जमिनीवर सक्षम प्राधिकारीकडून वेध बांधकाम परवानगी मिळाली असल्यास अशा परवानगीचा तपशील देना कार्यालयाकडे सादर करण्याची जमीन मालकांना किंवा शेअरधारकांना येत आहे. जोडनेत सहभागी असलेल्या जमीन मालकांनी संयुक्तरीत्या किंवा वैयक्तिकरीत्या जमीन असेल आणि असे जमीन मालक एकत्र आंशिक मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकत्र आंशिक मिळवण्यासाठी सध्या १५ दिवसांच्या आत समतरी देण्यास विनंती आहे.

In accordance with the provisions of Sub Section (3) of the Section 60 of the said Act, a copy of the declaration along with the plan showing the area to be included in the Town Planning Scheme No. 11 (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.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक ११ मध्ये अंतर्भूत करण्यात येणारे क्षेत्र (जुलुबी रंगच्या सीमेने) दर्शविणाऱ्या नकाशाची प्रत जनतेच्या तपासणीसाठी मुक्त नियोजनका (नेना), ८ व्या मजला, टॉवर नं. १०, बेलपूर रेल्वे स्थानक संकुल, सी.बी.डी. बेलपूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत

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

निष्पाठित परियोजनाचे सिमाक्षेत्र दर्शविणाऱ्या नकाशा संश्लेषित गावांच्या ग्रामपंचायत कार्यालयात कार्यालयीन वेळेत उपलब्ध राहतील. सदर सूचना व नकाशा सिडकोच्या संकेतस्थळ <http://cidco.maharashtra.gov.in/N-IN-asp> येथे सुद्धा उपलब्ध राहतील.

The area included in the Town Planning Scheme 11 is bounded as stated below

- On the North :- by the boundary of Scheme no. 10 and Kolkhwadi river.
- On the East :- by the boundary of Panvel- Roha Railway line & boundary of MSRDC.
- On the South:- by the goathan of village Shirdhon and Turmale & Kolkhwadi river.
- On the West :- by boundary Navi Mumbai Project and boundary of Phase-I area of NAINA DP.

- नगर रचना योजना ११ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतुःसिमा खालीलप्रमाणे आहेत.
- उत्तरेला :- नगररचना परियोजना क्रमांक १० ची हद्द आणि कोळखेवाडी नदी.
- पूर्वेला :- पन्वेल-रोहा रेल्वे मार्गाची हद्द आणि महाराष्ट्र राज्य रस्ते विकास महामंडळाची (एमएसआरडीसी) हद्द.
- दक्षिणेला :- मोजे डेवली व मोजे तुमगळे गावांचे गावठराण क्षेत्र कोळखेवाडी नदी.
- पश्चिमेला :- नवी मुंबई प्रकल्पाची हद्द आणि नैना विकास आराखडातील फेज-१ ची हद्द.

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

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

By the order of Board of Directors of the Corporation

संचालक मंडळाच्या आदेशानुसार,

Date: 13.10.2022

(Ravindrakumar M. Mankar)
Chief Planner (NAINA)

दिनांक:- १३/१०/२०२२



रविंद्रकुमार म. मानकर
मुख्य नियोजनकार (नेना) सिडको

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

सिडको/जनसंपर्क/३०१/२०२१-२२



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


महाराष्ट्र शासन
नगररचना आणि मूल्यनिर्धारण विभाग
कोकण विभाग

कक्ष क्र.३०५, तिसरा मजला, कोकण भवन, नवी मुंबई-४००६१४
दुरध्वनी क्र.- ०२२-२७५७१५६९ Email Id-jdtp.konkan@maharashtra.gov.in

प्रारूप नगर रचना योजना क्र. ११ नैना
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे
कलम ६१(३) नुसार नगर रचना योजनेचा मसुदा तयार
करणे व तो प्रसिद्ध करणेसाठी मुदतवाढ मिळणेबाबत.

आदेश क्रमांक :- प्रा.न.र.यो.क्र.११ / नैना/ कलम ६१(३)/मुदतवाढ/सहसंकोवि/१८८६
दि. /०६/२०२३

सोबतचे आदेश (मराठी/इंग्रजी) महाराष्ट्र शासन राजपत्रात प्रसिद्ध करण्यात यावेत.



(जितेंद्र ल.भोपळे)
सहसंचालक, नगर रचना
कोकण विभाग, नवी मुंबई.

प्रत:

- १) मा. प्रधान सचिव, (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई. ३२.
- २) मा.व्यवस्थापकीय संचालक, सिडको, सिडको भवन, नवी मुंबई.
- ३) मा.संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ४) मुख्य नियोजनकार(नैना), सिडको, सिडको भवन, नवी मुंबई.
- ५) सहायक संचालक, नगर रचना, रायगड-अलिबाग.
- ६) व्यवस्थापक, शासकीय मुद्रणालय, मुंबई.

२/- त्यांना विनंती करणेत येते की, प्रस्तुत आदेश महाराष्ट्र शासनाच्या राजपत्रात कोकण विभागीय पुरवणी, भाग-१ मध्ये प्रसिद्ध करणेत येवून त्याच्या ५ प्रती या कार्यालयास तसेच व्यवस्थापकीय संचालक, सिडको, सिडको भवन, नवी मुंबई यांना पाठवाव्यात.



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.यां.क्र.११ / नैना/ कलम ६१(३)/मुदतवाढ/सहसंकोवि/१८८ दिनांक :- २८/०६/२०२३

संदर्भ :- मुख्य नियोजनकार (नैना) सिडको यांचे पत्र क्र. CIDCO/NAINA/TPS-11 & 12
Extension/202/466, दिनांक ८ जून २०२३.

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.११(यापुढे "उक्त प्रारूप योजना" असा उल्लेख केलेला आहे), त्या योजनेमध्ये समाविष्ट असलेल्या क्षेत्राकरिता, तयार करणेसाठी ठराव क्र. १२५५१, दिनांक ०२/०४/२०२२ अन्वये इरादा जाहिर केलेला आहे आणि उक्त अधिनियमाचे कलम ६० चे पोटकलम (२) अन्वये दिनांक १४ आक्टोबर २०२२ च्या महाराष्ट्र शासन असाधारण राजपत्रामध्ये त्यास प्रसिध्दी दिलेली आहे.

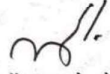
आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ६१ च्या पोटकलम(१) च्या तरतूदीनुसार विशेष नियोजन प्राधिकरणाने उक्त प्रारूप योजना तयार करणेचा इरादा जाहिर केलेल्या दिनांकापासून नऊ महिन्यांचे आत म्हणजे दिनांक १३ जुलै २०२३ वा तत्पूर्वी किंवा उक्त अधिनियमाचे कलम ६१ च्या पोटकलम ३ च्या तरतूदीनुसार शासनाने वाढवून दिलेल्या मुदतीमध्ये उक्त प्रारूप योजना तयार करून प्रसिध्द करणे आवश्यक आहे.

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने त्यांचेकडील पत्र क्र.४६६, दिनांक ८ जून 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 १४ जुलै २०२३ ते १३ आक्टोंबर 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 १४ जुलै २०२३ ते १३ आक्टोंबर २०२३ हा दिवस धरून त्यापर्यंत वाढवून देणेत येत आहे.




(जितेंद्र ल.भोपळे)
सहसंचालक, नगर रचना
कोंकण विभाग, नवी मुंबई.



**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.11/NAINA/Sect 61(3)/Time-limit Extension/JDTP-KDN/1896 Dt. 28/06/2023

Read :- Chief Planner (NAINA) CIDCO letter No. CIDGO/NAINA/TPS-11 & 12
Extension/202/466, Dt. 8th June 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.12551, dated 02/04/2022, declared its intention to prepare the Draft Town Planning Scheme No.11 (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 14th October 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 13th July 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.466 dated 8th June 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 14th July 2023 to 13th October 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 14th July 2023 up to and inclusive of 13th October 2023.


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



Annexure 5: Draft Sanction Gazette of TPS 11

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष १०, अंक ४१]

शुक्रवार, जुलै १९, २०२४/आषाढ २८, शके १९४६

[पृष्ठे १७, किंमत : रुपये १२.००

असाधारण क्रमांक ६०

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

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

नगररचना परियोजना क्रमांक ११ (टीपीएस - ११)

क्रमांक सिडको/नैना/ न.र.यो. ११/ प्रा.यो./२०२४/११५

दिनांक १८ 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 (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) 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./वूडी -१२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२, दिनांक ०१ मार्च, २०१९ अन्वये अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत ;

(१)

भाग दोन -६०-१

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, जुलै १९, २०२४/आपाठ २८, शके १९४६

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१७/एमआयएस २७५०/सीआर-११/२०१९/युडी-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 व अधिसूचना क्र. टीपीएस-१२२१/१०४१/प्र.क्र. ७१/२१/ईपी. २९/नवि-१२ दिनांक २६ जुलै, २०२३ अन्वये अधिनियमाच्या कलम ३१ च्या उप-कलम (१) नुसार विकास आराखड्याचा वगळलेले भाग अंशतः मंजूर केले आहे ;

आणि ज्याअर्थी, सिडको संचालक मंडळाच्या ठराव क्र. १२५५१, दिनांक ०२ एप्रिल, २०२२ अन्वये नगर रचना परियोजना करण्याचा उद्देश घोषित करण्याचे कलम ६० च्या उप-कलम (१) नुसार अधिकार उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना दिले आहे;

आणि ज्याअर्थी, उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक ०२ एप्रिल, २०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नैना/२०२२/ E-१४६०५९ द्वारे दिनांक २२ सप्टेंबर, २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे डेरवली, पळसे, कुडावे, नांदगाव, वडवली, तुरमाळे आणि शिरदोण गावांच्या काही भागात उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परियोजना क्र. ११ करण्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) खालील सूचना दिनांक १४ ऑक्टोबर, २०२२ रोजीच्या असाधारण अधिकृत महाराष्ट्र शासकीय राजपत्रात (भाग-२) यामध्ये व दिनांक २० ऑक्टोबर, २०२२ रोजीच्या मराठी स्थानिक वृत्तपत्रात "दैनिक सागर" आणि "फ्री प्रेस जर्नल (Free Press Journal)" या इंग्रजी वृत्तपत्रात प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, परियोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१९/२३८२/प्र.क्र.१८६/१९/नवि-१२, दिनांक ३० डिसेंबर, २०१९ व दि. २८ फेब्रुवारी, २०२४ अन्वये मंजूर विकास योजनेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकुबीला मंजुरी दिलेली आहे ;

आणि ज्याअर्थी, महाराष्ट्र न. र. प. नियम १९७४ च्या नियम क्र. ४(१) नुसार दिनांक १९, २० व २१ एप्रिल, २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दि. १० जुलै, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-११ चा कच्चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि महाराष्ट्र टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, नियोजन प्राधिकरणाने संचालक, नगर रचना, 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, सह संचालक, नगररचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र. १२/नैना/कलम ६१(३)/मुदतवाढ/सहसंकोवि/१८८६ दिनांक २८ जून, २०२३ अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांच्या म्हणजेच दिनांक १३ ऑक्टोबर, २०२३ हा दिवस धरून त्यापर्यंतचा वाढीव कालावधी दिलेला आहे.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ०३ ऑक्टोबर, २०२३ रोजीच्या पत्र जा.क्र.वि.यो.नैना/नरयो क्र. ११/कलम ६१(१)/प्र.क्र.३४५/२३/टीपीव्ही-३/५१४८ अन्वये टीपीएस-११ बाबत सल्लामसलत दिली आहे. तसेच टीपीएस-११ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे ;

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस-११ मध्ये करून उक्त अधिनियमाच्या कलम ६१(१) च्या तरतुदीनुसार, प्रारूप टीपीएस-११ मसुदा तयार करण्यासंबंधीची नोटीस दिनांक ११ ऑक्टोबर २०२३ रोजीच्या असाधारण अधिकृत महाराष्ट्र शासकीय राजपत्रात (भाग-२) आणि स्थानिक वृत्तपत्रे "दैनिक सागर रायगड" आणि "न्यूजबँड (Newsband)" या मध्ये दिनांक १७ ऑक्टोबर, २०२३ रोजी प्रकाशित करून, उक्त अधिनियमाच्या कलम ६७ मधील तरतुदीनुसार नोटीसच्या एक महिन्यांच्या आत सूचना/आक्षेप मार्गविण्यात आले आहे ;

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

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, जुलै १९, २०२४/आषाढ २८, शके १९४६

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आणि ज्याअर्थी, प्राप्त झालेल्या मुचनांप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दिनांक १ जानेवारी, २०२४ रोजी मंजूरीसाठी सादर करण्यात आली ;

आणि ज्याअर्थी, उपाध्यक्ष व व्यवस्थापकीय संचालक यांनी दिनांक १० जानेवारी, २०२४ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगररचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे ;

आणि ज्याअर्थी संचालक, नगररचना महाराष्ट्र राज्य यांनी दिनांक २६ मार्च, २०२४ रोजीच्या जा. क्र. नरयो क्र. ११/नैना/कलम ६८(१)/१८२५ पत्रान्वये उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम २ अन्वये प्रारूप नगर रचना परियोजना -११ च्या मंजूरीबाबत 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 नोटद्वारे नमूद निवडणूक संपेपर्यंत म्हणजेच दिनांक ५ जुलै, २०२४ पर्यंत वाढविण्यात आला, सादर कालावधी उक्त अधिनियमाच्या कलम १४८-अ अन्वये वगळण्यात आला आहे.

त्याअर्थी, आता या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर, २०१७ च्या अधिसूचनेअन्वये राज्य शासनाद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून नकाशात दर्शविल्याप्रमाणे सीमेंट समाविष्ट क्षेत्रातील रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे डेरवली, पळस्ये, कुडावे, नांदगाव, वडवली, तुरमाळे आणि शिरदोण गावांच्या काही भागात प्रारूप नगररचना परियोजना क्रमांक ११ (टीपीएस ११) 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 -११ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकूल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस-११ ची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in//naina> येथेमुद्दा अपलोड केली आहे आणि ती विहित शुल्क भरल्यानंतर देखील मिळू शकते.

नवी मुंबई,
दिनांक १९ जुलै २०२४.
नोंदणीकृत कार्यालय : निर्मल, २ रा मजला,
नरीमन पॉइंट, मुंबई ४०० ०२१.

विजय सिंघल,
उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको.

Annexure 7: Appointment of Arbitrator by the Government

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

नगरविकास विभाग

४था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक १४ ऑगस्ट २०२४.

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नरयो-११/नवि-१२.—ज्याअर्थी, शासनाच्या नगरविकास विभागाकडील अधिसूचना क्र. टीपीएस-१८१७/१७३/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 क्र. सिडको/नेना/न.र.यो.११/प्रा.यो./२०२४/११५, दिनांक १८ जुलै २०२४ अन्वये मो. डेरवली (भाग), पळस्पे (भाग), कुडावे (भाग), नांदगाव (भाग), बडवली (भाग), तुरमाळे (भाग) आणि शिरडोण (भाग) ता. पनवेल, जि. रायगड या क्षेत्रासाठीची प्रारूप नगररचना योजना क्र.११ मंजूर करण्यात आली असून, सदरची नगररचना योजना ही शासन राजपत्रामध्ये दिनांक १९ 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 श्री. प्रदिप गोहील, निवृत्त सहसंचालक, नगररचना यांनी संमती दिली आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ७२ उप-कलम (१) अन्वये आणि महाराष्ट्र नगररचना योजना नियम, १९७४ मधील नियम क्र. ११ नुसार प्राप्त अधिकारात शासन याद्वारे श्री. प्रदिप गोहील, निवृत्त सहसंचालक, नगररचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून तात्काळ नियुक्ती केली 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 ७

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai 400 032, dated 14th August 2024.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1224/1343/C.R.78/24/TPS-11/UD-12.—Whereas, the Draft Town Planning Scheme No.11 of villages Derawali(pt), Palaspe(pt), Kudave(pt), Nandgaon(pt), Vadavali(pt), Turmale(pt) and Shirdhon(pt), Taluka Panvel, Dist-Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO *vide* Notification No.CIDCO/NAINA/TPS-11/2024/115, dated the 18th 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 19th 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, Shri Pradeep Gohil, Retired Joint Director of Town Planning has given his consent to act as an Arbitrator for the said Draft Scheme ;

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

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

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(३)]

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

[पृष्ठे ३, किंमत : रुपये १२.००

असाधारण क्रमांक १०९

प्राधिकृत प्रकाशन

लवाद यांचे कार्यालय

नगररचना परियोजना नैना क्र. ११, नैना

(मौजे डेरवली, पळस्पे, कुडावे, नांदगाव, वडवली, तुरमाळे आणि शिरढोण या भागशः गावांत)

जाहीर सूचना

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

क्रमांक: लवाद /नरयो-११/ सर्वसाधारण/२०२४/०१

ज्याअर्थी, नैना प्रारूप नगररचना परियोजना क्र. ११ 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 त्यांची अधिसूचना क्र. सिडको/नैना/टीपीएस-११/२०२४/११५ दिनांक १८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक १९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने, अधिसूचना क्र.टीपीएस-१२२४ / १३४३ / प्र.क्र. ७८ / २४ / नरयो-११ / नवि -१२, दिनांक १४ ऑगस्ट २०२४ अन्वये अधिनियमाच्या कलम ७२ पोट-कलम (१) प्रमाणे, उक्त मंजूर प्रारूप परियोजनेसाठी श्री. प्रदिप गोहील, निवृत्त सह-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. ११ (मौजे डेरवली, पळस्पे, कुडावे, नांदगाव, वडवली, तुरमाळे आणि शिरढोण या भागशः गावांत) करीता लवाद म्हणून दिनांक ०८/१०/२०२४ पासून कर्तव्ये पार पाडण्याचे काम सुरु 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-१०९-१

(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 कळविण्यात 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.

प्रदिप गोहील,

लवाद,

नगररचना परियोजना नैना क्र. ११

(मौजे डेरवली, पळस्पे, कुडावे, नांदगाव, वडवली, तुरमाळे
आणि शिरढोण या भागशः गावांत).

दिनांक ८ ऑक्टोबर २०२४

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

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

३

OFFICE OF THE ARBITRATOR

TOWN PLANNING SCHEME NO. 11, NAINA

**(Part village of Vilages Derawali, Palsape, Kudave, Nadgaon, Vadavali,
Turmale and Shirdhon)**

Public Notice

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

No. ARB/TPS-11/GEN/2024/01.

The NAINA Draft Town Planning Scheme No.11 at part villages of Village Derawali, Palsape, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon of Taluka Panvel, District Raigad of Taluka – Panvel, District – Raigad has been sanctioned by the Vice Chairman and Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 *vide* Notification No. CIDCO/NAINA/TPS-11/2024/115 dated 18th 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 19th July 2024.

The Government of Maharashtra in Urban Development Department *vide* Notification No.TPS-1224/1343/CR-78/24/TPS-11/UD-12 dated 14th August 2024 under sub-section (1) of section 72 of the said Act, has appointed Shri Pradeep Gohil, Retired Joint 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.11 from 8th 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. 11, 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*.

PRADEEP GOHIL,

Arbitrator

Town Planning Scheme No. 11, NAINA
(at part villages of Derawali, Palsape, Kudave,
Nandgaon, Vadavali, Turmale and Shirdhon).

Dated: 8th October 2024

Place: NAINA Office, 7th floor, Tower No. 10, Belapur Railway Station Complex, C.B.D. Belapur 400614.

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

नवे शहर बुधवार, २७ नोव्हेंबर २०२४



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

TOWN PLANNING SCHEME NO. 11, NAINA

(Part villages of Villages Derawali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon)

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

No. ARB/TPS-11/GEN/2024/01.

The NAINA Draft Town Planning Scheme No.11 at part villages of Village Derawali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon of Taluka Panvel, District Raigad has been sanctioned by the Vice Chairman and Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 vide Notification No. CIDCO/NAINA/TPS-11/2024/115 dated 18th July 2024, in exercise of the powers delegated to him by Urban Development Department vide Notification No. TPS-1817/973/C.R.103/17UD-13, dated 13th September, 2017. The said Notification of draft sanction is published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 19th July 2024.

The Government of Maharashtra in Urban Development Department vide Notification No. TPS-1224/1343/CR-78/24/TPS-11/UD-12 dated 14th August 2024 under sub-section (1) of section 72 of the said Act, has appointed Shri Pradeep Gohil, Retired Joint 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.11 from 8th 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. 11, 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.

Dated: 8th October 2024

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

PRADEEP GOHIL,
Arbitrator

Town Planning Scheme No. 11, NAINA
(at part villages of Derawali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon).

CIN - U99999 MH 1970 SGC-014574

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जाहीर सूचना

नक्षर रचना परियोजना नैना क्र. ११, नैना

(मौजे डेवली, पळस्पे, कुडावे, नांदावा, वडवली, तुर्माळे आणि शिरदोण या भागाशः गावांत)

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

क्रमांक: लवाद /नरयो-११/ सर्वसाधारण/२०२४/०१

ज्याअर्थी, नैना ग्राम नगररचना परियोजना क्र. ११ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८७/१७३/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-११/२०२४/११५ दिनांक १८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक १९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने, अधिसूचना क्र.टीपीएस-१२२४/ १३४३ / प्र.क्र. ७८ / २४ / नरयो-११ / नवि -१३, दिनांक १४ ऑगस्ट २०२४ अन्वये अधिनियमाच्या कलम ७२ पोट-कलम (१) प्रमाणे, उक्त मंजूर प्रारंभ परियोजनेसाठी श्री. प्रदीप गोहिल, निवृत्त सह-संचालक नगर रचना, यांची लवाद स्थान मंत्रालय केली आहे.

म्हणून महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ प्रमाणे या सूचनेद्वारे मी निम्नव्यक्तींकर जाहीर करते की, नगररचना परियोजना नैना क्र. ११ (मौजे डेवली, पळस्पे, कुडावे, नांदावा, वडवली, तुर्माळे आणि शिरदोण या भागाशः गावांत) करिता लवाद स्थान दिनांक ०८/१०/२०२४ पासून कोठेय पर 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 जगांमध्ये हिंसबंध असलेल्या व्यक्ती उक्त परियोजना तयार केल्यामुळे अपायकारकरीत्या बाधित झालेले असतील त्यांना कळविण्यात येते की, ते उक्त अधिनियमाच्या कलम १०२ प्रमाणे मुकसमतमर्पाई निव्वय्यासाठी निम्नव्यक्तींकर यांचेसमोर ही जाहीर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ६० दिवसांचे मुदतीपर्यंत दावे सादर करणेस पात्र राहतील.

दिनांक - ०८/१०/२०२४

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

प्रदीप गोहिल

लवाद,

नगर रचना परियोजना नैना क्र. ११

(मौजे डेवली, पळस्पे, कुडावे, नांदावा,

वडवली, तुर्माळे आणि शिरदोण या भागाशः गावांत)

CIDCO/PR/336/2024-25

पुण्य नगरी

बुधवार, २७ नोव्हेंबर २०२४ | ठाणे



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

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(Part villages of Villages Derawali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon)

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Dated: 8th October 2024

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

PRADEEP GOHIL,

Arbitrator

Town Planning Scheme No. 11, NAINA
(at part villages of Derawali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon).

जाहीर सूचना

नक्षर रचना परियोजना नैना क्र. ११, नैना

(मोजे डेरवली, पळसे, कुडावे, नांदगाव, वडवली, तुमाले आणि शिरडोण या भागशः गावांत)

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

क्रमांक: लवादा /नवयो-११/ सर्वसाधारण/२०२४/०१

ज्याअर्थी, नैना ग्राम नगररचना परियोजना क्र. ११ ही उपायक्ष 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 अधिकाऱ्याचा वार करून, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८ पोट-कलम (२) अन्वये अधिसूचना क्र. सिडको/नैना/टीपीएस-११/२०२४/११५, दिनांक १८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक १९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने, अधिसूचना क्र.टीपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नवयो-११/नवि-१२, दिनांक १४ ऑगस्ट २०२४ अन्वये अधिनियमाच्या कलम ७२ पोट-कलम (१) प्रमाणे, उक्त मंजूर प्रारूप परियोजनेसाठी श्री. प्रदिप गोहिल, निवृत्त सह-संचालक नगर रचना, याची लवादा म्हणून नेमणूक केली आहे.

म्हणून महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ प्रमाणे या सूचनेद्वारे मी निम्नव्याहरीकार जाहीर करते की, नगररचना परियोजना नैना क्र. ११ (मोजे डेरवली, पळसे, कुडावे, नांदगाव, वडवली, तुमाले आणि शिरडोण या भागशः गावांत) करिता लवादा म्हणून दिनांक ०८/१०/२०२४ पासून कर्तव्ये पार पाडण्याचे काम सुरू केले आहे.

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

जे जमीनधारक किंवा परियोजनेत समाविष्ट झालेल्या जागमध्ये हितसंबंध असलेल्या व्यक्ती उक्त परियोजना तयार केल्यामुळे अपायकारकांच्या बाबित झालेले असतील त्यांना कळविण्यात येते की, ते उक्त अधिनियमाच्या कलम १०२ प्रमाणे नुकसानमागई मिळवण्यासाठी निम्नव्याहरीकार यांचेसमोर ही जाहीर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ६० दिवसांचे मुदतीपर्यंत देवे सादर करणेस पात्र राहतील.

दिनांक - ०८/१०/२०२४

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

बेलपूर रेल्वे स्टेशन संकुल, सीबीडी बेलपूर - नवी

मुंबई - ४००६१४

प्रदिप गोहिल

लवादा,

नगर रचना परियोजना नैना क्र. ११

(मोजे डेरवली, पळसे, कुडावे, नांदगाव,

वडवली, तुमाले आणि शिरडोण या भागशः गावांत)

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

CIDCO/PR/336/2024-25

Annexure 10: Notice of Award of Preliminary Scheme by Arbitrator in Gazette

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष ११, अंक ९३]

मंगळवार, नोव्हेंबर १८, २०२५/कार्तिक २७, शके १९४७

[पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक २०३

प्राधिकृत प्रकाशन

लवाद यांचे कार्यालय

प्राथमिक नगररचना परियोजना नैना, क्र. ११,

[डेरवली(भाग), फळस्ये(भाग), कुडावे(भाग), नांदगाव(भाग), वडवली(भाग), तुरमाळे(भाग) आणि शिरदोण(भाग)]

जाहीर सूचना

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

लवाद/नरयो-११/ नैना / निवाडा/२०२५/१२१८

ज्याअर्थी, प्रारूप नगररचना परियोजना नैना, क्र. ११, [मौजे डेरवली(भाग), फळस्ये(भाग), कुडावे(भाग), नांदगाव(भाग), वडवली(भाग), तुरमाळे(भाग) आणि शिरदोण(भाग)] ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास 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 नगररचना अधिनियम, १९६६ च्या कलम ६८ च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/न.र.यो.११/प्रा.यो./२०२४/११५, दिनांक १८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक १९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. प्रदिप गोहील, निवृत्त सह-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/न.र.यो-११/नवि-१२, दिनांक १४ ऑगस्ट २०२४ अन्वये केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्र भाग १ मध्ये दिनांक १०-१६ ऑक्टोबर २०२४ रोजी प्रसिद्ध झालेली 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 नैना, क्र. ११, [मौजे डेरवली(भाग), फळस्ये(भाग), कुडावे(भाग), नांदगाव(भाग), वडवली(भाग), तुरमाळे(भाग) आणि शिरदोण(भाग)] करिता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ८ ऑक्टोबर २०२४ पासून सुरू करण्यात आले आहे ;

(१)

भाग दोन -२०२-१

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर १८, २०२५/कार्तिक २७, शके १९४७

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

आणि ज्याअर्थी, नगररचना परियोजना नैना, क्र. ११, [मौजे डेरवली(भाग), पळस्पे(भाग), कुडावे(भाग), नांदगाव(भाग), वडवली(भाग), तुरमाळे(भाग) आणि शिरदोण(भाग)] हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ अन्वये दिनांक २७ ऑक्टोबर २०२५ रोजी प्राथमिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे ;

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

त्याअर्थी, निम्नस्वाक्षरीकार नगररचना परियोजना नैना, क्र. ११, [मौजे डेरवली(भाग), पळस्पे(भाग), कुडावे(भाग), नांदगाव(भाग), वडवली(भाग), तुरमाळे(भाग) आणि शिरदोण(भाग)] या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र.१३ (९) प्रमाणे ही परियोजना दिनांक १७ नोव्हेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करित आहेत.

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

पत्ता : नैना कार्यालय, टॉवर नं. १०, सातवा मजला,
बेलापूर रेल्वे स्टेशन, सी.बी.डी. बेलापूर- नवी मुंबई ४०० ६१४.
दिनांक १७ नोव्हेंबर २०२५.

प्रदिप गोहिल,
लवाद,
नगररचना परियोजना नैना, क्र. ११.

