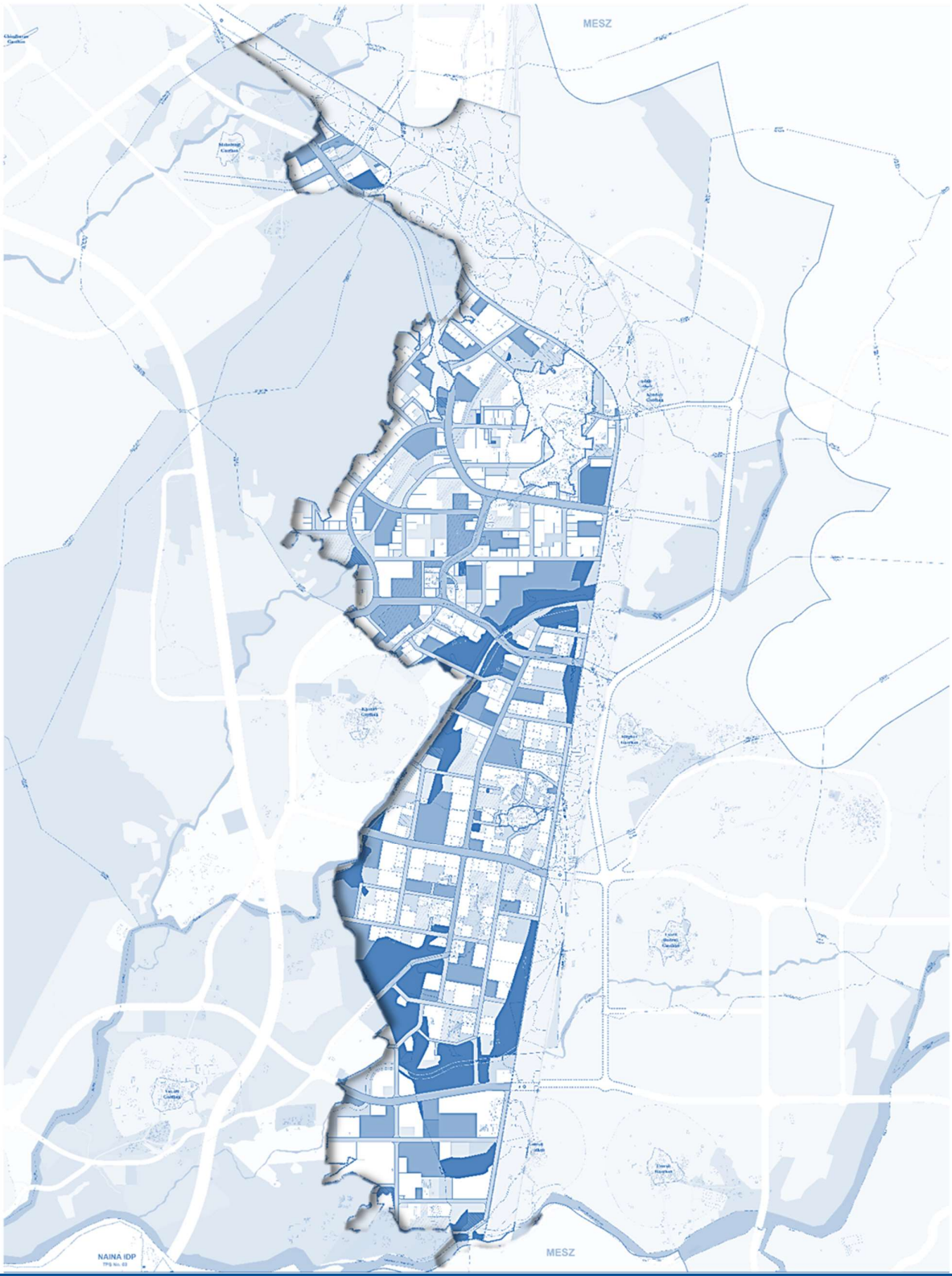
REPORT ON

PRELIMINARY TOWN PLANNING SCHEME NO. 12

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA

(NAINA)

(Villages-Vakadi, Umroli, Chinchavali Tarf Waje, Usarli B K, Ritghar, Morbe, Kondale, Mahalungi).



Drawn up by the Arbitrator u/s 72 (7) of the MR & TP Act, 1966

City and Industrial Development Corporation of Maharashtra Ltd.

SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

TOWN PLANNING SCHEME

NAINA, NO. 12

((Vakadi, Umroli, Chinchavali tarf Waje, Usarli Budruk, Ritghar, Morbe, Kondale, Mahalungi))
Tehsil Panvel, District Raigad

PRELIMINARY SCHEME

(UNDER MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966)

REPORT

VOLUME I

(Drawn up under Section 72 (7) on 17th November 2025)
(Submitted to Government under Section 72 (5) on 12th February 2026)

S. V. Surve
Arbitrator

PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 12

Index

PART A - DRAFT SCHEME BY SPA, NAINA (CIDCO) 1

1. Preamble 1
2. Purpose of Town Planning Scheme No.12 5
3. General Concept of Layout of Town Planning Schemes: 7
4. Area identified and Boundary of The Scheme No. 12 9
5. Salient Features of TPS 12 11
6. Procedure followed in preparing The Draft Scheme 14

6.1 The Draft Scheme 14
6.2 Survey and Collection of Data for the Base Map of Scheme. 16
6.3 Tentative Layout of The Draft Scheme 17
6.4 Meetings of Land Owners on The Tentative Proposals 18

7. The Draft Scheme Prepared For Publication 18

PART B - ARBITRATION PROCEEDINGS 30

1. Appointment of Arbitrator by State Government 30
2. Arbitrator's Notices and Hearing Process 30
3. Sub-Division of The Draft Scheme into Preliminary and Final Schemes 33
4. Preliminary Scheme 33
5. Modifications carried out to the Draft Scheme by the Arbitrator 43
6. The DP Roads and Reservations included in the Scheme 50
7. Award of the Preliminary Scheme 51

PART C - GENERAL / COMMON DECISIONS 96

PART D - SPECIAL DEVELOPMENT CONTROL REGULATIONS 108

PART E - LEGAL FORMALITIES OBSERVED 118

PART F – TIME LINE IN TOWN PLANNING SCHEME NAINA, NO. 12 122

PART G - ANNEXURES 124

List of Plans

Plan 1: NAINA Notified Area, earlier for 270 villages and then curtailed to 174 villages. 3
Plan 2: NAINA Notified Area finally for 94 villages 4
Plan 3: Plan Showing Eleven TP Schemes from IDP Area & TPS 12 from DP Area 12
Plan 4 : Plan showing Area included in TPS 12 and published u/s 60 (3) 29

List of Tables

Table 1: DP Reservations modification under section 59(2) of MR&TP Act, 1966 20
Table 2 : Status of Land Parcels in Draft Scheme 27
Table 3 : Broad Land Use Analysis of the Draft Scheme 28
Table 4: DP Reservation-wise Comparison of Sites provided in the Draft Scheme and in Preliminary Scheme 52
Table 5 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Scheme Amenity and Utility Plots) 54
Table 6 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (EWS/LIG) 63
Table 7 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Sale Plots) 64
Table 8 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Scheme Open Spaces) 67
Table 9 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Lands merged to Govt. Forest) 73
Table 10 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Water Body) 75
Table 11 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Public Purpose Land/ Govt. Land) 76
Table 12 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Government Forest Lands) 78
Table 13 : Privately owned lands where any development other than of Forestry has been prohibited till permitted by the Central Government 79
Table 14 : User-wise Area Analysis of Plots Provided for SPA in the Preliminary Scheme 81
Table 15 : Comparison of Users provided in Draft and Preliminary Schemes 87
Table 16 : User-wise category as per Section 64(g-1) and its percentage in the 90
Table 17 : Legal Formalities observed in Town Planning Scheme No. 12 118
Table 18: Timeline followed in TPS 12 122

List of Annexures

Annexure 1 : *Gazette Declaration of Intention of TPS-12* *125*

Annexure 2 : *Publication of Declaration Gazette Notice in News Paper* *129*

Annexure 3 : *Meeting with Land Owners Notice in News Paper* *131*

Annexure 4 : *Extension of Meeting with Land Owners - Notice in News Paper* *133*

Annexure 5 : *JDTP, Konkan Division Extension Letter for Publication of Scheme* *135*

Annexure 6 : *Gazette Publication of TPS 12 u/s 61(1) of MR & TP Act, 1966* *140*

Annexure 8 : *Sanction of Draft TPS-12 u/s 68(2) of MR & TP Act, 1966* *146*

Annexure 9 : *Newspaper Publication of Draft Sanction Gazette Notification in Newspaper* *152*

Annexure 10 : *Appointment of Arbitratorby Govt. dtd. 7-08-2024* *154*

Annexure 11 : *Gazette Notification of Appointment of an Arbitrator* *157*

Annexure 12 : *Gazette Notification of Commencement of Duties by Arbitrator* *159*

Annexure 13 : *Newspaper publication of Arbitrator Commencement of Duties in Newspaper* *162*

Annexure 14 : *1st Hearing to Landowners' by Arbitrator Schedule in Newspaper.* *164*

Annexure 15 : *2nd Hearing to Landowners' by Arbitrator Schedule in Newspaper.* *166*

Annexure 16 : *Extension of Time limit for preparation of Preliminary Scheme u/s 72(3) of MR & TP Act, 1966.* *168*

Annexure 17 : *Notice of Subdivision of the Draft scheme into Preliminary Scheme and Final scheme by Arbitrator.* *170*

Annexure 18 : *Gazette Notification of Award drawn by Arbitrator for Preliminary Scheme* *171*

Annexure 19 : *Preliminary Scheme Award drawn by Arbitrator Letter to UDD.* *175*

Annexure 20 : *Gazette Notification of Preliminary Scheme Award drawn by Arbitrator in Newspaper.* *177*

Annexure 21 : *Draft Sanction TPS NAINA, No. 12. (Land use Plan (Plan 6))* *179*

Annexure 22 : *Preliminary Town Planning Scheme NAINA, No. 12. (Plan 4)* *180*

Annexure 23 : *Preliminary Town Planning Scheme NAINA, No. 12. (Plan showing Modifications to DP Roads and DP Reservations)* *181*

TOWN PLANNING SCHEME, NAINA No. 12

(Vakadi, Umroli, Chinchavali tarf Waje, Usarli Budruk, Ritghar, Morbe, Kondale, Mahalungi)

PRELIMINARY SCHEME REPORT

PART A - DRAFT SCHEME BY SPA, NAINA (CIDCO)

1. PREAMBLE

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

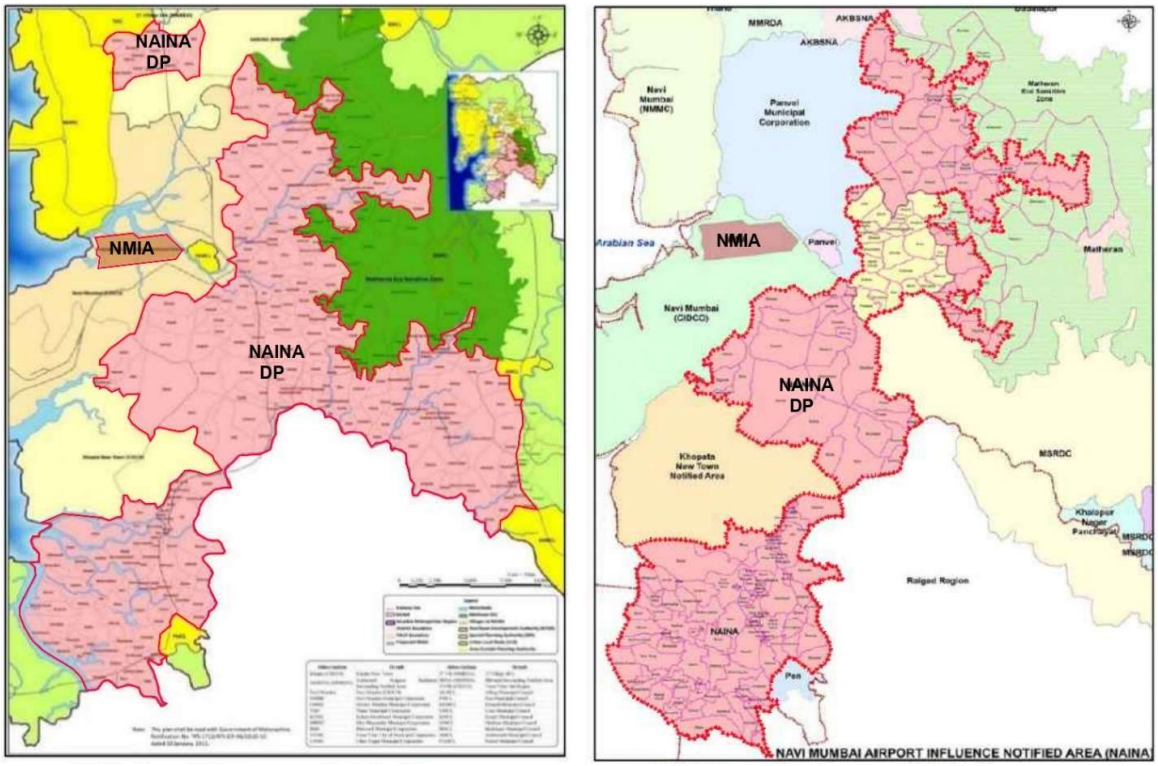
Pending preparation of Development Plan for the entire area under its jurisdiction, SPA, NAINA has prepared an Interim Development Plan as provided under section 32 of the said Act for the 23 villages from Panvel Tehsil of the Raigad District which are under immediate pressure of development. The Government of Maharashtra, vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27/04/2017 had sanctioned the Interim Development Plan (hereinafter referred to as 'IDP') along with Development Control and Promotion Regulations (hereinafter referred to as "DCPR-2017") for these 23 villages of NAINA under Section 31(1)

of the said Act which has now come into force w.e.f. 04-05-2017. The excluded part (EP) of IDP was subsequently sanctioned vide its Notification No. TPS-1215/245/C.R.-332/16/EP/UD-12, dated 01-03-2019. Thus the entire IDP is now sanctioned and is in force.

Thereafter, the Government of Maharashtra vide Notifications dated 22-09-2015 and dated 18-03-2016 had declared Maharashtra Industrial Development Corporation Limited (MIDC) and Maharashtra State Road Development Corporation Limited (MSRDC) respectively as SPAs for few villages in NAINA. Thus, SPA (NAINA) resulted in to be SPA for 224 villages with a remaining area of 474 sq.km. Further, when Development plan of balance 201 villages was under preparation, it is observed that some part of NAINA was not contiguous and hence, on 16-09-2019, the Urban Development Department (UDD) has again excluded 49 non-contiguous villages from the jurisdiction of NAINA. Thus, the present notified area of NAINA is now only for 174 villages encompassing about 371.35 sq.km.

The Development Plan (DP) of the remaining 151 villages (excluding villages included in IDP of NAINA) and their Development Control and Promotion Regulations (hereinafter referred to as "DCPR-2019") was partly sanctioned by the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.-91/ 2019/UD-12, dated 16-09-2019. Thereafter, vide Gazette Notifications dated 24-06-2022 and dated 26-07-2023, the Urban Development Department of the State Government has sanctioned the Excluded Parts of the DP under section 31(1) of the said Act.

Now, Government of Maharashtra vide notification no. TPS-1221/2461/CR 83/21/UD-12 dated 4-03-2024 has again excluded 80 villages (77 villages from Pen Tahsil and 3 villages from Uran Tahsil) of NAINA and included them in MMRDA's jurisdiction. Thus, after deducting these villages and included them under the notified area of MMRDA, the final Notified area of NAINA remained to be only of 94 villages with an area of about 225.59 sq.km.

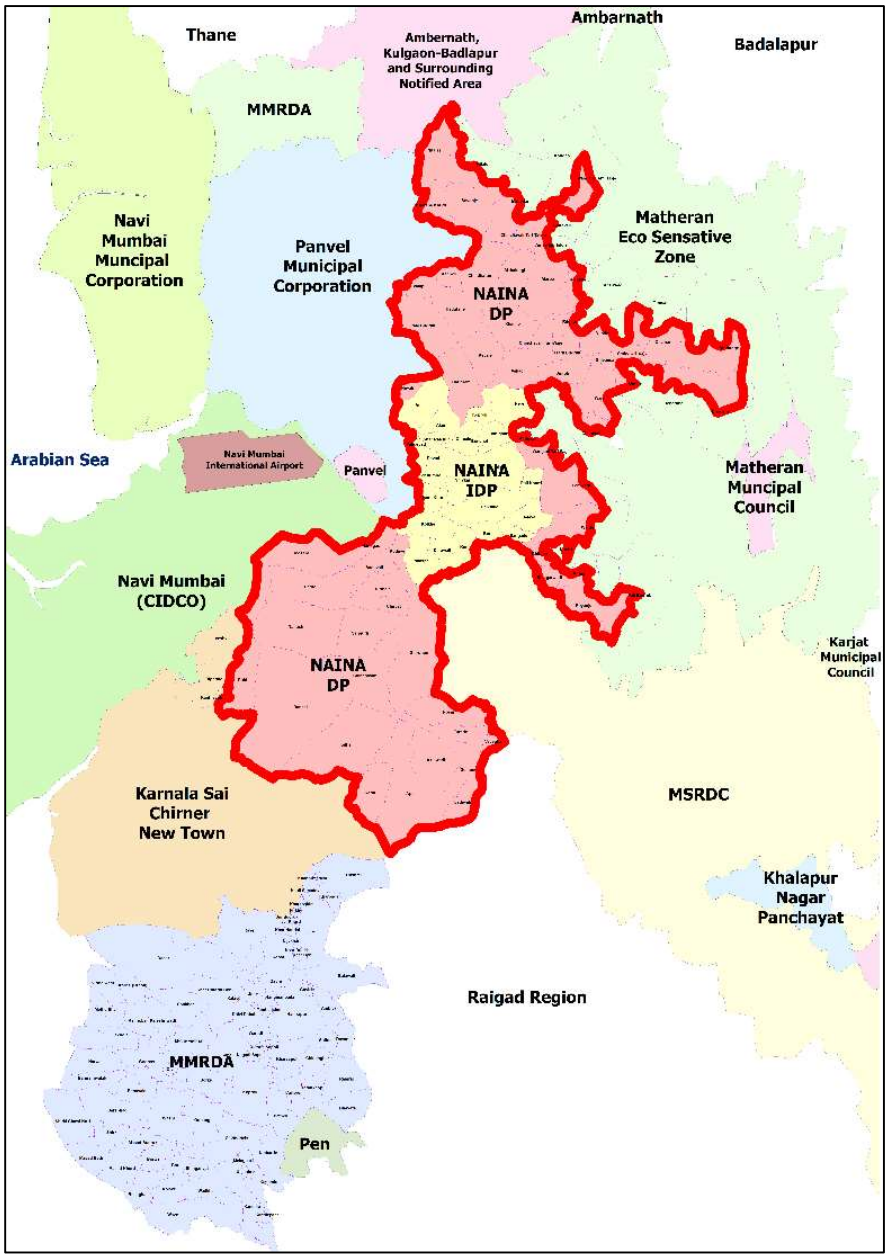


Plan 1: NAINA Notified Area, earlier for 270 villages and then curtailed to 174 villages.

In DCPR-2017, a new concept of voluntary and participatory land pooling and development by the land owners viz; **'NAINA Scheme'** has been introduced and accordingly approved under Regulations no. 13 by the UDD. These special regulations for NAINA scheme are dealing with voluntary land pooling and development of areas from IDP lying within residential zones, within and outside 200 m from the village Gaothans. The SPA, NAINA has earlier attempted to develop the IDP area by permitting the said NAINA Schemes as per Regulation No. 13 of the DCPR-2017. However, the SPA, NAINA faced many constraints and difficulties in implementing the NAINA Schemes.

After various discussions, the Urban Development Department (hereinafter referred to as 'UDD') directed CIDCO that CIDCO should undertake Town Planning Schemes for the implementation of the IDP as provided under the chapter V of the said Act. Further, the Government of Maharashtra, in exercise of the powers conferred by sub-section (1) of section 151 of the said Act, vide Notification No

TPS-1817/973/CR-103/17/UD-13 dated 13-09-2017 has delegated the powers exercisable by it under section 68(2) of the said Act to the Managing Director, CIDCO for sanctioning of the draft Town Planning Schemes.



Plan 2: NAINA Notified Area finally for 94 villages

SPA-NAINA has accordingly decided to undertake series of town planning schemes for effective implementation of the proposals of IDP under the said Act covering as far as possible the entire IDP area leaving the already densely developed

areas and village Gaothans. Till date, CIDCO has undertaken 11 town planning schemes covering an area of 3694 hectare from the villages under IDP. In addition, SPA, NAINA has further undertaken Town Planning Scheme no. 12 for the area lying beyond Kalundri River which is outside the IDP but from the sanctioned DP of NAINA mainly considering that the proposed Multi Modal Corridor to pass through this area. The draft Schemes for all these 11 TP Schemes from IDP and One Scheme from DP have been sanctioned and the UDD has appointed Arbitrators under section 72 (1) of the said Act for their further processing. At present, the Preliminary Schemes covering the physical planning of the first 7 Schemes have been sanctioned by the UDD and they are now in force. The Final Schemes covering the financial aspects of these earlier 7 schemes have been completed and their awards have been declared by the Arbitrators. The UDD has sanctioned final schemes of first two T. P. Schemes and for rest of the Schemes nos. 3 to 7, sanctioning under section 86 of the said Act is still awaited.

2. PURPOSE OF TOWN PLANNING SCHEME NO.12

Mumbai Metropolitan Region Development Authority (MMRDA), for regional connectivity, has proposed a Multi Modal Corridor (MMC) from Virar to Alibaug which is to pass through SPA, NAINA's jurisdictions. Now, the Maharashtra State Road Development Corporation (MSRDC) is the Implementing Authority for this MMC project and in various meetings, MSRDC had earlier requested CIDCO for the Cash contribution towards implementation of this MMC. The High Power Committee (HPC) of the State Government is constituted under the chairmanship of Hon. Chief Secretary, GOM and of the members from NHAI, CIDCO, MMRDA, MSRDC, JNPT and MIDC in this respect. As per the decisions recorded in the minutes of this High Power Committee, meeting dated 5th October 2021 circulated on 25th October 2021, land acquisition for MMC from Morbe to Dapoli (Km 47/700 to 72/200) and Dapoli to Belawali (Km 72/200 to 98/500) and making funds available for this land acquisition were discussed. Further, various

meetings and deliberations was held in between CIDCO and MSRDC officials and a Joint Committee was formed for exploring land acquisition of MMC in CIDCO's jurisdiction. This Committee has prepared a report on land acquisition of MMC from Morbe to Karanjade to be carried out through Town Planning Scheme mechanism.

In view of this, CIDCO has undertaken Town Planning Schemes nos. 8, 9, 10 by inclusion of additional area under section 62 of said Act to add the MMC alignment and thereby acquiring lands for MMC traversing through NAINA project. For the balance stretch of MMC (from Morbe to Karanjade) it has been proposed to acquire lands for MMC by undertaking new T. P. Schemes i.e. schemes no. 11 and no. 12.

On this background, CIDCO Board, vide its resolution no. 12551, dated 2nd April, 2022 had approved making available the lands under Multi Modal Corridor (Morbe to Karanjade) traversing through NAINA's jurisdiction by means of Town Planning Schemes and delegated the powers to get the schemes declare its intention under sub section (1) of section 60 of the MR & TP Act, 1966 and for making of Town Planning Scheme No. 12 to the Vice Chairman & Managing Director of CIDCO (VC & MD).

In accordance with the powers delegated by CIDCO Board, VC & MD, vide CIDCO/CP(NAINA)/TPS-12/2022/E-148162, dated 22-09-2022 has accorded approval for declaration of intention to prepare a Town Planning Scheme no. 12 under Sub-Section (1) of the Section 60 of the said Act for identified lands from Villages Vakadi, Umroli, Chinchavali tarf Waje, Usarli Budruk, Ritghar, Morbe, Kondale and Mahalungi of Tehsil Panvel, District Raigad (admeasuring about 504 Ha) for the purpose of implementing the proposals in the sanctioned DP of NAINA and to introduce proper road network with social as well as service infrastructure in addition to make available lands required for Multi Modal Corridor and its interchange with Vadodara-Mumbai Spur at Morbe as decided in the High Power Committee. Though the T. P. Scheme no. 12 includes the said interchange, it is a

major interchange in DP NAINA and will act as an important gateway for entire area under the jurisdiction of SPA, NAINA. However, subsequently, in the Hon'ble Chief Minister's War Room meeting held on 29th Aug 2022, it has been decided that "land acquisition for MMC from Morbe to Karanjade and Karanjade to Chirle", even though the lands are falling in CIDCO's jurisdiction, be initiated under the LARRA, 2013 through cash Compensation, directly by the MSRDC.

As such, it is finally decided that lands under the MMC and under its interchange at Morbe, though they are included in this T. P. Scheme no. 12, will be acquired directly by the MSRDC under the Land Acquisition Act. As there is no provision in the Maharashtra Regional and Town Planning Act, 1966 to exclude any part from the area for which intention has been declared under Section 60(1), the lands being acquired directly by the MSRDC for MMC and for its Interchange will remain included in the T. P. Scheme, No. 12.

3. GENERAL CONCEPT OF LAYOUT OF TOWN PLANNING SCHEMES:

The Town Planning Scheme is prepared and implemented as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (MR & TP Act, 1966) and of the Maharashtra Town Planning Schemes Rules, 1974. The scheme no. 12 has been prepared on the following principles which are adopted in all the earlier eleven Town Planning Schemes by the SPA, NAINA as summarized below;

- The base FSI of 0.20 of the lands situated either in Mixed use Zone or in Limited Development Zone included in the scheme will be raised to 1.00 irrespective of the DP Zoning provisions and the DCPR-2019.
- All landowners will contribute in general, equal percentage of land for the scheme and DP proposals.

- Forest lands, water bodies, premises of existing structures with valid permissions will be as far as possible kept undisturbed.
- Land owners will get 40% of their original land holdings as serviced final plots.
- As far as possible, final plots are anchored to their original locations.
- 10% open spaces and 5% amenity spaces required to be provided in the development of plots having area of 0.4 Ha and more will be exempted as such open spaces and amenities will be provided commonly in scheme layout and distributed spatially on neighborhood concept.
- The existing valid structures are protected and final plots are given around existing structures. The other occupied permanent structures, even though they have been constructed without valid permissions prior to the declaration of intention of the scheme will be as far as possible protected.
- The final plots are, as far as possible, of regular and of developable shape.
- As far as possible, scattered holdings in the same ownership and tenure will be amalgamated to have a 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 in the scheme unless he possesses unbuildable land.
- EWS and LIG Housing Sites as provided in Section 64 (g-1) (i) of the said Act will be provided much below 10% of the scheme area considering the fact that the trend of the developers in this scheme area to construct the tenements generally for LIG persons considering the housing market of the area.
- On the basis of suggestions/objections received from owners during meet and after Publication under section 61(1) of the said act, necessary changes are to be carried out in their proposals as far as possible to meet their requests.

Section 100 of the said Act provides that in lieu of the amount of Compensation to be paid to the land owner, the FSI (Floor Space Index) or TDR (Transferable Development Right) equivalent to the reduction in his area of Original Plot resulting from the reconstitution can be granted at the request of Land Owners. It is observed that they are generally requesting to grant FSI/TDR in lieu of monetary compensation. The FSI of original plot (OP) is therefore generally loaded on the final plot (FP). To enable the holder of FP to consume such a higher FSI in a physically reduced final plots, it becomes necessary to make suitable set of Development Control Regulations for this Scheme. In any Town Planning Scheme, such special regulations are proposed generally either under Section 22(m) or as provided under sub-section (2) of section 159 of the said Act with previous sanction of the State Government. Alternatively, the Arbitrator can be requested to incorporate such special DCPR in his award for the reasons stated above.

4. AREA IDENTIFIED AND BOUNDARY OF THE SCHEME NO. 12

The SPA NAINA was earlier under the instructions of State Government to acquire the lands required for the part of MMC which will run through the NAINA's jurisdiction by it. In view of this only, the Town Planning Scheme No. 12 has been undertaken by the SPA, NAINA. The eleven T. P. Schemes prepared by the SPA, NAINA so far are from the area within the IDP as it has been decided to implement the proposals of the IDP on priority undertaking the Town Planning Schemes as per the Maharashtra Regional and Town Planning Act, 1966. However, as the State Government directed to acquire lands required for MMC on priority basis by the SPA, NAINA, the Town Planning Scheme, NAINA No. 12 has been undertaken first time in the area of Development Plan of NAINA i.e. outside the area of IDP and hence, it is a pioneering Scheme of NAINA DP. However, this Scheme is also in the proximity of the earlier eleven T. P. Schemes and just adjacent to T. P. Scheme No. 3, across the Kalundri River. The area

intended is having access from Panvel-Tamsai Road and Morbe-Swapna Nagri Road. It is also having connection from Taloja MIDC by a village road through the Mahalungi village. The nearest major Railway Station is of Panvel.

The area identified for TPS no. 12 is from eight revenue villages of Panvel Tahsil, viz. Vakadi, Umroli, Chinchavali tarf Waje, Usarli Budruk, Ritghar, Morbe, Kondale and Mahalungi. The core gaothan areas of villages Chinchavali Tarfe Waje, and Morbe and already developed areas around them are excluded from the scheme. The area identified mainly includes the areas from villages Vakadi, Umroli, Chinchavali tarf Waje and Morbe. Very small area from village Mahalungi is included considering the alignment of DP road. Marginal areas from villages of Usarli budruk, Ritghar and Kondale are included. The area of this TP Scheme is Bounded by as per the declaration of intention under section 60 (1) of the Act as under.

On the North	**:-**	**By proposed Multi Modal Corridor and boundaries of villages Morbe and Mahalungi**
On the East	**:-**	**By proposed Multi Modal Corridor**
On the South	**:-**	**By village boundaries of Vakadi and Umroli (excluding Forest)**
On the West	**:-**	**By village boundaries of Chinchavali tarf Waje and Morbe (excluding Forest)**

The area included in the Draft Town Planning Scheme No. 12 is as shown on the Plan published as an accompaniment while declaring intention to prepare a scheme under section 60 (2) of the said Act. As per this declaration of intention, area included in the scheme admeasures to about 504.67 Ha and out of this, area of about 124.66 Ha falls under MMC including interchange which is being acquired now by the MSRDC. Hence, area available for development in this scheme is only 380.01 Ha. Further, this area also includes Forest Land admeasuring to 44.47 Ha. As such, the effective area available for development is only about 335.54 Ha.

5. SALIENT FEATURES OF TPS 12

The Salient features of TPS-12 are summarized as below;

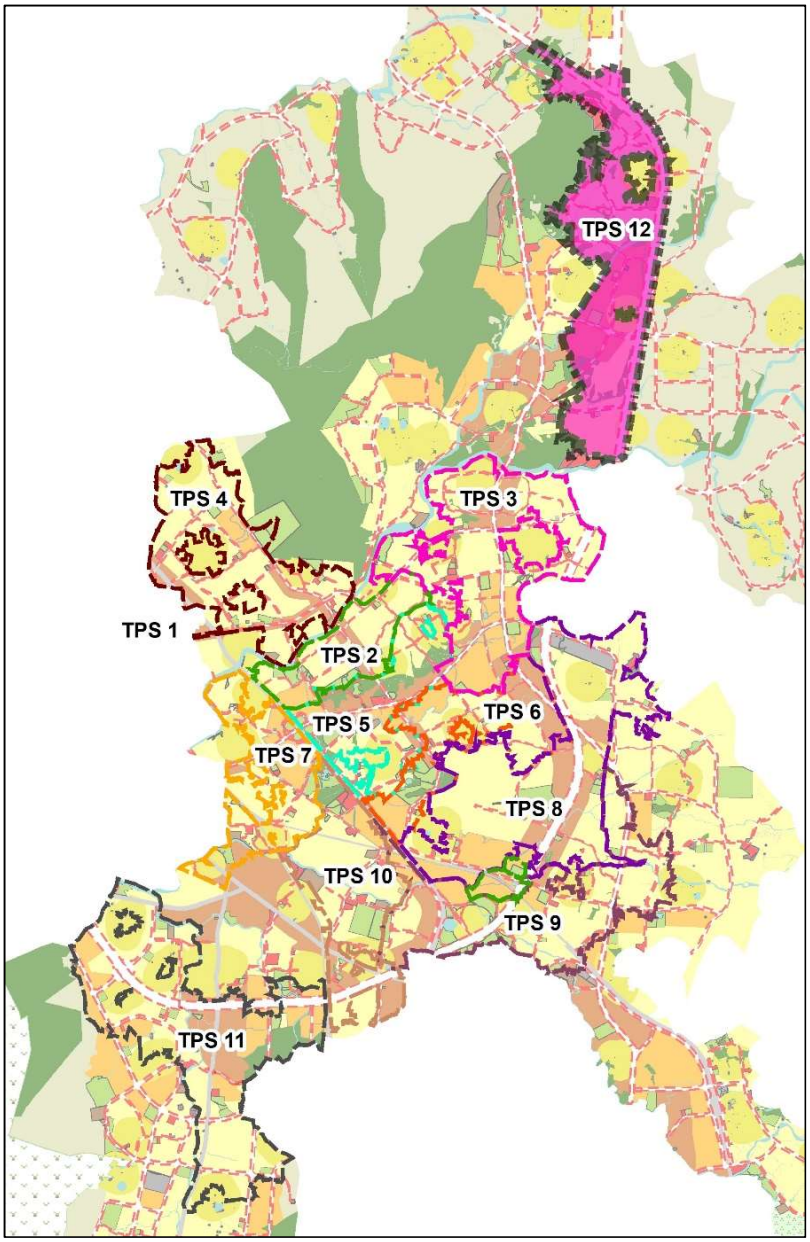
i. The area included in the Town Planning Scheme No. 12 admeasures to 504.67 ha which is situated within the villages of Vakadi, Umroli, Chinchavali tarf Waje, Usarli Bk., Ritghar, Morbe, Kondale, and Mahalungi of Tehsil of Panvel, District Raigad. The main feature of this Scheme is that a Multi Modal Corridor (MMC), which is a controlled access major arterial road of Mumbai Metropolitan Region has been proposed to pass along the Northern and Eastern boundaries of this Scheme. Further, a junction of this arterial road with another major arterial road i.e. Vadodara-Mumbai Spur is proposed in the northern part of the scheme area and it will be a major interchange of the region.

ii. Though the total area included in this scheme area is of 504.67 Ha, large area is falling under the MMC and its interchange to the tune of 124.66 Ha.

iii. Some Government Forest lands admeasuring to 37.31 Ha is also situated within the scheme. Water bodies in the form of three nallas which run through the scheme also cover an area of 4.58 Ha. As such, the area available for planning of the scheme works out to nearly 338.12 Ha. Further, the Government has restricted user of few private lands, nearly of 7.16 Ha to that of Forestry unless permitted by Central Govt. for any other users. Hence, ultimately, an area of 330.96 Ha is effectively available for planning of the scheme.

iv. The area identified for Town Planning Scheme no. 12 is not from the Interim Development Plan of NAINA prepared for an area which is under immediate pressure of urban development. The area identified for TPS-12 is from the area of Development Plan of NAINA which mainly covers the area expected for latter phase of development.

v. This Town Planning scheme was earlier taken up with the intention of acquiring lands proposed for MMC. The total area under MMC falling in NAINA DP is 469 ha, out of which, an area of about 124.66 ha is included in TPS 12. The MMC with its above interchange is passing through villages Mahalungi, Morbe, Kondale, Ritghar, Chichavali Tarf Waje, Usarli Budruk and Umroli.



Plan 3: Plan Showing Eleven TP Schemes from IDP Area & TP Scheme No. 12 from DP Area

vi. As per Development Plan of NAINA, villages Mahalungi and Morbe fall in Limited Development zone (LDZ) beyond the Nalla towards Northern part. Hence, area under TPS 12 includes Limited Development Zone (LDZ) in the said two villages and rest of the villages are included in Predominantly Residential Zone (N1) and Mixed Use Zone (N3) as per the NAINA DP.

vii. In view of this different zoning provisions, it is decided to observe that the Original Plots (OP) from the LDZ will get their Final Plots (FP) in LDZ and OPs from N1 and N3 will get their FPs in any of these two zones.

viii. As per sanctioned DCPR of NAINA, the permissible base FSI in residential and mixed use zone is 0.2 plus premium FSI of 0.3, totaling to 0.5 and in Limited Development Zone it is only upto 0.2. However, the TP scheme will be prepared considering that base FSI for all lands included in the Scheme is 1.00 and all FPs allotted will be eligible for development as if they are in predominantly residential or in mixed use zones.

ix. The scheme contains sanctioned DP reservations and all these reservations are maintained in their areas and designations. These reservations include DP roads, Schools, School Playgrounds, Parks, Playgrounds, Primary Health Center, Daily Bazaars, Ground Service Reservoir and Receiving Station. The total area under these reservations is 38.58 ha.

x. The scheme includes about 49.05 ha of lands are non-developable such as under water channels and forest. Scheme comprises of 29 survey nos. of Government Forest and 20 survey nos. at village Chinchavali T. Waje, Morbe and Mahalungi which are privately owned but with condition that they should not be developed other than forestry.

xi. Minor tributaries/Nallas of river Kalundri are traversing through the scheme. Buffer along the tributaries will be provided to protect them. It is also decided to train/channelise these water streams to take care of proper flow of rain water and to avoid scouring of banks.

xii. NAINA area will get connected to Navi Mumbai by means of road linkages proposed in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The network developed in the scheme no. 12 will further be extended into the remaining parts of the Development Plan (DP) of NAINA. Though the scheme area abuts the proposed Multi modal corridor, this major artery will not give direct access to the scheme area as it will be of controlled access nature. Hence, the scheme area will have access through the proposed 36 m and 24 m wide DP roads, which will provide good inter-circulation with the other parts of NAINA DP/IDP and to the rest of the region.

xiii. Major portion of the scheme area is of open lands, hence less constraints will make planning easier.

xiv. It is presumed that as the scheme area is adjacent to the IDP area, just across the Kalundri River and extended Taloja MIDC estate being developed just adjacent to it, this first scheme undertaken from the DP area will also get developed simultaneously along with the earlier eleven schemes. This scheme also includes major interchange of MMC and the Mumbai-Vadodara Spur and hence, it is coming very close to the Badalapur, Ambernath Area via this Spur, having a tunnel, next to the north-east direction on this Spur. This also connects scheme area to the Amane Junction on Samruddhi trunk road.

6. PROCEDURE FOLLOWED IN PREPARING THE DRAFT SCHEME

6.1 THE DRAFT SCHEME

The SPA NAINA (CIDCO) is the Planning Authority for the Town Planning Scheme, NAINA No. 12. The Vice Chairman and the Managing Director, CIDCO of the CIDCO has declared intention of the SPA, NAINA to prepare Town Planning Scheme, NAINA No. 12 as per the powers

obtained by him under CIDCO Board's Resolution No. 12551 dated 2-04-2022. The SPA, NAINA has prepared eleven Town Planning Schemes earlier, but all these eleven schemes are from the area included in the Interim Development Plan of NAINA. This twelfth Town Planning Scheme is the first scheme from the area for which Development Plan excluding the area of IDP has been prepared and draft of which has got sanction under section 68(2) of the Act.

The declaration of intention under section 60 (1) of the Act to prepare a Town Planning Scheme, NAINA No. 12 as provided under chapter V of the Maharashtra Regional and Town Planning Act, 1966 has been made by the Vice Chairman and the Managing Director of CIDCO vide its Resolution No. 12551, dated 2-04-2022 and 22-09-2022 as per the powers delegated to him by the Board of CIDCO. The Area identified for this scheme is from the eight Revenue villages mentioned above from Tehsil Panvel of District Raigad. The area under the scheme is bounded by as stated above. This is the first Town Planning Scheme from the DP area.

The plan showing the area to be included in the scheme no. 12 and the copy of declaration of intention to prepare a scheme were sent to the Urban Development Department, Mantralaya, Mumbai and to the Director of Town Planning, Maharashtra State, Pune within a period of thirty days as provided under section 60 (2). The Public Notice regarding this declaration of intention was also made as provided under Rule No. 3 of the Maharashtra Town Planning Schemes Rules, 1974 in the official Gazette dated 14-10-2022 and also in the local newspapers on 19-10-2022. A copy of declaration of intention and the copy of the above said plan were also published in the Office of the NAINA during reasonable hours for the inspection of the Land Owners and the general public as provided under section 60 (3). For wide publicity, these documents were also uploaded to the CIDCO's official website. In addition, these documents were also published in the concerned offices of the

eight Gram Panchayats for Land Owners information directly.

6.2 SURVEY AND COLLECTION OF DATA FOR BASE MAP OF SCHEME.

The area selected for the TPS-12 is from the DP area which is comparatively less developed part of NAINA. The area earlier has not surveyed except for Lidar Survey, said to be carried out for preparing the base map for DP. To prepare a base map for the Town Planning Scheme is very precise task and to be done with great accuracy as it involves the mapping of the each and every individual landed property. The Land Records Department of the State Government is supposed to maintain the property record up-to-date either in the City Survey Format or in the Gat Book Format for each and every hissa numbers ownership-wise. However, such data is not available up-to-date with the said department except for the old record. Further, a base map of the scheme is also required to be Geo-referenced.

In view, this the SPA, NAINA has appointed an agency for carrying out Drone Survey of the scheme area for recording the existing features like structures, roads and pathways, agricultural fields, wells, trees and the like development and the visual physical things and to superimpose this scaled photography on the cadastral survey with geo-referencing. The 7/12 record and the gat-book record have been collected. On the basis of this, the base map of the scheme area showing all the physical features has been prepared. This base map is prepared with the help of GIS software and as far as possible the SPA, NAINA has prepared the geo-referenced scheme base map. However, the SPA, NAINA is required to map the scheme area on ground to ascertain the exact boundaries and the actual plot-wise areas available with the land owners.

6.3 TENTATIVE LAYOUT OF THE DRAFT SCHEME

The base map so prepared has been adopted for preparing the tentative proposals of the Scheme. The ownership-wise plots have been decided with their ownerships, boundaries and the areas. These are the Original Plots of the Scheme and are denoted serially by OP numbers in green colour and they are marked distinctly on a separate plan in green colour. This plan is known as OP Plan or Plan No. 2. Where the SPA has not got the individual plot demarcation, the OPs have been clubbed with the ownerships which is not proper.

The SPA, NAINA has decided that every owner, as far as possible, shall contribute 60% of his land to the infrastructure of the scheme. In return, the land owner would get well reconstituted plot of 40% of his original plot with proper road frontage and the equivalent FSI of land surrendered fully loaded on it in the form of serviced Final Plot.

There are Forest Government lands, lands under three nallas, flowing in a direction from east to south-west and the large land under acquisition of Multi Modal Corridor, few private lands which cannot be permitted to be developed other than forestry unless permitted by the Central Government. All these lands are non-developable lands from TP Scheme point of view and hence, these lands practically are required to retain as they are. However, DP roads and the scheme roads have been proposed through the forest lands to have proper transport circulation pattern. All the DP reservations have been incorporated with altering to fit in the scheme layout but without curtailing their areas. Accordingly, the scheme layout has been tentatively finalized considering that the general FSI of the area is raised from 0.20 to 1.00 irrespective of the provisions of the different use-zones of the sanctioned DP of NAINA and the DCPR-2019.

6.4 MEETINGS OF LAND OWNERS ON THE TENTATIVE PROPOSALS

The Rule No. 4 of the said Rules provides that the Planning Authority has to call meetings of the Land Owners concerned, being the stake holders, and to explain them the concept of a Town Planning Scheme and the tentative proposals of the scheme and to elicit their opinions and response to the scheme and to understand their probable support to the scheme. The SPA, NAINA has procured addresses of the landowners and called for their public meetings during 5th April, 2023 to 18th April, 2023 in the NAINA office. In all, 256 plot holders were visited and had taken the information about the concept of the scheme and its proposals. The land owners who attended were given the full information of their tentative Final Plots on the plans and the FSI permissible. Their suggestions and the requests made were noted. The SPA has observed that the land owners have, in general, shown willingness and extended positive response to the proposed scheme. However, some of them have requested to consider more land than 40 % for the Final Plots and existing structures, whether authorized or otherwise, would be retained and accommodated in their final plots to be allotted.

7. THE DRAFT SCHEME PREPARED FOR PUBLICATION

The draft scheme is accordingly prepared by the SPA, NAINA as provided in the Chapter V of the Maharashtra Regional and Town Planning Act, 1966. As the draft scheme is from the area where NAINA DP is already sanctioned by the State Government and is in force, the DP roads and other reservations in it are required to be incorporated in the scheme. There are some proposals and roads proposed in the DP which are required to be altered in orientation or in their shapes or in alignment considering the overall planning of the scheme, the SPA, NAINA has approached the Director of Town Planning, Maharashtra State, Pune

vide letter bearing No. जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ dated 03-10-2023 under section 59 (2) of the Act to get his approval for these amendments in the Development Plan. These amendments are as described below.

i) A 36 m wide DP road coming from Mahalungi village which is now affected by the interchange on MMC is slightly shifted towards south along the village road and to meet further north-south 36 m DP road. This diverted road is further extended to meet another village road.

ii) 24 m east-west DP road in Morbe village is made straight by slightly modifying its alignment.

iii) 36 m east-west DP road is partially shifted to south in Morbe village to fit in the scheme layout.

iv) 24 m north-south DP road in Chinchavali Tarfe Waje village is slightly shifted towards west at its northern end and to the east at its southern end.

v) 36 m east-west DP road in Chinchavali Tarfe Waje village is slightly shifted towards south to fit in the scheme layout.

vi) 24 m north-south DP road in Chinchavali Tarfe Waje village is made straight to suit the scheme layout.

vii) There are two reservations of open spaces, site no. 426 of Park and site no. 427 of Play Ground. The site of the Park is partially included in the scheme and there is no any change made in the draft scheme in its location. The area is slightly increased. Similarly, the reservation of the Play Ground is re-arranged at the same location to fit in the layout with increase in the area.

viii) There are two reservations of School and Play-Ground, though the play grounds and schools are in four different sites. The Site no. 433 of school is having play ground in Site no. 436 and Site no. 434 of school is having play ground in Site no. 435. These four reservations are rearranged at their locations to fit in the scheme layout and their areas are increased.

ix) There are two reservations of Daily Bazar in Sites Nos. 419 and 421, near

Chinchavali Tarf Waje Gaothan and second in Vakadi village. The Site no. 421 is partially included in the scheme. These two reservations are rearranged at their locations to fit in the scheme layout and their areas are increased.

x) There is one reservation of Primary Health Centre in Site no. 429 in the DP which has been incorporated in the scheme at the same location but rearranged to fit in the layout with slightly increased in the area.

xi) There is one reservation of Ground Service Reservoir (GSR) in Site no. 423 in the DP which has been incorporated in the scheme at the same location but on the other side of the road and rearranged to fit in the layout with slightly increased in the area.

xii) There is one reservation of Receiving Station in Site no. 560 in the DP which has been incorporated in the scheme at the same location but rearranged to fit in the layout with slightly increased in the area.

All these 11 DP reservation Sites have been rearranged to fit in the scheme layout, but at the same locations and enlarged. The Director of Town Planning has accordingly given approval to the amendments suggested by the SPA, NAINA to the sanctioned DP under his letter no जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ dated 03-10-2023 The following table will show the modifications approved by the Director of Town Planning at a glance.

Table 1: DP Reservations modification under section 59(2) of MR&TP Act, 1966

Sr. No.	Designation of Reservation	Reservation No.	Area (sq. m) as per DP	Area (sq. m) provided in the Draft Scheme	Remark
1	**Park**	426_P (Pt)	3504.00	3803.25	Partially in the scheme. Increased in area but at same location
2	**Play Ground**	427_PG	28643.00	30839.36	Enlarged at same location but rearranged to fit in the layout
3	**School**	433_S	3967.00	6000.13	Enlarged at same

Sr. No.	Designation of Reservation	Reservation No.	Area (sq. m) as per DP	Area (sq. m) provided in the Draft Scheme	Remark
					location but rearranged to fit in the layout
4	**School PG**	436_SPG	6347.00	10108.06	Enlarged at same location but rearranged to fit in the layout
5	**School**	434_S	4000.00	4683.09	Enlarged at same location but rearranged to fit in the layout
6	**School PG**	435_SPG	6400.00	7080.92	Enlarged at same location but rearranged to fit in the layout
7	**Daily Bazar**	419_DB	993.00	1499.39	Enlarged at same location but rearranged to fit in the layout
8	**Daily Bazar**	421 _DB (Pt)	269.22	269,23	Enlarged at same location but rearranged to fit in the layout
9	**Primary Health Centre**	429_PHC	1494.00	1500.97	Enlarged at same location but rearranged to fit in the layout
10	**Ground Service Reservoir**	423_GSR 15	2500.00	3505.90	Enlarged and located at opposite side of the road but same location rearranged to fit in the layout
11	**Receiving Station**	560_RS	21883.00	24941.49	Enlarged at same location but rearranged to fit in the layout

The Multi Modal Corridor (MMC) is the prime project of the State Government and is mainly undertaken to divert the Heavy and JNPT port bound traffic from and outside the already developed parts of the Mumbai Metropolitan Region (MMR), mainly bye-passing Thane and Kalyan cities and to solve permanently the traffic congestion and to provide convenient and faster transport link to the port bound heavy traffic. The Town Planning Scheme, No. 12 is said to be undertaken to acquire the land under this MMC under MR & TP Act, 1966.

Subsequently, the State Government has decided to directly acquire the land for MMC under LARRA, 2013 by the MSRDC. In view of this, the area under the MMC and its interchange are necessary to be excluded from the scheme. However, as there is no provision in the Act to exclude any land from the T. P. Scheme after intention is declared under section 60, the lands under this MMC remained included in this scheme.

The contents of the draft scheme are as given in section 64 of the said Act. The draft scheme is prepared by the SPA, NAINA in accordance with this and on the following decisions.

Though the FSI is permissible in the LDZ of DP, NAINA as 0.20 and in the residential zone as 0.20 + premium FSI of 0.30, the land owners, who will participate in the TP scheme for planning of their lands on 'land pooling and redistribution' technique as stake holders, then the SPA, NAINA has decided in consultation with the Urban Development Department to grant basic FSI of 1.00. In turn, the SPA, NAINA has decided that the land owners shall have to surrender 60 % of their lands to the scheme and to retain 40 % of their lands in the form of well laid and serviced final plots with assured social and physical infrastructure and with full development potential of the OPs loaded to their allotted final plots. The general road network will be of 20 m wide roads and the SPA, NAINA will provide water supply, drainage and sewerage facilities and will also provide all the required city level amenities in due course of time.

The area falling within the 200 m from the village gaothan boundaries is considered as Urban Villages and as specifically marked on the DP of NAINA. The base FSI permissible in such areas is already as 1.00 whereas the FSI for lands in predominantly Residential Zone is 0.20 + premium FSI of 0.30 = FSI of 0.50 and in LDZ, FSI is only of 0.20. Hence, there was a strong demand from these land owners from urban villages that they have to be treated with proper justice; when the permissible FSI of OPs outside the urban villages is only of 0.20 or 0.50, still they are getting in the TPS the base FSI of 1.00, on par with them. In the TPS no. 12,

there are in all two such areas of urban villages around gaothans of Chinchavali Tarf Waje and Morbe. The land values of their OPs have been accordingly considered in deciding the OP values. As such, State Government has approved that the FSI of their FPs, even though they are allotted outside the urban villages, has to be increased by 25% of the FSI of the land surrendered by them for the scheme.

The scheme area includes 8.81% land as Forest Lands. These lands are scattered but mainly in the village of Chinchavali Tarf Waje. These forest lands are retained as they are except using for proposed DP and scheme roads wherever required to maintain the suitable circulation pattern. There are some lands, though privately owned, have been restricted from any development except that of forestry unless permitted by the Central Government. These lands are situated mainly in Morbe village and in the draft scheme, these lands are retained as they are without their reconstitution.

The sanctioned development plan of NAINA is generally prepared without collecting the ownership data of each and every land and hence forest zone has been demarcated on the general information obtained from the District Forest Office at Alibaug. In view of this, there is a common regulation introduced in the DP that if any land owner produces his ownership on the basis of 7/12 extract and claims that his land is not a forest land, then though it is included in the forest zone of DP, he will be permitted with NA development on the production of NOC from the Forest Department. However, when the present scheme is prepared by collecting the ownerships, it is not needed now to continue with this regulation of NOC mentioned above. The draft scheme has relied on this NOC, even though the scheme allots FP in private ownership.

The water bodies existing in the scheme area have been marked on the base map with the help of the Drone Survey and the record obtained from the TILR. There are three nallas flowing through the scheme area. In Morbe village, natural water stream flows from northern side of the gaothan in north-east to south-west direction. Another natural water stream flows along the common boundaries of villages Morbe

and Ritghar, further along Morbe and Chinchavali Tarf Waje and then flows towards south-west along the common boundaries of villages Chinchavali Tarf Waje and Khanav. The third natural water stream flows along the common boundaries of villages Chinchavali Tarfe Waje and Umroli from and beyond the MMC from east to west and then enters in village Vakadi.

Further, the scheme boundary is bounded by Gadhi alice Kalundri river at south, but it flows outside the scheme. The draft scheme has wrongly included this river in the scheme area considering it in the Umroli village. This river gets flooded during monsoon every year. Blue and Red flood lines have been prescribed by the State Government, however, none of any developable parts of the scheme are affected by these flood control lines.

Power Transmission Line runs at the northern end of the scheme in the villages Mahalungi and Morbe but it is being acquired for MMC and its interchange by MSRDC. Hence, the scheme does not require to take cognizance of this transmission line.

Within the scheme area, there are around 678 structures as per drone survey map and Google imagery. Out of this, majority of structures are of sheds/temporary constructions, mainly for the purpose of farming. The care has been taken in the draft scheme that the final plots will be, as far as possible, reconstituted including their existing structures. However, the plots, where the building permissions were granted by any of the competent authorities are honored in the draft scheme. Further, care has also been taken to protect the existing religious structures and of utilities like burial and cremation ground etc.

As per actual land acquisition proposal initiated by the MSRDC, part of 126 m wide row of proposed Virar-Alibag multi modal corridor (MMC) from village Mahalungi to Umroli has been incorporated in the scheme. This scheme is bounded by this MMC and its interchange on north and on east. This is a controlled access road and runs through the villages of Mahalungi, Morbe, Kondale, Ritghar, Chinchavali and Umroli. Further, the alignment of MMC and its interchange with

Mumbai-Vadodara Spur are also considered as per data shared by the MSRDC under letters dated 27-06-2022 and 21-11-2022. Vide letter no. MSRDC/02/Land Surveyor/2023/1191 dated 22-02-2023, MSRDC has shared revised alignment of MMC with interchanges which is running in CIDCO area. Finally, the area under MMC is incorporated in the scheme as per survey details published in the Maharashtra Government Gazette under Notification dated 12-08-2022 in respect of MMC for acquisition and alignment drawing is adopted as shared by MSRDC under letters dated 21-11-2022 and 22-02-2023.

The MSRDC, vide notification dated 10-08-2023 declared the list of survey numbers mentioning the area under acquisition ownership-wise under sub-section 2(3) of section 15 and section 17 of Maharashtra National Highway Act, 1955 which has been considered. Also, this office has procured Joint Measurement (JM) Plan of MMC dated 18-04-2023 from the SLAO and the Sub-Divisional Officer, Panvel. After examination of JM plan and its area statement with notification dated 10-08-2023, few additional survey numbers which are not mentioned in the notification are seen to be affected by MMC as per JM. The alignment of the MMC and of the interchange are remained under revision, particularly in the village Morbe. The alignment shared by MSRDC vide letter dated 22-02-2023 is in accordance with JM of the 126 m wide corridor. Ultimately, the latest notification dated 10-08-2023 and updated JM Plan are adopted for the entitlement of the Final plots to the parts of Original Plots which are falling in the scheme and outside the acquisition of MMC.

The Draft Scheme has allotted a single Final Plot No. 919 to the entire land under MMC and to its interchange, obviously in the name of the MSRDC. This shows that entire land under MMC and under its interchange is acquired in the scheme when it is being acquired under LARRA, 2013.

The area under this T. P. Scheme is from the DP area i.e. outside the IDP for which detailed planning proposals are not framed. The area under this scheme is comparatively less developed and hence, the utilities like water supply, drainage and

sewerage facilities were differed by the SPA, NAINA. The SPA has now decided to utilize the sources that proposed for the earlier eleven TP Schemes just adjacent and across the river Kalundri (Gadhi) to provide such utilities to this scheme. The draft scheme proposes ESR, GSR and the STP at the locations suggested by the Engineering wing of the SPA. One site for electric Receiving Station has been proposed near the Morbe gaothan.

The SPA, NAINA has prepared the draft Town Planning Scheme, NAINA no. 12 and the Director of Town Planning has been consulted as provided in section 61(1) of the Act on 10th July 2023. The remarks of the Director of Town Planning has been obtained on 5th October 2023.

The SPA, NAINA has then published the draft scheme as provided under section 61(1) of the Act on 11th October, 2023 within a time limit after getting three months extension on 11th October, 2023. The draft scheme has been suitably modified wherever necessary on receiving objections and suggestions from the land owners and the public during the period from 11th October, 2023 to 30th November, 2023. There were only 7 objections / suggestions. The draft scheme was submitted to the Vice Chairman and the Managing Director of CIDCO for sanction under section 68(1) of the Act on 1st January, 2024 as the powers of State Government has been delegated to him in this respect. The draft scheme was then sent to the Director of Town Planning for consultation by him as provided in section 68(1) of the Act on 2nd January, 2024. After receiving remarks of the Director of Town Planning, the draft scheme has been sanctioned by the VC & MD, CIDCO on 22nd July 2024 after considering and excluding the period of Code of Conduct of General Election of 111 days. The procedure followed by the SPA, NAINA in preparing the draft scheme is in order.

The sanctioned draft scheme stated that there are overall 1063 no. of land parcels in the scheme. Out of which 874 no. of land parcels are considered for entitlement in the scheme. 189 no. of land parcels are fully falling under MMC. 157

no. of land parcels are partly falling under MMC. 12 no. of land parcels are falling under SPUR. Total number of final plots allotted across entitlement is 563 in numbers. Based on 7/12 extracts, 556 land parcels are proposed for amalgamation considering their identical ownerships. Balance 428 plots are proposed for independent FPs considering individual or joint ownership. The details enlisted in the draft scheme are as below;

Table 2 : Status of Land Parcels in Draft Scheme

1.	Total no. of Original Plots	1063
2.	Total no. of Final Plots	563
3.	Total no. of Forest Plots	53 (no. of 7/12 – 49)
4.	Final Plot (min. size)	40 SQ. M.
5.	Final Plot (max. size)	35160 SQ. M
6.	Amalgamation (Name)	135 (no. of 7/12 - 421)
7.	Individual Plots	428 (no. of 7/12 -593)
8.	Dispossessed Land Parcels	3 (as less than 40 sq.m.)

The total number of Final plots (to be returned to land owners) is 563. Out of these, about 459 plots are anchored around their original locations. The plots which could not be anchored are mainly due to the DP reservations, Tributary and Multi Modal Corridor etc. In case of plots affected by reservations, care is taken that as far as possible the shifting would be within the same village. If this is not possible, then such plots are shifted to such location where ASR value is more than the original plot value. About 81% plots are anchored (either fully or partly) to its original locations.

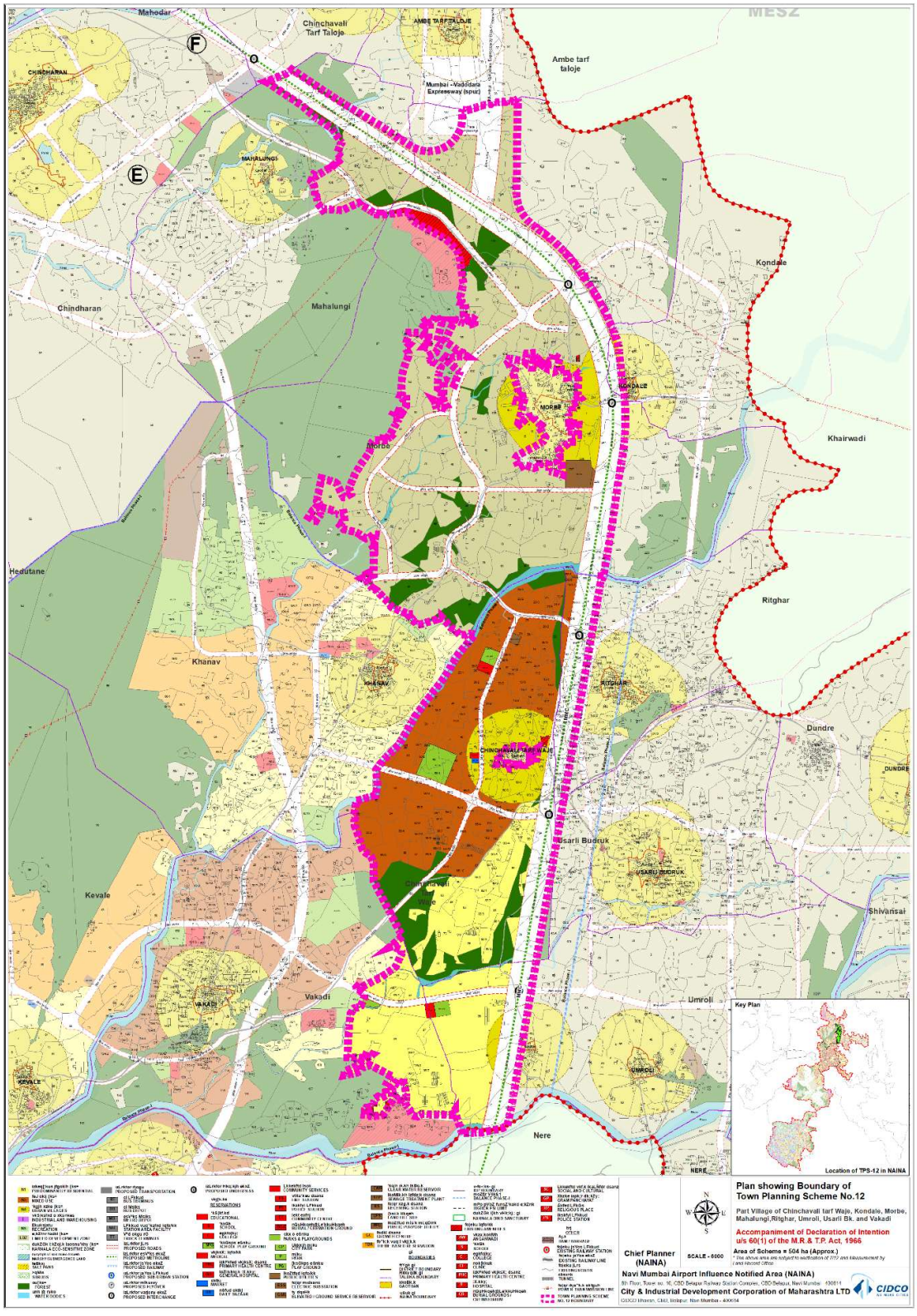
The major land use zones proposed in the sanctioned DP where TPS 12 is located are Limited Development Zone (LDZ), Mixed Use Zone and Predominantly Residential Zone. As such, care has been taken in the draft scheme that FPs in lieu of OPs falling in LDZ are allotted in LDZ and those falling in Residential Zone are allotted in Residential Zone.

The Land Use Analysis given in the sanctioned Draft Scheme is as below.

Table 3 : Broad Land Use Analysis of the Draft Scheme

Sr. No.	Land Use of the Land	Area (Hectare)	% with Developable Scheme Area	% with total Scheme Area
1.	Area under Social DP Reservations	4.24	1.28%	0.84%
2.	Area under Open DP Reservations	5.18	1.57%	1.03%
3.	Area under DP Roads	29.16	8.81%	5.78%
4.	Area under Scheme Roads	37.17	11.23%	7.37%
5.	Area under Scheme Open Spaces	35.71	10.79%	7.08%
6.	Area under Scheme amenities and utilities	25.2	7.61%	4.99%
7.	Area under Scheme Sale plots	47.14	14.24%	9.34%
8.	Area under EWS/LIG Housing	15.29	4.62%	3.03%
9.	Area under Allotted FPs to Land Owners	131.87	39.84%	26.13%
10.	**Total Developable Scheme Area**	330.96	100.00%	65.58%
11.	Area under Forest FPs (Govt.+Private)	44.47		8.81%
12.	Water Bodies	4.58		0.91%
13.	Area under MMC	124.66		24.70%
14.	**Total Scheme Area**	504.67		100.00%

This sanctioned draft Town Planning Scheme, NAINA No. 12 has been then forwarded for arbitration as provided under the Maharashtra Regional and Town Planning Act, 1966.



Plan 4 : Plan showing Area included in TPS 12 and published u/s 60 (3)

PRELIMINARY TOWN PLANNING SCHEME
NAINA No. 12

PART B - ARBITRATION PROCEEDINGS

1. APPOINTMENT OF ARBITRATOR BY STATE GOVERNMENT

The State Government has appointed Shri Suresh V. Surve, Deputy Director of Town Planning, retired from the Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 for this sanctioned draft scheme no. 12 vide Urban Development Department notification no. TPS-1224/ 1343/CR-78/24/TPS-12/UD-12, dated 7th August 2024. This Notification has been published in the Maharashtra Government Gazette, Part 1, Konkan Division Supplement, dated 10th October 2024 on pages 8 & 9.

2. ARBITRATOR'S NOTICES AND HEARING PROCESS

The Arbitrator has then entered upon the duties w.e.f. 3rd October 2024 by publishing a notice in English and in Marathi in the Maharashtra Government Gazette, Extraordinary, Part II, on pages 1 to 3, dated 11th October 2024 as provided in the Rule No. 13(1) of the Maharashtra Town Planning Schemes Rules, 1974. The same notices in English and in Marathi have been published in daily Newspapers, the 'Nav Shakti' and in 'The Free Press Journal', dated 28th November 2024 for the information of the general public and of the land owners included in this scheme.

The Arbitrator has observed that the scheme base map has not been prepared by the SPA, NAINA on having surveyed the area on ground considering the ownership-wise holdings/premises and layout of the draft scheme has not been demarcated on ground. As such, the final plots have not been demarcated

and accordingly measured by the Special Planning Authority on ground. The demarcation and measurement work on ground is said to be not carried out due to non-cooperation of the land owners, rather to say, their strong resistance. The Arbitrator has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the FPs on ground for confirmation of their areas and to ascertain that the scheme layout can be accordingly transferred to the ground within the scheme boundary. However, it is told that the land owners are not allowing the surveyors to enter in their premises for getting the lands surveyed.

The Arbitrator has, however started the arbitration proceedings as provided in the Act and Rules due to the obligation to draw the Preliminary as well as Final Schemes within the prescribed time limits.

Then the special notices in the Form No. 4 prescribed under Rule No. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 have been served on each and every owner of the original plots included in this scheme from all the eight villages to their known addresses during the period from January to March 2025. This special notices in form no. 4 are for communicating the land owners regarding all the details of their plots, the ownerships, tenures, areas of their original plots and the similar details of allotted final plots in lieu of their original plots. Further, these special notices are also for communicating 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 their lands included in the sanctioned draft scheme and to record minutes of the same.

The hearing process was carried out in two sessions, during 27/01/2025 to 26/03/2025 and during 27/04/2025 to 20/05/2025. Some landowners have approached the CIDCO authority to extend the period of hearing as they have

not received the above notices for want of their addresses. Hence the hearing process has been extended till 30-06-2025. The land owners from all these eight villages had objected to hearing process on the issue that the SPA, NAINA has not prepared the draft scheme allotting them final plots of at least 50 % of their original plots and they were never told before regarding the payment of contribution levied by it in the draft scheme. However, some of them have not opposed to the making of the scheme and shown their overall willingness subject to allotment of FPs to the extent of 50 % and waiving of the contribution by the Arbitrator which has been levied in the draft scheme by the SPA, NAINA (CIDCO). These land owners appeared for the hearing.

It was found that many of the owners had not appeared to give hearing for the reasons not known and some said that they had not received these special notices for want of proper addresses/phone numbers etc. Hence, the general public notice was published in the local newspapers, Ram Prahar dated 23rd January 2025 and also in Vadal Vara and Newsband, dated 23rd April 2025. The same notices were also published in the respective Gram Panchayat Offices in the month of January and April and the owners, those remained absent, were attempted to be called to give hearing in respect of scheme proposals pertaining to their OPs. The hearing of the land owners who appeared have been completed during the period from 27/01/2025 to 30/06/2025.

The Arbitrator has heard all the land owners who appeared before him in response to the notice in Form no. 4 mentioned above as provided in Rule no. 13 (4) of the said Rules and has given detailed information regarding reconstitution of their final plots, ownerships and of the areas. The Arbitrator has further recorded their say and the minutes as provided in Rule no. 13 (5) of the said Rules. These minutes have been signed by the land owners who attended in the presence of the Arbitrator. The official copies of the minutes have also been given to them after their hearing, with due signing by the Arbitrator.

3. SUB-DIVISION OF THE DRAFT SCHEME INTO PRELIMINARY AND FINAL SCHEMES

After completing the hearing process of the land owners, 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 3rd June 2025 under his order bearing no. ARB/TPS-12/ Sub-Dn/2025/572, dated 3rd June 2025.

4. PRELIMINARY SCHEME

The Special Planning Authority, NAINA (CIDCO) has also been given hearing on three times on 7/05/2025, 13/08/2025 and 17/11/2025 after the layout of the draft scheme has been scrutinized and studied and after getting points raised during the hearing of the land owners. The points observed by the Arbitrator in his letter no No. ARB/TPS-12/ Hearing /NAINA/2025/28 dated 07-05-2025 and in letter no. ARB/TPS-12/ Hearing /NAINA /2025/575 dated 07-08-2025 have been communicated to the SPA, NAINA. The said Authority has then replied under its letter bearing no CIDCO/NAINA/PLNG/TPS-12/2025/465 dated 28-08-2025.

Thereafter the tentative layout of the Preliminary Scheme was prepared and copy of the same was provided to the SPA during the third hearing. This last hearing was communicated to the SPA, NAINA under letter no. ARB/TPS 12/Hearing /NAINA /2025/580 dated 13-11-2025. The SPA, NAINA has shown its general acceptance to the revised scheme layout.

Further, the officers of the SPA, NAINA, during their hearing have pointed out that the base FSI in LDZ is only of 0.20 which has been raised in the Scheme to that of 1.00 taking into consideration that the land owners from this LDZ have agreed to land aggregation and to participate on the similar lines of earlier eleven Scheme undertaken from the IDP area. However, in IDP area, from where all these earlier eleven schemes have been prepared, such base FSI

is raised from 0.20 + premium FSI of 0.30+0.50 to that of 1.00 and not merely from 0.20 as is being done in this LDZ. Considering this, the SPA, NAINA officers have strongly advocated that special premium shall be levied or a special DCR shall be introduced for permitting the development permission.

During the hearing of the land owners, many have requested to amalgamate their final plots, being held in the same ownerships or held jointly in the family or held in single partnership firm or company. Few 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 have requested to update their titles.

Further, during the hearing process, the land owners, almost from all the eight villages, have mainly objected to the scheme on the ground that even though, they have been told by the SPA, NAINA that this is a participatory scheme, they were not taken into confidence while preparing the draft scheme before its publication under section 61 of the Act. They were also not told about the contribution to be levied even after surrendering their lands to the extent of 60 % to the SPA, NAINA. Hence, they have withheld the hearing process for some time.

The villagers wanted to withhold the arbitration proceedings till the CIDCO comes out to certain decision atleast to waive the contribution to be levied under the draft scheme. However, it was made clear to the villagers agitating in this respect that arbitration proceedings are time bound process and it will be continued and completed as per the provisions of the Act and the issues raised by the villagers will be decided by the arbitrator as provided under section 99 of the Act or at Government level. The villagers then co-operated with the Arbitrator.

Further, some villagers demanded compensation at four times the market value in line with the provisions of the LARR Act, 2013 as these villagers are

getting such higher cash compensation for their lands acquired under MMC. However, they have been told that this provision is not in the town planning schemes prepared under MR & TP Act, 1966 and in the present scheme, they are getting serviced plots with their original development potential loaded to such plots. Hence the value of their final plots will escalate many times in near future.

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.

Now the SPA, NAINA, CIDCO has considered the request of the land owners to waive the contribution. The SPA has forwarded its Board's Resolution No. 13037 dated 03.03.2025 that contribution under section 99 of the Act would be levied only at at 0.05 % of the incremental value and not to consider this contribution proposed at 50 % of the incremental value in the sanctioned draft scheme so as to avoid the agitations and the non-cooperation from the land owners. However, they have been told that this will be considered positively but at the time of Final Scheme.

Though the Town Planning Scheme no. 12 is mainly undertaken by the SPA, NAINA for getting the lands acquired through the TPS mechanism required for the MMC project; obviously, the proposals of the sanctioned Development Plan of NAINA will also have to be implemented in the scheme. Further, necessary social infrastructure and the suitable road circulation system will also have to be properly proposed. Though the draft scheme has taken care of this, few modifications are still necessary.

The Scheme area is selected to the north of the river Kalundri (Gadhi) upto the interchange on the MMC of the Mumbai-Vadodara Spur. The northern and the eastern boundaries of the scheme are bounded by the said MMC. The Northern part of the scheme is mainly situated in village Morbe with very small portion of village Mahalungi. The part of village Kondale included in this scheme

falls entirely under MMC. The Southern part of the scheme is separated from this northern part by a nalla and is situated in the villages of Chinchavali tarf Waje, Vakadi and Umroli. Very small portion of village Ritghar is included in this scheme and the remaining portions of this village and that of village Usarli budruk fall entirely under the MMC. Though the scheme area is integral unit of development, the small part from village Mahalungi included in this scheme is segregated and to the extreme north-west corner. The proposed 36 m wide DP road connecting this segregated Mahalungi part to the main scheme area is not now possible to be implemented due to the interchange of MMC and the said Spur. A suitable modification is therefore necessary to realign this DP road and to maintain connectivity to Mahalungi part of the scheme.

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

1) The SPA NAINA has not declared intention to prepare TP Scheme no. 12 under section 60, instead, has delegated its powers exercisable by it to the VC & MD, CIDCO by passing Board's resolution no. 12551 on 2-04-2022. The Act does not permit the SPA to delegate these powers in view of provisions of section 151(3). It is observed that entire procedure under sections 60, 61 and 68 is carried out without passing Board's resolutions but by the said officer.
2) The scheme boundary has been delineated towards North and East on the basis of alignment of proposed MMC which will be subjected to changes by MSRDC at their requirement. It is not yet a physical feature on land. MMC is a controlled access highway and will limit the eastern and northern boundaries of the scheme alongwith its interchange at Morbe with Vadodara-Mumbai Super Expressway. The Arbitrator has to finalise

the layout of the Preliminary scheme within the prescribed time limit and hence, the MMC and its interchange at Morbe as shown in draft scheme will have to be taken as final.

3) The Scheme boundary at North is considered in the draft sanctioned scheme upto village boundary of Morbe lying under the said Spur. It is not as per the declaration of the intention under section 60 of the Act which has to be corrected upto the acquisition of MMC.
4) At South, the declaration of intention states that the scheme boundary is upto village boundaries of Wakadi and Umroli (excluding forest areas), however, the Shantivan area from Wakadi village has been excluded.
5) The TPS Boundary at South is earmarked including the Kalundri river inside the Scheme. However, the declaration of intention states that boundary of the scheme at south is the boundary of village Umroli.
6) The river Kalundri (Gadhi) has been included in the draft scheme in FPs no. 1, 2, 3A and 3B and these four FPs are allotted to SPA, NAINA. The scheme boundary at this has to be corrected.
7) 12 m wide north-south service road has been proposed in the scheme parallel to MMC having a straight length of about 3.8 km. Many east-west major scheme roads are connected to this narrow service road. Obviously, this road will attract considerable traffic in future and its 12 m width will not then cater the expected traffic load and this road will have to be widened again curtailing the final plots fronting it. If this is not possible, then traffic pattern will have to be modified.
8) This service road is not the requirement of MMC, being a controlled access trunk road. As such, it is required to be dropped modifying the road pattern.
9) The MSRDC has communicated that 36 m wide DP road is not now possible to be proposed through the interchange at Morbe. This will make

the scheme part at Mahalungi isolated and inaccessible from rest of the scheme area.

10) The Open Spaces in FPs no. 910 to 915 proposed in the draft scheme are trapped within the interchange and surrounded by MMC traffic. It will also not possible to provide proper accesses to these FPs. In fact, development of these island open spaces is the liability of the MSRDC.
11) The proposal of channelizing of all the three Nallas as proposed by the NAINA after technically approved and accepted by the CIDCO will have to be incorporated in the scheme by revising the layout there by shifting the existing nallas accordingly.
12) There are some lands owned privately but with remarks recorded in their 7/12 extracts that these owners are restricted from any other development except that of forestry, unless permitted by the Central Government. However, during the hearing, some of these owners have stated orally that the Forest Department is deciding to issue them NOCs for NA activities. They further said that such restrictions are imposed by the Revenue Department and the Forest Department has no role in this. In the draft scheme, these lands are not reconstituted into well shaped FPs but retain as per the OPs. As these are not the Forest lands, they have to be reconstituted to fit in the scheme layout but maintaining their original areas and the said condition.
13) Form no. 1 of the sanctioned draft scheme is incomplete and hence, Form no. 2 also remains incomplete. The OPs acquired by the MSRDC for MMC are shown to be acquired by the NAINA under this scheme giving a single FP no. 919. As such, FPs are not allotted to the OPs falling under MMC and its interchange considering the present ownerships.
14) There is small culvert over Kalundri River between the villages Umroli and Nere. A 12 m road is proposed there which will have to be of atleast

of 20 m considering the future traffic and to shift it to the east so as to avoid the existing structure on the other side of the river bank.

15) There are many roads proposed through the Government Forest Lands, being the requirement of the scheme layout. This will reduce the hectarage of total forest in the scheme. The Forest Government will object to this.
16) Morbe-Khanav Road (FP 871C) of the draft scheme is widened to 15 m and hence, 20 m wide scheme road (FP 849) is further reduced to 15 m (FP 873) to meet the above road. These roads are required to be widened to 20 m considering the taffic.
17) It is not understood why the road-width is reduced to 20 m (FP 848) when the roads (FPs 833 & 835) are proposed to be of 24 m.
18) In the draft scheme, part at Mahalungi, the FPs from 796 to 806 are provided with access on 12 m service road. This service road is not connected to any scheme road and hence, will not have any connectivity to other scheme roads.
19) The reconstitution of some of the FPs will have to be changed as their owners have shown certain mistakes while allotting their FPs to them. Some have requested to make changes including further sub-divisions to their allotted FPs. The scheme layout will therefore have to be revised wherever justified.
20) All the reconstituted final plots are reduced in areas to the extent of 40 % of their original plots excepting the existing permitted development.
21) The FSI permissible is as obtained by the quotient of the OP area divided by the FP area. As most of the final plots are exactly at 40% of the OPs, the FSI, in general, works out to 2.50 as maximum.
22) The recreational spaces in the form of Open Spaces, Green Belts and Play Grounds in addition to those proposed in the sanctioned DP are provided in the scheme in 101 different sites having aggregate area of 35.71 Ha.

23) The non-buildable DP reservations in the form of Parks and Play Grounds included in the scheme are proposed in 4 sites in the scheme having aggregate area of 4.43 Ha.

24) The 119 sites as Amenity Plots have been proposed at various places in the scheme aggregating to area of 25.19 Ha. This is in addition to the DP reservations.

25) The buildable DP reservations in the form of Parks and Play Ground Schools/Education Purpose, Daily Bazaar, Primary Health Centre, Utilities (GSR & Receiving Station) included in the scheme are proposed in 7 sites in the scheme having aggregate area of 3.51 Ha.

26) 4 sites of Crematoria have been proposed in the scheme of an area of 0.18 Ha.

27) In all, 54 Sale Plots have been proposed in the scheme of an area of 47.13 Ha.

28) 15 sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 15.29 Ha.

29) The scheme area is in predominantly Residential Zone as well as in Low Development Zone as per the provisions of sanctioned DP. However, the entire draft scheme area has been considered to be in predominantly Residential Zone irrespective of Low Development Zone of the DP. As such, the base FSI of any plot in the scheme will be permissible to be 1.00

30) The base FSI permissible in residential zone is 0.20 with premium FSI of 0.30. This FSI has been raised to 1.00. The base FSI permissible in Low Development zone is only to 0.20 without any premium FSI. This FSI has also been raised to 1.00. This raising of the FSI is considering the land aggregation or land pooling of the lands together for development under TP scheme and to treat the entire scheme area as on par each other.

31) The lands situated within 200 m from gaothans of villages Morbe and Chinchavali Tarf Waje are already permissible for FSI of 1.00, Hence,

they have been given required weightage in the draft scheme of 25 % additional FSI on the lands surrendered by them for the scheme in addition to the FSI of 1.00 normally permissible.

32) The cognizance of the lands under MMC which are already notified for acquisition under LARR Act, 2013 as per Government notifications and as provided by the SLAO and SDO, Panvel has been taken in the Draft Scheme. However, in the absence of all the gatbooks/JM Plans of the each and every 7/12 extracts, it is difficult to decide whose lands and how much are acquired for MMC and balance are included in the scheme. The clarity is missing in the draft scheme.
33) The scheme area admeasures to 504.67 ha and the lands under roads, MMC, social infrastructural sites, sites under open spaces, play grounds, parks etc shall not admeasure to more than 40 percent of the scheme area as per the cap introduced in clause (ii) of section 64(g-1) of the Act.
34) The area under EWS/LIG housing is of 15.29 ha and at 3.03% of the scheme area and is well below the limit of 10% laid down as per clause (i) of section 64(g-1) of the Act.
35) The Gurcharan Lands (grazing lands) are handed over to the Gram Panchayats by the Government for grazing of the cattle and not transferred to it. It is observed that in the draft scheme, the FPs in lieu of such OPs are allotted for residential purpose with FSI of 2.5 back to respective Gram Panchayats. Those have to be allotted back to the State Government.

The layout of the draft scheme and the overall road pattern proposed therein are generally well in order and acceptable from planning point of view as well as considering the legal provisions of the Act and the Rules. All the land owners, with some exceptions required to be made wherever necessary, have been allotted final plots exactly to the extent of 40 % in area of their original land holdings. The SPA, NAINA has also allotted the final plots to the land owners in the sanctioned draft scheme, as far as possible, accommodating their original

holdings areas and structures therein, i.e. most of the land owners have been allotted the anchored final plots.

Most of the land owners have demanded to allot FPs atleast of 50 % of their original holdings. This demand of them to allot FPs atleast 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 variation to the sanctioned draft scheme. Secondly, the 60 % land surrendered by them is being utilized for DP and scheme roads, DP reservations and for scheme infrastructure which are necessary to set up a higher level urban centre as decided by the SPA, NAINA (CIDCO). Thirdly, the land owners (who are stake-holders) are not at loss as they have been permitted to utilise full potential of their original holdings in terms of FSI. The lands outside the 200 m periphery of village gaothans are at present permissible only with the FSI of 0.20 in LDZ and in predominantly Residential Zone, with same base FSI plus the premium FSI of 0.30. On this scenario, the land owners are getting benefitted with increase base FSI of 1.00 free of cost due to the fact that the land owners, who are stake holders have participated in the town planning scheme which is based on the principle of land pooling and redistribution technic. Hence, it is justifiable to finalise this scheme on the basis of 40/60 concept adopted in the draft scheme.

Some of the land owners have requested to amalgamate their scattered land holdings and to allot a single final plot. Some have requested to make suitable sub-division of the draft scheme FPs into separate FPs as per their new ownerships or to make sub-divisions family-wise. This has been considered wherever possible to their satisfaction.

The Blue and Red Flood Lines of Kalundri (Gadhi) river have been marked on the plans as provided by the Irrigation Department. However, the scheme portion fronting this river mainly includes Governments forest lands.

Some portion of the amenity plot and the plot of STP are affected by Red Flood Line where construction is permitted with some conditions. However, none of any private final plots are affected either by Blue or Red Flood Lines.

5. MODIFICATIONS CARRIED OUT TO THE DRAFT SCHEME BY THE ARBITRATOR

On having scrutinized the draft Scheme sanctioned under Section 68(2) of the Act and having considered the objections/suggestions of the land owners /stake holders and their demands made during the hearing process as per Rule No. 13 (3) (4) & (5) of the Maharashtra Town Planning Schemes Rules, 1974 and also after hearing the SPA, NAINA in this respect, the Arbitrator has come to conclusion that the sanctioned draft Scheme is required to be varied in light of the points/reasons and issues realized from the hearing process and during the scrutiny of the draft scheme as below.

i) It has been observed that the boundary of the TPS no. 12 in the draft scheme, though it is as per the plan no. 1 published under section 60 of the Act along with the declaration of intention; is not in accordance with the boundary described in the resolution passed under section 60. The resolution clearly states that northern boundary is the MMC and the boundaries of Morbe and Mahalungi villages. However, the draft scheme has included some lands from the Mumbai-Vadodara Spur and it is also not upto these village boundaries. The SPA, NAINA has clarified that it is excluding the forest areas shown in the DP of NAINA, 2019. This northern boundary is therefore corrected to exclude the lands under the said Spur.

ii) It has been further observed that the boundary of the TPS no. 12 at South in the draft scheme is upto the boundaries of villages Umroli and Vakadi excluding the forest lands. However, these village boundaries as per the village maps are upto the northern bank of river Kalundri (Gadhi). Hence the scheme boundary is accordingly corrected at south to exclude the

Kalundri River. Further it is observed that the draft scheme excludes the Shantivan area from village Vakadi (which is not a forest land) from the scheme but a proper reason for this is not obtained from the SPA. Finally, the Arbitrator has relied upon the plan no. 1 published by the SPA under section 60 of the Act and considered that the Shantivan area (under old age homes and shelter of the leprosy patients) has been considered as excluded from the scheme.

iii) The lands under proposed MMC and its interchange with Mumbai-Vadodara Spur have been decided by the Government not to be acquired under TPS mechanism and will be acquired under LARR Act, 2013 by the MSRDC. The SPA, NAINA has therefore decided to allot Final Plots to the extent of 40 % of the lands which will be left out and falling in the scheme after this acquisition by the MSRDC. This is done in the draft scheme, but a single FP No. 919 has been allotted to the MSRDC in lieu of all the OPs falling under MMC. This shows that the lands under MMC have been acquired for MSRDC under TPS mechanism which has to be corrected.

Hence, the Arbitrator has decided that every OP falling under MMC will have to be allotted a separate FP of the same area without any reconstitution in the same ownership. This will make possible to prepare proper Form No. 1 of the Final Scheme wherein OP Value, Semi-Final Value and Final Value will be considered as the same and thereby, compensation, increment and contribution will automatically be calculated to zero. This will treat the area of the scheme falling under MMC (which is simultaneously notified for acquisition under LARR Act, 2013) as in 'No-Scheme Zone'. This is required to be done here as there is no provision in the M.R. & T.P. Act 1966 to exclude such area, once declared under section 60 of the Act.

iv) The draft scheme has proposed 36 m wide DP road to pass through the

interchange with slightly modifying its alignment with the prior approval of the Director of Town Planning, Pune under section 59 of the Act. However, during the hearing of the MSRDC, the authority made it clear that the Spur is running at ground level and the MMC will run at upper level. As such, the design of the interchange there will be of complex nature and hence, the DP road cannot be feasible to run through this interchange. This makes the Arbitrator to compulsorily divert the said 36 m wide DP road coming from Mahalungi village to Morbe village outside the MMC. However, there is a big hill in between this part of village Mahalungi included in the scheme and the Morbe part of the scheme. Considering this physical constraint, this DP road has to be proposed from Mahalungi upto Morbe to further join to the same DP road to the south of Morbe gaothan. The Arbitrator has therefore compelled to alter the layout of the scheme accordingly, along this new DP road alignment. As this modified DP road will be a major traffic road of the area, it is widened to its uniform width of 36 m.

v) The junction of 36 m north-south DP road with the road described in (iv) above is revised by the Arbitrator from traffic point of view and to save the existing structures.

vi) The east-west 36 m wide DP road running from Morbe village to Chinchavali village is modified in the draft scheme by obtaining approval under section 59 of the Director on Planning. However, the sanctioned alignment of the DP road is fitting in the scheme layout and hence the Arbitrator has maintained the original DP alignment but widened this road from 24 m to 36 m so as to maintain proper road network.

vii) The north-south 12 m wide scheme road connecting to bridge on the Kalundri river has been so proposed in the draft scheme that the existing bridge will be required to be widened towards west by demolishing existing structure situated in adjoining Nere village. Hence the Arbitrator has

proposed to make this widening towards east side considering the ground reality and has proposed to be widened to 20 m.

viii) An underpass has been proposed by the MSRDC in Mahalungi village under the MMC for as per their requirements which can also be used to connect DP roads proposed at the north side of this MMC. It seems that this connection is missing in the sanctioned DP. The matter is discussed with the representative of the MSRDC who orally expressed that this connection is possible. Hence, 36 m road is extended upto this underpass, but slightly shifted towards North-West so as to avoid a permanent structure. Secondly, this road is now required to be connected to the extended Taloja MIDC estate. Due to this industrial estate, many of the DP roads and its network are now needed to be revised by effecting suitable modifications to the sanctioned DP of NAINA under section 37 of the Act by the SPA, NAINA separately. The Arbitrator has accordingly proposed these modified DP roads in the scheme layout.

ix) In the Draft scheme, a service road of 12 m in width has been proposed along its full length at western side of the MMC considering that this service road will act as part of the scheme road network and then will give access to the MMC at pre-decided locations. However, MMC is a controlled access road and it will not allow any of the local traffic roads to be connected to it except at its interchanges. Secondly, this service road proposed in the draft scheme is very straight upto a length of about 4 km which will attract heavy traffic and then its width, only of 12 m, will not cope up to it. The Arbitrator has therefore decided to drop this unwanted service road and to propose roads of sufficient width, of 20 m, wherever necessary as scheme roads.

x) The main Khanav-Morbe village road is widened only to 15 m in the draft scheme and therefore, east-west scheme road is also proposed to 15 m. The Arbitrator has widened these roads to 20 m considering the future traffic.

xi) In the draft scheme, a 12 m service road is proposed from 36 m DP road along the MMC at north side of Mahalungi village providing accesses to some FPs there. However, this DP road is now required to be diverted from outside the interchange. Due to this, service road will have no any connection with other scheme roads. Hence, the Arbitrator has decided to revise the scheme layout there at Mahalungi suitably.

xii) The plots already being used as Cremation or Burial Grounds by the villages are provided with large FPs to continue as these utilities are obligatory and considered as scheme level utilities.

xiii) There are some private OPs, mainly from Morbe village where the Revenue Department has imposed specific condition that 'these OPs shall not be developed other than the forestry unless permitted by the Central Government'. In the draft scheme, the SPA, NAINA has not reconstituted these OPs in to regular shape of FPs considering that these are the forest lands. It is come to know that these lands might be excess lands under Agricultural Ceiling Act and if they fall out of the ceiling limit or if permitted by the Central Government for NA activity in future, their present haphazard shapes will disturb the layout of the scheme. Hence, the Arbitrator has decided to reconstitute these private lands to fit in the scheme layout maintaining their OP areas and the condition of the Central Government.

xiv) There are lands of the forest Government in the scheme which have been maintained in the draft scheme without reconstitution but except utilizing them for road network wherever necessary. These lands cannot be used for any other purpose unless permitted by the forest department. The extent of forest lands is also obligatory to be maintained. However, in the draft scheme, the area under Government forest is not maintained which has been reduced due to utilizing some area for road network. The Arbitrator has decided therefore to merge some nearby lands to the forest lands to maintain

their original hectarage.

xv) In the draft scheme, the part of river Kalundri (Gadhi) has been included wrongly in the scheme. This is excluded by correcting the scheme boundary at south. Further, the FPs Nos. 3A & 3B for the river bed and 1 & 2 for the south bank green belt have been allotted to the SPA, NAINA in the draft scheme. As these are situated outside the Scheme, all these final plots have been deleted from the scheme.

xvi) The Open Spaces in the draft scheme from FPs no. 910 to 915 are trapped in the interchange of the MMC with the Spur in Morbe village. The lands under them are not being acquired by the MSRDC. These lands are also not useful to the scheme and as those are trapped under the interchange, it is not possible to be developed and to provide with accesses to them. Secondly, the concerned land owners will have to be allotted elsewhere in the scheme well laid FPs. On this scenario, the matter is discussed with the representative of the MSRDC during the hearing and he was convinced that these lands are from traffic island and hence, have to be acquired as a liability by the MSRDC. It is orally accepted by the representative of the MSRDC and said that the department is considering this as additional acquisition. Hence, these Open Spaces proposed in the draft scheme by the SPA, NAINA have decided to be dropped to include them under MMC.

xvii) In the draft scheme, two sites in FPs Nos. 916,917, 918 etc. have been proposed as Sale Plots in the name of the SPA, NAINA. These lands are also trapped in the interchange of the MMC with the Spur in Morbe village. The lands under them are not being acquired by the MSRDC. These lands are also not useful to the scheme and as those are trapped under the interchange, it is not possible to be developed and to provide with proper accesses to them. Secondly, the concerned land owners will have to be allotted elsewhere in the scheme well laid FPs. On this scenario, this matter is also

discussed with the representative of the MSRDC during the hearing and he was convinced that these lands are trapped under the interchange and hence, has to be acquired as a liability by the MSRDC. It is orally accepted by the representative of the MSRDC and said that the department is considering this additional acquisition. Hence, these Sale Plot Lands proposed in the draft scheme are decided to be dropped and to include them under MMC.

xviii) The proposal of Training or channelizing of three Nallas/water streams as proposed by the NAINA has been technically designed and approved by the engineering department and thereby accepted by the CIDCO. This proposal is decided to be incorporated as technically prepared by the authority in the scheme by revising the layout there and by shifting the existing nallas accordingly.

xix) The Arbitrator has also decided to bring all the FPs of Government, under Gurcharan, Public and FPs under educational, medical or any public activities under Public and Semipublic Zone so as to avoid the misuse of them in the future.

xx) The reconstitution of some of the FPs will have to be altered as their owners have shown certain mistakes while allotting their FPs in lieu of their OPs. Some have requested to make changes including further sub-divisions to their allotted FPs. The Arbitrator has decided to revise the scheme layout wherever justified before framing award of the Preliminary Scheme.

xxi) In the Draft Sanction Scheme, SPA, NAINA had disposed off few plots as their entitlements at the same 40% of their OP Areas were making them unbuildable. In respect of these plots, so as to avoid their dispossession from the scheme, it is decided to allot FPs of 40sq.m.

The Layout of the Preliminary Scheme is accordingly finalized considering the modifications mentioned above and changes which are required necessary from planning point of view. Every serviced final plot allotted to the

land-owners included in the scheme are atleast of 40 % of the respective original plots and the entire development potential available to OPs is loaded to the respective FPs. The permissible FSI will have to be computed by dividing the OP area by the FP area. Hence, the net FSI generally permissible would be 2.5 as maximum. However, the OPs situated within 200 m periphery of village gaothans are exception to this and they are permissible for still more FSI and they will get additional 0.25 FSI on the land surrendered by them to the scheme.

The original plot-wise decisions in respect of 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 on the Preliminary Scheme. The demand of the land owners regarding allotment of final plots having area atleast 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 allotted final plots and hence, they are not at loss as already stated.

The decisions regarding lowering down the contribution levied in the draft scheme by the SPA, NAINA would be considered by the Arbitrator during the award of Final Scheme which will be drawn up separately under section 72 (5) and will appear in Form no. 1 and will be communicated to every land owner by notice in form 5 in due course of time.

6. THE DP ROADS AND RESERVATIONS INCLUDED IN THE SCHEME

The draft scheme has incorporated all the DP reservations and Roads falling in the scheme with modifications in their shapes and locations to fit in the scheme layout but without reducing their areas and utility values. It is observed that every reservation site is modified with increase in their areas. The modifications carried out in the sanctioned draft Town Planning Scheme to the sanctioned DP reservations and Roads are with prior approval of the Director of

Town Planning as provided under section 59 (2) of the said Act vide his letter जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ dated 03/10/2023.

In the Preliminary Scheme, all the DP reservations and Roads have been incorporated as per the sanctioned draft scheme with few changes in the shapes and slight shifting of the locations to fit them in the revised layout of the Preliminary Scheme and mainly due to the MMC and its interchange proposals are not making possible to cross through them the 36 m DP road as already described above. The following table will give reservation-wise details of the same.

A map is also appended to the report separately which shows the DP Roads and Reservations proposed in the sanctioned DP of NAINA, 2019 in Green colour. The variations made in the in the DP Roads and Reservations with prior approval of the Director of Town Planning under section 59(2) by the SPA, NAINA in the sanctioned draft scheme are shown in Red colour. Now the Arbitrator has carried out further variations to these Roads and Reservations which are marked in Blue colour. It will be observed here that the Preliminary Scheme reverted some roads to their DP positions back.

7. 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 finally on 17/11/2025, the layout of the preliminary scheme has been finalized by the Arbitrator with modifications/variations wherever necessary as detailed above. The Preliminary Scheme has been accordingly drawn-up as per sub-section (7) of the Section 72 of the said Act and appearing in the Plans no. 3 and 4 read with Tables A & B appended to this report of the award. The decisions of the Arbitrator in respect of every reconstitution of

original plots into final plots as carried out in this award have been recorded in Table A. The allotment of the Final Plots with their respective ownerships, areas and tenures are as recorded in Table B of this Preliminary Scheme.

The comparison in areas of public users and of the Roads provided by the SPA, NAINA in the sanctioned draft scheme and now finalized in the award of the Preliminary Scheme drawn up by the Arbitrator is as given in the following tables no. 4 to 14

Table 4: DP Reservation-wise Comparison of Sites provided in the Draft Scheme and in Preliminary Scheme

Details of DP Reservations in Draft Scheme and Preliminary Scheme								
Sr. No	Sanctioned DP Reservations			Reservations in Draft Scheme		Reservations in Preliminary Scheme		Remarks
	Designation	DP No.	DP Reservation Area (Sq.m.)	FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	**DP Amenity_ School**	**433_S**	3967	52	6000.13	**52**	**6000.13**	Draft Scheme proposal is confirmed
2.	**DP Amenity_ School**	**434_S**	4000	291	4683.09	**291**	**4683.09**	Draft Scheme proposal is confirmed
3.	**DP Amenity_ Daily Bazaar**	**419_DB**	993	225	1499.39	**225**	**1499.39**	Draft Scheme proposal is confirmed
4.	**DP Amenity_ Daily Bazaar**	**421_DB (Pt)**	269.22	55	269.23	**55**	**269.23**	Draft Scheme proposal is confirmed
5.	**DP Amenity_ Primary Health Centre**	**429_PHC**	1494	233	1500.97	**233**	**1500.97**	Draft Scheme proposal is confirmed
6.	**DP Utility_ Ground Service Reservoir**	**423_GSR 15**	2500	300	3505.90	**300**	**3067.33**	Area is reduced from Draft Scheme proposal due to change of adjoining 20m wide road; However the reservation area in Preliminary Scheme is more than Sanctioned DP reservation area.
7.	**DP Utility_ Receiving Station**	**560_RS**	21883	590	24941.99	**590**	**21956.89**	Area is reduced from Draft Scheme proposal due to a new 9m wide road is proposed abutting

Details of DP Reservations in Draft Scheme and Preliminary Scheme								
Sr. No	Sanctioned DP Reservations			Reservations in Draft Scheme		Reservations in Preliminary Scheme		Remarks
	Designation	DP No.	DP Reservation Area (Sq.m.)	FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
								Gaothan. However the reservation area in Preliminary Scheme is more than Sanctioned DP reservation area.
8.		**TOTAL DP AMENITY (7 PLOTS)**	**35106.22**		**42400.70**	**TOTAL (7 PLOTS)**	**38977.03**	
9.	**DP Open Spaces_Park**	**426_P (Pt)**	2864.01	44	3803.25	**44**	**2864.01**	Total area of 426_P is 30862sq.m. Part area 2864.14sq.m of reservation falls within TPS 12. Balance area 27997.86sq.m. of reservation lies out of TPS 12 in NAINA DP. Area of reservation is reduced from Draft Scheme proposal due to channelization of Tributary.
10.	**DP Open Spaces_ School Playground**	**436_SPG**	6347	47	7080.92	**47**	**7080.92**	Draft Scheme proposal is confirmed
11.	**DP Open Spaces_ School Playground**	**435_SPG**	6400	290	10108.06	**290**	**10108.05**	Draft Scheme proposal is confirmed
12.	**DP Open Spaces_ Playground**	**427_PG**	28643	273	30839.36	**273**	**30869.99**	Draft Scheme proposal is confirmed
13.		**TOTAL DP OPEN SPACE (4 PLOTS)**	**44254.01**		**51831.58**	**TOTAL (4 PLOTS)**	**50922.97**	

Table 5 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Scheme Amenity and Utility Plots)

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	**Public User**	**Draft Scheme**		**Preliminary Scheme**		**Remarks**
		FP No.	**Area (Sq.m.)**	**FP No.**	**Area (Sq.m.)**	
1.	Scheme Amenity	5	1999.91	**3**	**1705.56**	Area is reduced due to reconstitution
2.	Scheme Amenity	6	14961.11	**5B**	**8995.11**	Area is reduced due to reconstitution
3.	Scheme Amenity	11	1125.90	**11**	**865.80**	Area is reduced due to reconstitution
4.	Scheme Amenity	15	320.60	**15**	**320.60**	Draft Scheme proposal is confirmed
5.	Scheme Amenity	23	6004.67	**23**	**6004.68**	Draft Scheme proposal is confirmed
6.	Scheme Amenity	New	_____	**28**	**6500.66**	Newly Proposed during Reconstitution
7.	Scheme Amenity	32	280.52	**33**	**540.81**	Area is increased due to reconstitution
8.	Scheme Amenity	34	17209.19	**34B**	**12648.66**	Area is reduced due to reconstitution
9.	Scheme Amenity	54	3680.67	**54**	**3680.67**	Draft Scheme proposal is confirmed
10.	Scheme Amenity	59	7774.27	**59**	**2788.42**	Area is reduced due to reconstitution
11.	Scheme Amenity	New	_____	**61**	**3039.07**	Newly Proposed during Reconstitution
12.	Scheme Amenity	67	3755.66	**67**	**3755.66**	Draft Scheme proposal is confirmed
13.	Scheme Amenity	74	5631.15	**74**	**5630.71**	Draft Scheme proposal is confirmed
14.	Scheme Amenity	78	6122.46	**78**	**6122.46**	Draft Scheme proposal is confirmed
15.	Scheme Amenity	New	_____	**86**	**3791.86**	Newly Proposed during Reconstitution
16.	Scheme Amenity	New	_____	**96**	**2848.40**	Newly Proposed during Reconstitution
17.	Scheme Amenity	82	2566.52	_____	_____	Deleted during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
18.	Scheme Amenity	88	2101.57	_____	_____	Merged to Forest Land to maintain the forest extent
19.	Scheme Amenity	107	474.07	**107**	**474.07**	Draft Scheme proposal is confirmed
20.	Scheme Amenity	114	3669.82	**114**	**5289.08**	Area is increased due to reconstitution
21.	Scheme Amenity	New	_____	**119A**	**1082.37**	Newly Proposed during Reconstitution
22.	Scheme Amenity	127	935.06	**127**	**981.41**	Area is increased due to reconstitution
23.	Scheme Amenity	New	_____	**131B**	**1445.66**	Newly Proposed during Reconstitution
24.	Scheme Amenity	133	406.46	**133**	**406.46**	Draft Scheme proposal is confirmed
25.	Scheme Amenity	139	1271.98	**139**	**1271.98**	Draft Scheme proposal is confirmed
26.	Scheme Amenity	144	4568.17	_____	_____	Converted to Open Space
27.	Scheme Amenity	153	1046.50	**153**	**1046.50**	Draft Scheme proposal is confirmed
28.	Scheme Amenity	158	542.12	_____	_____	Deleted during Reconstitution
29.	Scheme Amenity	160A	1338.42	**160A**	**1840.97**	Area is increased due to reconstitution
30.	Scheme Amenity	New	_____	**162**	**1183.65**	Newly Proposed during Reconstitution
31.	Scheme Amenity	165	915.74	_____	_____	Deleted during Reconstitution
32.	Scheme Amenity	170	736.62	**170**	**736.63**	Draft Scheme proposal is confirmed
33.	Scheme Amenity	177	2028.66	**177**	**3170.00**	Area is increased due to reconstitution
34.	Scheme Amenity	180	943.93	**180**	**943.93**	Draft Scheme proposal is confirmed
35.	Scheme Amenity	New	_____	**183A**	**604.66**	Newly Proposed during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
36.	Scheme Amenity	197A	3987.92	**197A**	**2943.13**	Area is reduced due to reconstitution
37.	Scheme Amenity	201	267.38	**201**	**151.87**	Area is reduced due to reconstitution
38.	Scheme Amenity	210	1430.42	_____	_____	Deleted during Reconstitution
39.	Scheme Amenity	217	2279.36	**212B**	**1131.28**	Area is reduced due to reconstitution
40.	Scheme Amenity	221	2309.78	**221**	**2309.78**	Draft Scheme proposal is confirmed
41.	Scheme Amenity	226	1049.75	**226**	**1049.75**	Draft Scheme proposal is confirmed
42.	Scheme Amenity	229	677.60	**229**	**677.68**	Draft Scheme proposal is confirmed
43.	Scheme Amenity	231B	1564.58	**231A**	**1564.58**	Draft Scheme proposal is confirmed
44.	Scheme Amenity	New	_____	**231B**	**192.27**	Newly Proposed during Reconstitution
45.	Scheme Amenity	234	689.80	**234**	**689.80**	Draft Scheme proposal is confirmed
46.	Scheme Amenity	236	775.40	**236**	**775.40**	Draft Scheme proposal is confirmed
47.	Scheme Amenity	240	1803.73	**240**	**2538.93**	Area is increased due to reconstitution
48.	Scheme Amenity	248	698.12	**248**	**697.55**	Draft Scheme proposal is confirmed
49.	Scheme Amenity	250	380.92	**250**	**484.70**	Area is increased due to reconstitution
50.	Scheme Amenity	254	554.48	**254**	**558.71**	Area is increased due to reconstitution
51.	Scheme Amenity	256A	1246.93	**256A**	**1246.93**	Draft Scheme proposal is confirmed
52.	Scheme Amenity	256C	1622.22	_____	_____	Converted to Sales Plot
53.	Scheme Amenity	New	_____	**257**	**2115.40**	Newly Proposed during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
54.	Scheme Amenity	263	943.08	**263**	**943.08**	Draft Scheme proposal is confirmed
55.	Scheme Amenity	267	14089.40	_____	_____	Deleted during Reconstitution
56.	Scheme Amenity	New	_____	**270**	**5432.40**	Newly Proposed during Reconstitution
57.	Scheme Amenity	276	928.18	**276**	**928.18**	Draft Scheme proposal is confirmed
58.	Scheme Amenity	New	_____	**281A**	**3346.97**	Newly Proposed during Reconstitution
59.	Scheme Amenity	296	1021.89	**296**	**963.72**	Area is reduced due to reconstitution
60.	Scheme Amenity	New	_____	**298**	**742.37**	Newly Proposed during Reconstitution
61.	Scheme Amenity	306	1553.93	**306**	**1553.93**	Draft Scheme proposal is confirmed
62.	Scheme Amenity	New	_____	**313**	**2511.25**	Newly Proposed during Reconstitution
63.	Scheme Amenity	317	1014.11	**317**	**648.71**	Area is reduced due to reconstitution
64.	Scheme Amenity	320	1570.70	**320**	**1570.70**	Draft Scheme proposal is confirmed
65.	Scheme Amenity	323	1713.84	_____	_____	Deleted during Reconstitution
66.	Scheme Amenity	326A	1052.07	**326A**	**1052.07**	Draft Scheme proposal is confirmed
67.	Scheme Amenity	New	_____	**328**	**521.84**	Newly Proposed during Reconstitution
68.	Scheme Amenity	335	1835.01	**335**	**751.09**	Area is reduced due to reconstitution
69.	Scheme Amenity	347	640.22	**347**	**436.13**	Area is reduced due to reconstitution
70.	Scheme Amenity	351	1748.80	_____	_____	Merged to Forest Land to maintain the forest extent
71.	Scheme Amenity	354	532.90	_____	_____	Merged to Forest Land to

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
						maintain the forest extent
72.	Scheme Amenity	362	1247.80	**362**	**1247.80**	Draft Scheme proposal is confirmed
73.	Scheme Amenity	363	1014.59	**363**	**728.83**	Area is reduced due to reconstitution
74.	Scheme Amenity	368	1580.43	**368**	**1484.37**	Area is reduced due to reconstitution
75.	Scheme Amenity	391	821.00	**391**	**161.71**	Area is reduced due to reconstitution
76.	Scheme Amenity	397	354.54	**397**	**709.97**	Area is increased due to reconstitution
77.	Scheme Amenity	402	1360.11	**402**	**1152.84**	Area is increased due to reconstitution
78.	Scheme Amenity	New	_____	**406B**	**1046.38**	Newly Proposed during Reconstitution
79.	Scheme Amenity	New	_____	**408A**	**445.96**	Newly Proposed during Reconstitution
80.	Scheme Amenity	408B	1466.06	**408B**	**1258.41**	Area is reduced due to reconstitution
81.	Scheme Amenity	415	1550.12	**415**	**600.62**	Area is reduced due to reconstitution
82.	Scheme Amenity	425	1543.21	**425**	**1388.28**	Area is reduced due to reconstitution
83.	Scheme Amenity	427	631.74	**427**	**441.94**	Area is reduced due to reconstitution
84.	Scheme Amenity	435A	1998.33	**439**	**1992.58**	Area is reduced due to reconstitution
85.	Scheme Amenity	439	1506.85	_____	_____	Deleted during Reconstitution
86.	Scheme Amenity	440	1328.11	_____	_____	Converted to Open Space
87.	Scheme Amenity	442	1426.62	_____	_____	Deleted during Reconstitution
88.	Scheme Amenity	New	_____	**443**	**1494.36**	Newly Proposed during Reconstitution
89.	Scheme Amenity	444	926.16	**444**	**595.03**	Area is reduced due to reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
90.	Scheme Amenity	New	_____	**455B**	**740.74**	Newly Proposed during Reconstitution
91.	Scheme Amenity	462	435.53	**462**	**435.54**	Draft Scheme proposal is confirmed
92.	Scheme Amenity	466	1135.83	_____	_____	Deleted during Reconstitution
93.	Scheme Amenity	New	_____	**464**	**934.92**	Newly Proposed during Reconstitution
94.	Scheme Amenity	468	344.40	**467**	**344.40**	Draft Scheme proposal is confirmed
95.	Scheme Amenity	New	_____	**469**	**6069.74**	Newly Proposed during Reconstitution
96.	Scheme Amenity	472	17850.06	_____	_____	Converted to EWS
97.	Scheme Amenity	New	_____	**477**	**5385.49**	Newly Proposed during Reconstitution
98.	Scheme Amenity	482	203.63	**482**	**203.63**	Draft Scheme proposal is confirmed
99.	Scheme Amenity	New	_____	**494**	**1344.18**	Newly Proposed during Reconstitution
100.	Scheme Amenity	501	1188.42	**501**	**1188.42**	Draft Scheme proposal is confirmed
101.	Scheme Amenity	New	_____	**520**	**2888.08**	Newly Proposed during Reconstitution
102.	Scheme Amenity	530	424.46	**530**	**424.46**	Draft Scheme proposal is confirmed
103.	Scheme Amenity	539	213.47	**539**	**331.97**	Area is increased due to reconstitution
104.	Scheme Amenity	New	_____	**541**	**880.02**	Newly Proposed during Reconstitution
105.	Scheme Amenity	545	961.07	**545B**	**1120.48**	Area is increased due to reconstitution
106.	Scheme Amenity	New	_____	**573**	**1842.06**	Newly Proposed during Reconstitution
107.	Scheme Amenity	576	632.37	**576**	**667.14**	Area is increased due to reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
108.	Scheme Amenity	585	978.34	**586**	**576.90**	Area is reduced due to reconstitution
109.	Scheme Amenity	593	1947.47	**593**	**1747.25**	Area is reduced due to reconstitution
110.	Scheme Amenity	New	_____	**595A**	**668.51**	Newly Proposed during Reconstitution
111.	Scheme Amenity	New	_____	**595C**	**361.70**	Newly Proposed during Reconstitution
112.	Scheme Amenity	597	278.45	**597**	**570.15**	Area is increased due to reconstitution
113.	Scheme Amenity	New	_____	**602**	**375.14**	Newly Proposed during Reconstitution
114.	Scheme Amenity	608	1209.86	_____	_____	Converted to EWS
115.	Scheme Amenity	610	476.25	_____	_____	Deleted during Reconstitution
116.	Scheme Amenity	614	1678.48	**612**	**1515.16**	Area is reduced due to reconstitution
117.	Scheme Amenity	622	504.18	**621**	**558.09**	Area is increased due to reconstitution
118.	Scheme Amenity	623A	342.06	**623**	**42.14**	Area is reduced due to reconstitution
119.	Scheme Amenity	626	495.43	_____	_____	Deleted during Reconstitution
120.	Scheme Amenity	634C	860.75	_____	_____	Converted to Open Space
121.	Scheme Amenity	New	_____	**630**	**3547.64**	Newly Proposed during Reconstitution
122.	Scheme Amenity	New	_____	**636**	**1186.82**	Newly Proposed during Reconstitution
123.	Scheme Amenity	638	1316.17	**638**	**1316.18**	Draft Scheme proposal is confirmed
124.	Scheme Amenity	654	161.07	**654**	**112.33**	Area is reduced due to reconstitution
125.	Scheme Amenity	660	995.97	_____	_____	Converted to Open Space
126.	Scheme Amenity	663	572.79	**662**	**844.06**	Area is increased due to reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
127.	Scheme Amenity	680	3055.89	**680**	**1168.71**	Area is reduced due to reconstitution
128.	Scheme Amenity	New	_____	**681**	**6766.99**	Newly Proposed during Reconstitution
129.	Scheme Amenity	689	1090.60	**689**	**711.04**	Area is reduced due to reconstitution
130.	Scheme Amenity	712	2809.78	**712**	**2809.78**	Draft Scheme proposal is confirmed
131.	Scheme Amenity	713	168.49	**713**	**178.36**	Area is increased due to reconstitution
132.	Scheme Amenity	New	_____	**714**	**1019.98**	Newly Proposed during Reconstitution
133.	Scheme Amenity	719	6684.13	**719**	**6684.13**	Draft Scheme proposal is confirmed
134.	Scheme Amenity	720	100.43	**720**	**686.38**	Area is increased due to reconstitution
135.	Scheme Amenity	New	_____	**729**	**700.69**	Newly Proposed during Reconstitution
136.	Scheme Amenity	723	1931.38	_____	_____	Deleted during Reconstitution
137.	Scheme Amenity	732	1044.91	**732**	**1044.91**	Draft Scheme proposal is confirmed
138.	Scheme Amenity	New	_____	**735**	**1531.16**	Newly Proposed during Reconstitution
139.	Scheme Amenity	754	717.64	**754**	**717.64**	Draft Scheme proposal is confirmed
140.	Scheme Amenity	758	594.71	**758**	**594.71**	Draft Scheme proposal is confirmed
141.	Scheme Amenity	New	_____	**765**	**81.37**	Newly Proposed during Reconstitution
142.	Scheme Amenity	New	_____	**773**	**344.52**	Newly Proposed during Reconstitution
143.	Scheme Amenity	766	4672.50	_____	_____	Deleted during Reconstitution
144.	Scheme Amenity	768B	300.39	_____	_____	Deleted during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
145.	Scheme Amenity	New	_____	**783A**	**3110.90**	Newly Proposed during Reconstitution
146.	Scheme Amenity	783A	1176.68	**783B**	**1186.55**	Area is increased due to reconstitution
147.	Scheme Amenity	784	2151.10	**784**	**2151.12**	Draft Scheme proposal is confirmed
148.	Scheme Amenity	787B	943.44	_____	_____	Converted to Sale Plot
149.	Scheme Amenity	807	4058.16	_____	_____	Converted to Sale Plot
150.	Scheme Amenity	811	2426.87	**803**	**1088.13**	Area is reduced due to reconstitution
151.	Scheme Amenity	812	1999.88	**815**	**1126.41**	Area is reduced due to reconstitution
152.	Scheme Amenity	New	_____	**818**	**681.52**	Newly Proposed during Reconstitution
153.	Scheme Amenity	818	1082.56	_____	_____	Deleted during Reconstitution
154.	Amenity (School)	508	6026.76	**508**	**6624.45**	Area is increased due to reconstitution
155.	Amenity (Hospital)	666	4034.44	**666**	**3583.66**	Area is reduced due to reconstitution
156.	Amenity (Community Centre)	606	6982.75	**606**	**4776.10**	Area is reduced due to reconstitution
157.	Amenity (Daily Bazaar)	763B	1020.08	**764**	**1020.09**	Draft Scheme proposal is confirmed
158.	Extension to Cremation Ground	238	521.08	**238A**	**340.75**	Area is reduced due to reconstitution
159.	Cremation Ground	New	_____	**269A**	**3019.79**	Newly Proposed during Reconstitution
160.	Extension to Cremation Ground	New	_____	**269B**	**4451.75**	Newly Proposed during Reconstitution
161.	Public Utility (Sewerage Treatment Plant (STP))	New	_____	**5A**	**5000.55**	Newly Proposed during Reconstitution
162.	Public Utility (Sewerage Treatment Plant (STP))	New	_____	**470B**	**5006.16**	Newly Proposed during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
163.	Public Utility (Ground Service Reservoir (GSR)	New	_____	**34A**	**2900.57**	Newly Proposed during Reconstitution
164.	Public Utility (Elevated Service Reservoir ESR)	New		**742A**	**2001.17**	Newly Proposed during Reconstitution
165.	Public Utility (Pumping Station)	New	_____	**814**	**261.20**	Newly Proposed during Reconstitution
		TOTAL SCHEME AMENITY (114 PLOTS)	**251951.12**	**TOTAL SCHEME AMENITY (132 PLOTS)**	**256590.32**	
		TOTAL SCHEME PUBLIC UTILITIES (5 PLOTS)		**TOTAL SCHEME PUBLIC UTILITIES (6 PLOTS)**		

Table 6 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (EWS/LIG)

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (EWS/LIG)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	EWS/LIG	9	13256.53	**8**	13016.16	Area is reduced due to reconstitution
2.	EWS/LIG	65	14376.41	**70B**	12982.62	Area is reduced due to reconstitution
3.	EWS/LIG	131	8496.25	_____	_____	Deleted during Reconstitution
4.	EWS/LIG	New	_____	**141**	6851.15	Newly Proposed during Reconstitution
5.	EWS/LIG	156	17902.09	**156**	17301.68	Area is reduced due to reconstitution
6.	EWS/LIG	194	11312.41	**194**	12268.47	Area is increased due to reconstitution
7.	EWS/LIG	212	10908.50	**212A**	7286.48	Area is reduced due to reconstitution
8.	EWS/LIG	New	_____	**235**	7596.46	Newly Proposed during Reconstitution
9.	EWS/LIG	281	30789.32	**281B**	17733.24	Area is reduced due to reconstitution
10.	EWS/LIG	301	3339.18	_____	_____	Converted to Sale Plot
11.	EWS/LIG	New	_____	**308B**	4771.26	Newly Proposed during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (EWS/LIG)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
12.	EWS/LIG	327	2181.45	**327**	1776.00	Area is reduced due to reconstitution
13.	EWS/LIG	454	2617.67	_____	_____	Deleted during Reconstitution
14.	EWS/LIG	New	_____	**472**	17110.91	Newly Proposed during Reconstitution
15.	EWS/LIG	477	5385.49	_____	_____	Converted to Amenity Plot
16.	EWS/LIG	New	_____	**550**	4867.45	Newly Proposed during Reconstitution
17.	EWS/LIG	New	_____	**608**	3047.80	Newly Proposed during Reconstitution
18.	EWS/LIG	636	1186.81	_____	_____	Converted to Amenity Plot
19.	EWS/LIG	673	9412.15	**673**	13035.94	Area is increased due to reconstitution
20.	EWS/LIG	New	_____	**691**	14214.63	Newly Proposed during Reconstitution
21.	EWS/LIG	725	8679.91	_____	_____	Converted to Sale Plot
22.	EWS/LIG	748	13067.10	**748B**	14323.47	Area is increased due to reconstitution
23.	EWS/LIG	New	_____	**805**	3331.51	Newly Proposed during Reconstitution
		TOTAL EWS (15 PLOTS)	**152911.27**	**TOTAL EWS (17 PLOTS)**	**171515.20**	

Table 7 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Sale Plots)

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Sale Plots)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	Sale Plot	21	34188.57	**21B**	26977.91	Area is reduced due to reconstitution
2.	Sale Plot	New	_____	**30**	1783.40	Newly Proposed during Reconstitution
3.	Sale Plot	40	13123.50	**40**	18474.40	Area is increased due to reconstitution
4.	Sale Plot	51	21906.63	**51**	20193.88	Area is reduced due to reconstitution
5.	Sale Plot	89	4214.34	**89**	4214.34	Draft Scheme proposal is confirmed
6.	Sale Plot	101	12400.50	**101**	12400.50	Draft Scheme proposal is confirmed
7.	Sale Plot	102	18085.02	**102**	14402.38	Area is reduced due to reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Sale Plots)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
8.	Sale Plot	121	11066.35	**121**	9568.01	Area is reduced due to reconstitution
9.	Sale Plot	New	_____	**131A**	5484.43	Newly Proposed during Reconstitution
10.	Sale Plot	147	6698.77	**147**	6698.77	Draft Scheme proposal is confirmed
11.	Sale Plot	172	6164.40	**172**	6164.40	Draft Scheme proposal is confirmed
12.	Sale Plot	174	14888.84	**174**	14888.84	Draft Scheme proposal is confirmed
13.	Sale Plot	189	4154.75	**189**	4154.75	Draft Scheme proposal is confirmed
14.	Sale Plot	203	8578.28	**203B**	5013.31	Area is reduced due to reconstitution
15.	Sale Plot	223	3552.24	**223**	3552.24	Draft Scheme proposal is confirmed
16.	Sale Plot	New	_____	**256C**	1380.96	Newly Proposed during Reconstitution
17.	Sale Plot	New	_____	**301**	2887.98	Newly Proposed during Reconstitution
18.	Sale Plot	303	23700.38	**303**	19484.19	Area is reduced due to reconstitution
19.	Sale Plot	336	6730.55	**338**	8557.09	Area is increased due to reconstitution
20.	Sale Plot	350	14416.82	_____	_____	Converted to Open Space
21.	Sale Plot	382A	3623.67	_____	_____	Converted to Open Space
22.	Sale Plot	New	_____	**358**	2519.51	Newly Proposed during Reconstitution
23.	Sale Plot	382B	56518.26	**382B**	55246.84	Area is reduced due to reconstitution
24.	Sale Plot	395	7750.24	**395**	8274.16	Area is increased due to reconstitution
25.	Sale Plot	408A	1944.04	_____	_____	Converted to Amenity Plot
26.	Sale Plot	429	5450.57	**429**	5216.58	Area is reduced due to reconstitution
27.	Sale Plot	448	7684.20	**447**	2514.26	Area is reduced due to reconstitution
28.	Sale Plot			**448**	1787.47	
29.	Sale Plot	506	23859.60	**506A**	12981.74	Area is reduced due to reconstitution
30.	Sale Plot			**506B**	10038.00	
31.	Sale Plot	526	9366.66	**526**	10549.56	Area is increased due to reconstitution
32.	Sale Plot	550	3869.32	_____	_____	Converted to EWS

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Sale Plots)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
33.	Sale Plot	552	55.98	**552**	55.98	Draft Scheme proposal is confirmed
34.	Sale Plot	584	11398.62	**583**	7717.01	Area is reduced due to reconstitution
35.	Sale Plot	599	2543.34	_____	_____	Deleted during Reconstitution
36.	Sale Plot	602	3838.28	_____	_____	Deleted during Reconstitution
37.	Sale Plot	617C	1127.92	_____	_____	Deleted during Reconstitution
38.	Sale Plot	627A	998.73	**626**	667.76	Area is reduced due to reconstitution
39.	Sale Plot	628	159.12	_____	_____	Deleted during Reconstitution
40.	Sale Plot	631D	86.14	_____	_____	Deleted during Reconstitution
41.	Sale Plot	632A	84.02	**631**	260.75	Area is increased due to reconstitution
42.	Sale Plot	635D	557.39	_____	_____	Deleted during Reconstitution
43.	Sale Plot	656	9050.88	_____	_____	Converted to Open Space
44.	Sale Plot	681	17315.15	_____	_____	Converted to Amenity and EWS Plots
45.	Sale Plot	690	7125.28	**690**	16551.62	Area is increased due to reconstitution
46.	Sale Plot	729	185.18	_____	_____	Converted to Amenity Plot
47.	Sale Plot	New	_____	**725**	8665.70	Newly Proposed during Reconstitution
48.	Sale Plot	New	_____	**742B**	2008.69	Newly Proposed during Reconstitution
49.	Sale Plot	New	_____	**746A**	11039.95	Newly Proposed during Reconstitution
50.	Sale Plot	767A	358.64	**767A**	10732.04	Area is increased due to reconstitution
51.	Sale Plot	773	344.52	_____	_____	Converted to Amenity Plot
52.	Sale Plot	782B	1427.20	_____	_____	Converted to Amenity Plot
53.	Sale Plot	New	_____	**780**	3881.37	Newly Proposed during Reconstitution
54.	Sale Plot	New	_____	**787**	9734.42	Newly Proposed during Reconstitution
55.	Sale Plot	801	7508.87	_____	_____	Deleted during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Sale Plots)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
56.	Sale Plot	New	_____	**807**	1075.05	Newly Proposed during Reconstitution
57.	Sale Plot	New	_____	**809**	2901.04	Newly Proposed during Reconstitution
58.	Sale Plot	815	1866.07	_____	_____	Converted to Amenity Plot
59.	Sale Plot	821	5402.72	**822**	7254.48	Area is increased due to reconstitution
60.	Sale Plot	916	30200.42	_____	_____	Deleted during Reconstitution
61.	Sale Plot	918	45781.73	_____	_____	Deleted during Reconstitution
		TOTAL SALE PLOTS (54 PLOTS)	**471352.71**	**TOTAL SALE PLOTS (42 Plots)**	**377955.76**	

Table 8 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Scheme Open Spaces)

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Open Spaces)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1	Scheme Open Space	1	604.74	_____	_____	Deleted as this plot lies outside scheme
2	Scheme Open Space	2	68.86	_____	_____	Deleted as this plot lies outside scheme
3	Scheme Open Space	24	5807.13	**24**	5799.62	Area is reduced due to reconstitution
4	Scheme Open Space	27	8850.75	**27**	6444.69	Area is reduced due to reconstitution
5	Scheme Open Space	39	16902.25	**38**	10330.34	Area is reduced due to reconstitution
6	Scheme Open Space	56	6992.68	**56**	7970.17	Area is reduced due to reconstitution
7	Scheme Open Space	60	1397.93			
8	Scheme Open Space	57	4143.17	**57**	1897.36	Area is reduced due to reconstitution
9	Scheme Open Space	62	2875.21	_____	_____	Merged to Forest Land to maintain the forest extent

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Open Spaces)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
10	Scheme Open Space	69	1652.20	_____	_____	Merged to Forest Land to maintain the forest extent
11	Scheme Open Space	73	1620.43	**73**	1620.43	Draft Scheme proposal is confirmed
12	Scheme Open Space	79	3479.74	_____	_____	Merged to Forest Land to maintain the forest extent
13	Scheme Open Space	80	2234.22	**80**	8353.79	Area is increased due to reconstitution
14	Scheme Open Space	83	2786.12			
15	Scheme Open Space	85	655.31	_____	_____	Merged to Forest Land to maintain the forest extent
16	Scheme Open Space	91	5283.48	_____	_____	Merged to Forest Land to maintain the forest extent
17	Scheme Open Space	92	1967.45	_____	_____	Merged to Forest Land to maintain the forest extent
18	Scheme Open Space	116	6861.00	**116A**	5640.04	Area is reduced due to reconstitution
19	Scheme Open Space	116A	2472.60	_____	_____	Merged to Forest Land to maintain the forest extent
20	Scheme Open Space	137	1207.54	_____	_____	Merged to Forest Land to maintain the forest extent
21	Scheme Open Space	141	6851.15	_____	_____	Converted to EWS
22	Scheme Open Space	New	_____	**144**	4568.17	Newly Proposed during Reconstitution
23	Scheme Open Space	161	7434.95	**160B**	7158.57	Area is reduced due to reconstitution
24	Scheme Open Space	175	4569.33	**175C**	1971.76	Area is reduced due to reconstitution
25	Scheme Open Space	184	10245.96	**184**	12061.26	Area is increased due to reconstitution
26	Scheme Open Space	185A	70.85	_____	_____	Merged to Forest Land to maintain the forest extent
27	Scheme Open Space	187	908.02	_____	_____	Merged to Forest Land to maintain the forest extent
28	Scheme Open Space	206	759.88	**206**	945.30	Area is increased due to reconstitution
29	Scheme Open Space	219	4477.15	**219**	4309.74	Area is reduced due to reconstitution
30	Scheme Open Space	239	2284.19	**238B**	976.99	Area is reduced due to reconstitution
31	Scheme Open Space	247	44.60	**247**	44.49	Area is reduced due to reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Open Spaces)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
32	Scheme Open Space	251	3079.89	**251**	3075.81	Area is reduced due to reconstitution
33	Scheme Open Space	260	1219.44	_____	_____	Merged to Forest Land to maintain the forest extent
34	Scheme Open Space	260A	236.93	_____	_____	Converted to Water Channel
35	Scheme Open Space	New	_____	**267**	7154.83	Newly Proposed during Reconstitution
36	Scheme Open Space	269	10034.15	_____	_____	Deleted during Reconstitution
37	Scheme Open Space	288	3972.83	_____	_____	Converted to Forest Open Space
38	Scheme Open Space	313	5035.49	**318**	2300.66	Area is reduced due to reconstitution
39	Scheme Open Space	341	513.64	_____	_____	Merged to Forest Land to maintain the forest extent
40	Scheme Open Space	342	7098.15	**342**	4015.75	Area is reduced due to reconstitution
41	Scheme Open Space	358	1520.51	_____	_____	Converted to Sale Plot
42	Scheme Open Space	365B	627.03	_____	_____	Deleted during Reconstitution
43	Scheme Open Space	366	1106.38	**366**	963.89	Area is reduced due to reconstitution
44	Scheme Open Space	372	4515.35	**372**	4054.70	Area is reduced due to reconstitution
45	Scheme Open Space	373	4813.37	_____	_____	Merged to Forest Land to maintain the forest extent
46	Scheme Open Space	380	2895.07	**380**	4959.79	Area is increased due to reconstitution
47	Scheme Open Space	New	_____	**382A**	4968.61	Newly Proposed during Reconstitution
48	Scheme Open Space	404	1912.89	**404**	1949.63	Area is reduced due to reconstitution
49	Scheme Open Space	406A	254.34	_____	_____	Deleted during Reconstitution
50	Scheme Open Space	406B	414.39	_____	_____	Deleted during Reconstitution
51	Scheme Open Space	410A	5612.45	_____	_____	Merged to Forest Land to maintain the forest extent
52	Scheme Open Space	410B	13264.01	_____	_____	Merged to Forest Land to maintain the forest extent
53	Scheme Open Space	410C	33.23	_____	_____	Merged to Forest Land to maintain the forest extent

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Open Spaces)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
54	Scheme Open Space	416	1206.63	**416**	472.03	Area is reduced due to reconstitution
55	Scheme Open Space	430	1067.58	_____	_____	Merged to Forest Land to maintain the forest extent
56	Scheme Open Space	431	905.44	_____	_____	Merged to Forest Land to maintain the forest extent
57	Scheme Open Space	432	133.24	_____	_____	Merged to Forest Land to maintain the forest extent
58	Scheme Open Space	434	382.62	_____	_____	Merged to Forest Land to maintain the forest extent
59	Scheme Open Space	New	_____	**440**	2621.31	Newly Proposed during Reconstitution
60	Scheme Open Space	443	853.21	_____	_____	Deleted during Reconstitution
61	Scheme Open Space	446	580.70	_____	_____	Deleted during Reconstitution
62	Scheme Open Space	453	1627.40	_____	_____	Deleted during Reconstitution
63	Scheme Open Space	458	521.02	**458**	521.02	Draft Scheme proposal is confirmed
64	Scheme Open Space	465	1159.28	_____	_____	Deleted during Reconstitution
65	Scheme Open Space	467	724.82	_____	_____	Deleted during Reconstitution
66	Scheme Open Space	470	16156.92	**470A**	4690.40	Area is reduced due to reconstitution
67	Scheme Open Space	473	3056.15	**473**	3056.15	Draft Scheme proposal is confirmed
68	Scheme Open Space	478	2575.77	**478**	2575.77	Draft Scheme proposal is confirmed
69	Scheme Open Space	494	1832.57	_____	_____	Converted to Amenity Plot
70	Scheme Open Space	495	5170.69	**495**	5000.39	Area is reduced due to reconstitution
71	Scheme Open Space	515	152.11	_____	_____	Deleted during Reconstitution
72	Scheme Open Space	518	481.13	_____	_____	Deleted during Reconstitution
73	Scheme Open Space	519	218.79	_____	_____	Deleted during Reconstitution
74	Scheme Open Space	520	3681.15	_____	_____	Deleted during Reconstitution
75	Scheme Open Space	549	3335.23	**549**	3382.46	Area is increased due to reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Open Spaces)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
76	Scheme Open Space	562	3708.92	**562**	4657.33	Area is reduced due to reconstitution
77	Scheme Open Space	615B	965.08	**614**	805.10	Area is reduced due to reconstitution
78	Scheme Open Space	619	559.47	_____	_____	Deleted during Reconstitution
79	Scheme Open Space	New	_____	**635**	3691.60	Newly Proposed during Reconstitution
80	Scheme Open Space	644	3278.51	_____	_____	Deleted during Reconstitution
81	Scheme Open Space	New	_____	**656A**	2476.05	Newly Proposed during Reconstitution
82	Scheme Open Space	New	_____	**656B**	1620.49	Newly Proposed during Reconstitution
83	Scheme Open Space	659	806.71	**659**	427.21	Area is reduced due to reconstitution
85	Scheme Open Space	672	2899.90	_____	_____	Deleted during Reconstitution
86	Scheme Open Space	682A	7102.60	**682**	7129.02	Area is increased due to reconstitution
87	Scheme Open Space	682B	3841.18	_____	_____	Deleted during Reconstitution
88	Scheme Open Space	New	_____	**698C**	580.85	Newly Proposed during Reconstitution
89	Scheme Open Space	700	1461.26	**700**	1461.26	Draft Scheme proposal is confirmed
90	Scheme Open Space	714	1019.18	_____	_____	Converted to Amenity Plot
91	Scheme Open Space	722	1093.00	**723**	2613.53	Area is increased due to reconstitution
92	Scheme Open Space	New	_____	**727**	7711.01	Newly Proposed during Reconstitution
93	Scheme Open Space	741A	1972.67	**740A**	1972.67	Draft Scheme proposal is confirmed
94	Scheme Open Space	741B	1768.76	**740B**	1421.87	Area is reduced due to reconstitution
95	Scheme Open Space	745	9715.52	**743A**	1108.85	Area is reduced due to reconstitution
96	Scheme Open Space	New		**743B**	2418.67	Newly Proposed during Reconstitution
97	Scheme Open Space	New	_____	**748A**	1410.27	Newly Proposed during Reconstitution
98	Scheme Open Space	New	_____	**766**	732.25	Newly Proposed during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Open Spaces)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
99	Scheme Open Space	766A	401.94	_____	_____	Converted to a Sale Plot
100	Scheme Open Space	767H	711.43	_____	_____	Converted to a Sale Plot
101	Scheme Open Space	783C	1117.25	**783C**	2529.82	Area is increased due to reconstitution
102	Scheme Open Space	793	14224.26	**793**	14245.33	Area is increased due to reconstitution
103	Scheme Open Space	794	987.12	_____	_____	Deleted during Reconstitution
104	Scheme Open Space	795B	110.44	_____	_____	Deleted during Reconstitution
105	Scheme Open Space	New	_____	**799**	3167.71	Newly Proposed during Reconstitution
106	Scheme Open Space	806	1852.24	_____	_____	Deleted during Reconstitution
107	Scheme Open Space	809	2988.85	**804**	808.52	Area is reduced due to reconstitution
108	Scheme Open Space	911	3162.56	_____	_____	Deleted during Reconstitution
109	Scheme Open Space	912	34035.01	_____	_____	Deleted during Reconstitution
110	Scheme Open Space (Garden)	129	7417.72	**129**	7417.72	Draft Scheme proposal is confirmed
111	Scheme Open Space (Public PlayGround)	New	_____	**352**	12199.46	Newly Proposed during Reconstitution
112	Scheme Open Space (Garden)	393	4864.94	**393**	4633.92	Area is reduced due to reconstitution
113	Scheme Open Space (Playground)	512	1036.14	**512**	8871.45	Area is increased due to reconstitution
114		513	7414.80			
115	Scheme Open Space (Garden)	605	7083.92	**605**	4208.62	Area is reduced due to reconstitution
116	Scheme Open Space Extension to Burial Ground	New	_____	**660**	1873.03	Newly Proposed during Reconstitution
		TOTAL SCHEME OPEN SPACE	**357092.22**	**TOTAL SCHEME OPEN SPACE**	**238049.53**	

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Open Spaces)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
		(101 PLOTS)		(60 PLOTS)		

Table 9 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Lands merged to Govt. Forest)

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Lands merged to Govt. Forest)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	Lands merged to Govt. Forest			**43E**	8.81	Newly proposed during Reconstitution
2.	Lands merged to Govt. Forest			**62**	2952.19	Newly proposed during Reconstitution
3.	Lands merged to Govt. Forest			**63F**	196.28	Newly proposed during Reconstitution
4.	Lands merged to Govt. Forest			**63G**	32.89	Newly proposed during Reconstitution
5.	Lands merged to Govt. Forest			**65A**	742.52	Newly proposed during Reconstitution
6.	Lands merged to Govt. Forest			**65B**	515.30	Newly proposed during Reconstitution
7.	Lands merged to Govt. Forest			**69**	1652.21	Newly proposed during Reconstitution
8.	Lands merged to Govt. Forest			**79**	6217.91	Newly proposed during Reconstitution
9.	Lands merged to Govt. Forest			**85**	602.70	Newly proposed during Reconstitution
10.	Lands merged to Govt. Forest			**88A**	203.51	Newly proposed during Reconstitution
11.	Lands merged to Govt. Forest			**88B**	865.81	Newly proposed during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Lands merged to Govt. Forest)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
12.	Lands merged to Govt. Forest			**91**	5283.47	Newly proposed during Reconstitution
13.	Lands merged to Govt. Forest			**92**	2042.72	Newly proposed during Reconstitution
14.	Lands merged to Govt. Forest			**116B**	1589.68	Newly proposed during Reconstitution
15.	Lands merged to Govt. Forest			**137**	1207.54	Newly proposed during Reconstitution
16.	Lands merged to Govt. Forest			**186**	4032.64	Newly proposed during Reconstitution
17.	Lands merged to Govt. Forest			**185**	97.61	Newly proposed during Reconstitution
18.	Lands merged to Govt. Forest			**260**	1219.44	Newly proposed during Reconstitution
19.	Lands merged to Govt. Forest			**288A**	3523.81	Newly proposed during Reconstitution
20.	Lands merged to Govt. Forest			**288B**	192.48	Newly proposed during Reconstitution
21.	Lands merged to Govt. Forest			**289E**	72.41	Newly proposed during Reconstitution
22.	Lands merged to Govt. Forest			**351**	6196.03	Newly proposed during Reconstitution
23.	Lands merged to Govt. Forest			**373**	3481.02	Newly proposed during Reconstitution
24.	Lands merged to Govt. Forest			**390H**	33.23	Newly proposed during Reconstitution
25.	Lands merged to Govt. Forest			**390I**	1177.94	Newly proposed during Reconstitution
26.	Lands merged to Govt. Forest			**390J**	226.46	Newly proposed during Reconstitution

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Lands merged to Govt. Forest)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
27.	Lands merged to Govt. Forest			**410A**	4348.22	Newly proposed during Reconstitution
28.	Lands merged to Govt. Forest			**410B**	12761.01	Newly proposed during Reconstitution
29.	Lands merged to Govt. Forest			**430**	988.13	Newly proposed during Reconstitution
30.	Lands merged to Govt. Forest			**431**	806.90	Newly proposed during Reconstitution
31.	Lands merged to Govt. Forest			**432**	75.33	Newly proposed during Reconstitution
32.	Lands merged to Govt. Forest			**434**	173.47	Newly proposed during Reconstitution
33.	Lands merged to Govt. Forest			**795**	425.41	Newly proposed during Reconstitution
				TOTAL LANDS MERGED TO GOVT. FOREST (33 PLOTS)	**63945.07**	

Table 10 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Water Body)

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Water Body)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	River	3A	2176.63	_____	_____	River part excluded from Scheme Boundary
2.	River	3B	1918.00	_____	_____	River part excluded from Scheme Boundary
3.	Nalla	43A	1205.37	**43A**	3365.31	Area is increased due to channelization of Water Body
4.	Nalla	43B	3694.68	**43B**	4283.50	
5.	Nalla	43C	823.06	**43C**	1046.28	
6.	Nalla	43D	471.61	**43D**	1497.49	

Details of Scheme Reservations in Draft Scheme and Preliminary Scheme (Water Body)						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
7.	Nalla	43E	184.04			
8.	Nalla	381A	728.78	**381A**	1239.06	Area is increased due to channelization of Water Body
9.	Nalla	381B	435.07	**381B**	926.26	
10.	Nalla	381C	118.56	**381C**	8084.81	
11.	Nalla	381D	5694.80	**381D**	6881.32	
12.	Nalla	381E	5775.86	**381E**	3312.61	
13.	Nalla	381F	3369.14	**381F**	2153.04	
14.	Nalla	381G	829.95	**381G**	11989.01	
15.	Nalla	381H	27.72	_____	_____	
16.	Nalla	381I	464.32	_____	_____	
17.	Nalla	381J	10379.37	_____	_____	
18.	Nalla	471A	412.40	**471A**	1542.16	Area is increased due to channelization of Water Body
19.	Nalla	471B	581.07	**471B**	2874.04	
20.	Nalla	471C	794.03	**471C**	5470.23	
21.	Nalla	471D	2840.35	**471D**	1184.58	
22.	Nalla	471E	295.43	**471E**	4653.54	
23.	Nalla	471F	634.68	**471F**	3001.76	
24.	Nalla	471G	876.14	_____	_____	
25.	Nalla	471H	327.42	_____	_____	
26.	Nalla	471I	147.62	_____	_____	
27.	Nalla	471J	44.31	_____	_____	
28.	Nalla	917A	124.88	_____	_____	
29.	Nalla	917B	72.62	_____	_____	
30.	Nalla	917C	351.32	_____	_____	
31.	Water Body	_____	_____	**219(WB)**	168.29	
		TOTAL WATER BODY (30 PLOTS)	**45799.23**	**TOTAL WATER BODY (18 PLOTS)**	**63673.29**	

Table 11 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Public Purpose Land/ Govt. Land)

Public Purpose Land/ Govt. Land						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	Public Purpose/ Govt. Land			**175B**	791.60	Maharashtra Shasan
2.	Public Purpose/ Govt. Land			**193**	1279.50	Grampanchayat Dundre

Public Purpose Land/ Govt. Land						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
3.	Public Purpose/ Govt. Land			**208**	2656.00	Grampanchayat Dundre
4.	Public Purpose/ Govt. Land			**244**	3511.34	Grampanchayat Dundre
5.	Public Purpose/ Govt. Land			**258**	1089.36	Grampanchayat Dundre
6.	Public Purpose/ Govt. Land			**264**	3160.22	Government Land
7.	Public Purpose/ Govt. Land			**304**	1200.17	Government Land
8.	Public Purpose/ Govt. Land			**420**	160.31	Gavand Group Grampanchayat Morbe
9.	Public Purpose/ Govt. Land			**545A**	1320.02	Maharashtra Government
10.	Public Purpose/ Govt. Land			**613**	3833.42	Maharashtra Government M/s Executive Engineer Konkan Irrigation Department Panvel Chairman D B Ku Pen
11.	Public Purpose/ Govt. Land			**632**	308.72	Government Land
12.	Public Purpose/ Govt. Land			**633**	655.6	Government Land
13.	Public Purpose/ Govt. Land			**745**	240	Government Land
14.	Public Purpose/ Govt. Land			**789**	8019.75	Maharashtra Shasan (47.66%), Maharashtra Shasan (0.52%), Kasegoan Education Society (52.33%)
		TOTAL PUBLIC PURPOSE LAND/ GOVT. LAND (14 PLOTS)			**28226.01**	
CREMATORIUM						
1.	Crematorium (for Children)	**237**	120.00	**237**	300.00	Gram Panchayat Dundre (Existing Crematorium)

Public Purpose Land/ Govt. Land						
Sr. No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
2.	Extension to Cremation Ground	**238**	521.08	**238A**	340.75	Extension to Cremation Ground
3.	Cremation Ground	**New**	_____	**269A**	3019.79	Cremation Ground
4.	Extension to Cremation Ground	**New**	_____	**269B**	4451.75	Extension to Cremation Ground
5.	Burial Ground	**661**	112	**661**	280	Burial Ground (Existing Site)
6.	Extension to Burial Ground	**660**	995.97	**660**	1873.03	Open Space Extension to Burial Ground
		TOTAL (4 PLOTS)	**1749.05**	**TOTAL (6 PLOTS)**	**10265.32**	

Table 12 : Infra-Structural Site-wise Comparison of Public Users provided in the Draft Scheme and in Preliminary Scheme (Government Forest Lands)

Government Forest Lands						
Sr.No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	Forest Land	4A, 4B, 4C, 4D	7978.37	**1**	2099.79	Area is reduced due to reconstitution
2.				**2**	1563.16	
3.				**4**	3936.9	
4.	Forest Land	25	23546.75	**25**	22732.32	Area is reduced due to reconstitution
5.	Forest Land	46A, 46B	31850.06	**46A**	1071.04	Area is reduced due to reconstitution
6.				**46B**	23258.18	
7.				**46C**	5293.19	
8.	Forest Land	63A, 63B, 63C, 63D	90699.58	**63A**	1834.03	Area is reduced due to reconstitution
9.	Forest Land			**63B**	25749.03	
10.	Forest Land			**63C**	13800.63	
11.	Forest Land			**63D**	46669.8	
12.	Forest Land			**63E**	1435.82	
13.	Forest Land	68A, 68B, 68C, 68D	76530.1	**68A**	1919.56	Area is increased due to reconstitution
14.	Forest Land			**68B**	32046.17	
15.	Forest Land			**68C**	43747.21	
16.	Forest Land			**68D**	462.28	
17.	Forest Land	115A, 115B	16344.36	**115A**	917.43	Area is reduced due to reconstitution
18.	Forest Land			**115B**	11940.35	
19.	Forest Land			**115C**	2814.46	

Government Forest Lands						
Sr.No	Public User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
20.	Forest Land	272	22119.87	**272A**	5354.86	Area is reduced due to reconstitution
21.	Forest Land			**272B**	16091.98	
22.	Forest Land	289A, 289B, 289C, 289D	23040.45892	**289A**	604.09	Area is reduced due to reconstitution
23.	Forest Land			**289B**	5205.12	
24.	Forest Land			**289C**	12915.72	
25.	Forest Land			**289D**	2972.08	
26.	Forest Land	315A, 315B, 315C, 315D, 315E	23420.93	**315A**	104.8	Area is increased due to reconstitution
27.	Forest Land			**315B**	9583.98	
28.	Forest Land			**315C**	1738.71	
29.	Forest Land			**315D**	12552.27	
30.	Forest Land					
31.	Forest Land	390A, 390B, 390C, 390D, 390E, 390F, 390G	52524.9731	**390A**	28244.88	Area is reduced due to reconstitution
32.	Forest Land			**390B**	21611.19	
33.	Forest Land			**390C**	54.27	
34.	Forest Land			**390D**	107.59	
35.	Forest Land			**390E**	959.54	
36.	Forest Land			**390F**	1165.02	
37.	Forest Land			**390G**	91.09	
38.	Forest Land	Under Road		**449B**	250.99	Newly Proposed during Reconstitution
39.	Forest Land	792	549.63	**792**	549.63	Draft Scheme proposal is confirmed
40.	Forest Land					
41.	Forest Land	795A	8271.23	**794**	8742.53	Area is increased due to reconstitution
42.	Forest Land					
		TOTAL FOREST PLOTS (36 PLOTS)	**376876.31**	**TOTAL FOREST PLOTS (39 Plots)**	**372191.69**	

Table 13 : Privately owned lands where any development other than of Forestry has been prohibited till permitted by the Central Government

Private Forest Lands						
Sr.No	Permissible User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
1.	Forestry	401A, 401B, 401C,	33471	**672B**	2800.16	with condition

Private Forest Lands						
Sr.No	Permissible User	Draft Scheme		Preliminary Scheme		Remarks
		FP No.	Area (Sq.m.)	FP No.	Area (Sq.m.)	
2.	Forestry	401D, 401E, 401F, 401G, 401H		**516**	11800.46	with condition
3.	Forestry			**523**	300.36	with condition
4.	Forestry			**513, 672A**	10100.1	with condition
5.	Forestry					with condition
6.	Forestry			**522**	1300.05	with condition
7.	Forestry			**406A**	700.44	with condition
8.	Forestry			**453**	18600.49	with condition
9.	Forestry			**454A, 454B**		with condition
10.	Forestry			**519**	500	with condition
11.	Forestry	447	23850.92	**446A**	15630.45	with condition
12.	Forestry			**446B**	2010.3	with condition
13.	Forestry					with condition
14.	Forestry			**446C**	500.08	with condition
15.	Forestry			**446D**	3000.48	with condition
16.	Forestry			**446E**	830.4	with condition
17.	Forestry			**446F**	1910.23	with condition
18.	Forestry	Under Road		**741**	1288.25	with condition
19.	Forestry	795C	358.18	**797B**	371.4	with condition
20.	Forestry					with condition
		TOTAL PRIVATE FOREST PLOTS	**57680.10**	**TOTAL PRIVATE FOREST PLOTS (19 Plots)**	**71643.65**	

Table 14 : User-wise Area Analysis of Plots Provided for SPA in the Preliminary Scheme

Sr. No.	Purpose of Reservation or Allotment of Plots	Area in Sq.m.	Percentage with Scheme Area	Remarks
A	**Lands Acquired for SPA, NAINA**			
1.	Scheme Open Spaces/ Gardens/Parks/Green Belts/Lakes	216978.62	4.39%	
2.	Scheme Play Grounds	21070.91	0.43%	
3.	Scheme Amenities	217604.07	4.40%	
4.	Scheme Schools	6624.45	0.13%	
5.	Scheme Hospital	3583.66	0.07%	
6.	Scheme Community Centre	4776.10	0.10%	
7.	Scheme Daily Bazaar	1020.08	0.02%	
8.	Scheme Public Utility (Sewerage Treatment Plant (STP))	10006.71	0.20%	
9.	Scheme Public Utility (Ground Service Reservoir (GSR)	2900.57	0.06%	
10.	Scheme Public Utility (Elevated Service Reservoir ESR)	2001.17	0.04%	
11.	Scheme Public Utility (Pumping Station)	261.20	0.01%	
12.	Scheme Crematoria	7812.29	0.16%	
13.	Crematoria (7/12 Extract)	580.47	0.01%	
14.	EWS/LIG Housing	171515.20	3.47%	
15.	DP Parks/Gardens	2864.01	0.06%	
16.	DP Play Grounds	48058.96	0.97%	
17.	DP Schools	10683.23	0.22%	
18.	DP Primary Healthcare Centre	1500.97	0.03%	
19.	DP Daily Bazaar	1768.62	0.04%	
20.	DP Receiving Station	21956.89	0.44%	
21.	DP ESR/GSR	3067.33	0.06%	
22.	Plots for Sale	377955.76	7.65%	
23.	Plots for Water Body	63505	1.28%	
24.	Plots for Lake	168.29	0.00%	
25.	DP and Scheme Roads	676266.54	13.68%	
	Total area Vesting in SPA, NAINA	**1874532.04**	**37.92%**	
B	**Plots for Public Use not provided for SPA, NAINA**			
1.	Plots of Forest Department	372191.7	7.53%	
2.	Plots merged to Govt. Forest Lands to maintain the original extent	63945.07	1.29%	

Sr. No.	Purpose of Reservation or Allotment of Plots	Area in Sq.m.	Percentage with Scheme Area	Remarks
3.	Land under MMC to be acquired by MSRDC	1298434.96	26.27%	
4.	Final Plots allotted to Government/Village Panchas/ Temples/ Institutes etc. for Public & Semi-Public Purpose	28226.01	0.57%	
5.	**Total Area under Public & Semi- Public Plots provided to other Authorities**	**1762797.74**	**35.66%**	
C	**Area under Private Land restricted to Forest use**	**71643.65**	**1.45%**	
D	**Area of Final Plots allotted to Land Owners**	**1233995.5**	**24.96%**	
	Total Area under Town Planning Scheme No. 12 (Sq. M)	**4942967.99**	**100.00%**	

The section 64 (g-1) of the Act 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 required for the implementation of the scheme works. Actual percentage of the lands provided for these users in this scheme is well within these two caps of 10 % and 40 % mentioned under section 64(g-1) (i) & (ii) of the said Act as can be seen from the Tables no. 15 and 16 below. It is presumed that the items listed under section 64(g-1) (ii) of the said Act do not include Roads like MMC which is regional level controlled-access trunk road and would not therefore fall under this clause.

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. Some families will get dis-housed or become homeless as their chawls and old structures are required to be removed either for reconstitution of FPs or for implementation of DP and Scheme roads/reservations. It is noticed that these

structures are mostly constructed without obtaining permissions of the competent authorities. Some of these houses are occupied since long and the families have therefore required to be rehabilitated. The Preliminary Scheme drawn up provides plots for housing of the EWS and LIG Housing. These plots are also meant for the housing of such dis-housed families in the process of implementation of the Scheme. The SPA, NAINA shall tackle this issue at its level according to its policy in this regard.

During the hearing, the land owners who appeared before the Arbitrator in response to notice in form no. 4 served as provided under rule no.13 (3) of the Maharashtra Town Planning Schemes Rules, 1974, mainly demanded in general as below.

a) To allot single final plots for their several 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 to allot anchored final plots,

c) FSI would be granted equivalent to the reduction in areas of the original plots as per the proviso under section 100 of the Act, so that the land owners will get full development potential of their OPs with FSI of 1.00 to their FPs.

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 may lead to remain some FSI unutilized. In such cases, TDR facility would be allowed in such cases,

e) Side and rear marginal distances would be relaxed so as to help consuming the permissible FSI in-situ,

f) Recovery of contribution should be waived considering that 60% land is surrendered by the land owners which is at the highest in the State,

g) Possessions of final plots would be handed over immediately after the

sanctioning of the preliminary scheme with proper access roads and free of any encumbrances over them,

h) Infrastructure shall be provided within a period of two years,

These requests are already considered wherever possible and complied with to the satisfaction of the land owners. Special development control regulations in addition to the DCPR-2019 are formulated so as to make it possible to consume the permissible FSI in-situ and to make allotted final plots fully buildable. The request to waive the recovery of the contribution does not fall in the purview of the Arbitrator as levy of the 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, the Arbitrator has the power to decide the percentage of the contribution to be levied on the land owners of the final plots and if the receipt side of the finance of the Scheme is found to be sufficiently on higher side as compared to the cost of the Scheme, such percentage of contribution can be lowered down 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 accordingly varied 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 concerned owners. Though some of the final plots of the draft scheme are amalgamated or deleted wherever required, the remaining final plots appearing in the Preliminary Scheme are not renumbered serially again but their draft scheme numbers are as far as possible maintained. The numbers of deleted FP will not now appear in the preliminary scheme. Thus FP numbers 32, 82, 83, 169, 187, 205, 217, 341, 355,356, 357, 369, 396, 401, 417, 465, 466, 524, 525, 567, 568, 575,580, 639, 640, 685, 686, 694, 728 are not now

appearing in the preliminary scheme for the reasons stated above. The Final Plots allotted to the land owners and to the SPA, NAINA are as given in Table B appended to the Preliminary Scheme.

The sanctioned draft scheme has proposed all the final plots eligible for residential development. In the DP, it is observed that the Predominantly Residential Zone and Mixed Land Use Zone are proposed in the southern part of the scheme, mainly in the villages of Chinchavali tarf Waje and Vakadi. The Mixed Land Use Zone is along the main roads and it permits some additional higher level commercial activities. The Low Development Zone is proposed in the Northern Part of the scheme, in the villages of Morbe amd Mahalumgi. However, this concept is not workable in the town planning scheme as the reconstituted FPs are allotted anywhere, not based on the land-use zones of the DP. Further, there are many of the roads in the scheme which are minimum of 20 m in width or of more width and base FSI is considered as 1.00 irrespective of the Land Use Zones in the DP or provisions of the DCPR-2019. Considering this, new set of Special Development Control and Promotion Regulations of the scheme have been introduced here superseding the relevant provisions in the DCPR-2019. Further, for smooth operation and implementation of the Town Planning Scheme, NAINA No. 12, Special Decisions have been prescribed by the Arbitrator which shall hold good within the Scheme.

As stated earlier, the reasons of 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 are as recorded in Table B. The Land Records Department shall open the Property Cards as per this Table B for every final plot 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. 1867.45 Cr. In the Preliminary Scheme, DP Roads and some scheme roads are required to be modified in their alignments and in widths or required to be introduced newly considering circulation pattern from traffic point of view. However, all other draft scheme roads and the works are maintained and hence, remained unchanged. Other changes in the reservation sites are also of minor nature. These variations do not increase the cost of the scheme by more than 20 % of the total draft scheme cost or more than 2.00 crore rupees whichever is more.

The new addition at the end of the proviso of clause (a) in the Section 72(7) of the said Act has been made in 2025 by amending the Act. This clause now reads as below.

'The Arbitrator may make variation in the draft scheme *except the land already vested in the Appropriate Authority as per section 68A'*

The Section 68A states that after the draft scheme is sanctioned under section 68(2) of the Act, the lands required for streets and roads, drainage, sewerage, lighting and water Supply shall vest in the appropriate authority. For these lands, the appropriate authorities need not to wait till the sanctioning of the preliminary scheme under section 86(1). This provision will restrain the Arbitrator from variation of the sanctioned draft scheme, because, variation in the reconstitution of the final plots will generally require to vary the road pattern also. In the present case, the Arbitrator has varied the road pattern as per the planning requirements. Further, the 36 m DP road is required to be realigned as the draft scheme proposal is not now feasible due to MMC. The MSRDC is not permitting this DP road to run through the interchange on MMC and the Mumbai-Vadodara Spur as proposed by the SPA, NAINA in the sanctioned Draft Scheme.

The Arbitrator is, therefore required to modify this DP road and many other concurrent scheme roads and the final plots. The scheme layout is accordingly varied. These variations are described above in detail. Hence, this provision inserted in the clause (a) of the Section 72(7) of the Act in 2025 has been discussed

unofficially with some of the persons having legal background. It is revealed that vesting of any real estate or landed property is linked to its ownership as well as with its physical possession. Unless possession is taken, it cannot be concluded that vesting has happened or vesting officially has been done. In the draft TP scheme no. 12, none of any appropriate authorities including the SPA, NAINA have taken possessions of any roads or plots listed under this clause till the date.

Hence, as the Arbitrator of this Scheme, I have decided that I can vary the roads or plots meant for drainage/Sewerage/Lighting/Water Supply designated in the sanctioned draft scheme as physical or even paper possessions of these have not been taken by the SPA, NAINA, CIDCO. Further, concerned FPs under these users and the roads are not even demarcated on site and measured by the SPA, NAINA. It is therefore presumed that the variations carried out to the sanctioned draft town planning scheme by the Arbitrator are in order and tenable.

The land-Use Analysis of the Preliminary Scheme drawn up by the Arbitrator is as under.

Table 15 : Comparison of Users provided in Draft and Preliminary Schemes

Sr. No	Purpose of Reservation or Allotment of Plots	Percentage with Scheme Area				Remarks
		Draft Scheme		Preliminary Scheme		
		Area in Sq.m.	Percentage with Scheme Area	Area in Sq.m.	Percentage with Scheme Area	
A	**Lands Acquired for SPA, NAINA**					
1.	Scheme Open Spaces/ Gardens/Parks/Green Belts/Lakes	357092.22	7.08%	216978.62	4.39%	
2.	Scheme Play Grounds	____	____	21070.91	0.43%	
3.	Scheme Amenities	251951.12	4.99%	217604.07	4.40%	
4.	Scheme Schools	____	____	6624.45	0.13%	
5.	Scheme Hospital	____	____	3583.66	0.07%	
6.	Scheme Community Centre	____	____	4776.10	0.10%	

Sr. No	Purpose of Reservation or Allotment of Plots	Percentage with Scheme Area				Remarks
		Draft Scheme		Preliminary Scheme		
		Area in Sq.m.	Percentage with Scheme Area	Area in Sq.m.	Percentage with Scheme Area	
7.	Scheme Daily Bazaar	____	____	1020.08	0.02%	
8.	Scheme Public Utility (Sewerage Treatment Plant (STP))	____	____	10006.71	0.20%	
9.	Scheme Public Utility (Ground Service Reservoir (GSR)	____	____	2900.57	0.06%	
10.	Scheme Public Utility (Elevated Service Reservoir ESR)	____	____	2001.17	0.04%	
11.	Scheme Public Utility (Pumping Station)	____	____	261.20	0.01%	
12.	Scheme Crematoria	____	____	7812.29	0.16%	
13.	Crematoria (7/12 Extract)	232	0.00%	580.47	0.01%	
14.	EWS/LIG Housing	152911.27	3.03%	171515.2	3.47%	
15.	DP Parks/Gardens	3803.25	0.08%	2864.01	0.06%	
16.	DP Play Grounds	48028.33	0.95%	48058.96	0.97%	
17.	DP Schools	10683.23	0.21%	10683.23	0.22%	
18.	DP Primary Healthcare Centre	1500.97	0.03%	1500.97	0.03%	
19.	DP Daily Bazaar	1768.62	0.04%	1768.62	0.04%	
20.	DP Receiving Station	24941.99	0.49%	21956.89	0.44%	
21.	DP ESR/GSR	3505.90	0.07%	3067.33	0.06%	
22.	Plots for Sale	471352.71	9.34%	377955.76	7.65%	
23.	Plots for Water Body	45799.23	0.91%	63505	1.28%	
24.	Plots for Lake	____---	__---__	168.29	0.00%	
25.	DP and Scheme Roads	663253.02	13.14%	676266.54	13.68%	
	Total area Vesting in SPA, NAINA	**2036823.87**	**40.36%**	**1874532.04**	**37.92%**	
B	**Plots for Public Use not provided for SPA, NAINA**					

Sr. No	Purpose of Reservation or Allotment of Plots	Percentage with Scheme Area				Remarks
		Draft Scheme		Preliminary Scheme		
		Area in Sq.m.	Percentage with Scheme Area	Area in Sq.m.	Percentage with Scheme Area	
1.	Plots for Forest Department	444701.00	8.81%	372191.7	7.53%	
2.	Plots for Compensatory Afforestation (Forest Open Spaces)	____	____	63945.07	1.29%	
3.	Land under MMC to be acquired by MSRDC	1246600	24.70%	1298434.96	26.27%	
4.	Final Plots allotted to Government/Village Panchas/ Temples/ Institutes etc. for Public & Semi-Public Purpose	____	____	28226.01	0.57%	
	Total Area under Public and Semi-Public Plots provided to other Authorities	**1691069.00**	**33.51%**	**1762797.74**	**35.66%**	
C	**Area under Private Land restricted to Forest use**	____	____	**71643.65**	**1.45%**	
D	**Area of Final Plots allotted to Land Owners**	**1318795**	**26.13%**	**1233995.5**	**24.96%**	
	Total Scheme Area	**5046687.87**	**100.00%**	**4942967.99**	**100.00%**	

The percentage of lands under DP/Scheme roads (excluding MMC), social infrastructure, utilities and open spaces proposed in the draft scheme was at 40.36% of the scheme area which has violated the statutory limit. In the Preliminary scheme, this percentage has been reduced and it is now at 37.93%. The infra-structural sites have been provided in the scheme in addition to the DP reservations mainly because the scheme area will be developed with higher FSI of 2.5 + the ancillary FSI over

and above this. In view of this, higher population density will be noticed in future. The DP does not propose infrastructure to cater the population expected in the scheme. On the contrary, the sanctioned IDP 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 DCRs 12.6 & 13 of the DCPR 2017 of IDP. The same strategy has been considered in DP, NAINA also.

Finally, the SPA, NAINA has come to conclusion that to expect development to happen through the NAINA Schemes at the will of private developers/land owners is not practicable. The SPA, NAINA has therefore decided to undertake series of T. P. Schemes under the MR & TP Act, 1966 to mitigate this shortfall and TPS, NAINA No. 12 is one of them and the first from the DP area. This Scheme will provide planned development with desired physical and social infra-structure and the basic services to the upcoming development and by that, will transform the haphazard land parcels into well laid form.

While drawing the award of this scheme no. 12, 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. 16 below gives these details in this respect and the Preliminary Scheme satisfies these statutory provisions.

Table 16 : User-wise category as per Section 64(g-1) and its percentage in the Preliminary Scheme area

Sr. No	Purpose of Reservation or Allotment of Plots	Area in Sq.m.	Percentage with Scheme Area	Remarks
1.	Open Spaces 64(g-1)(ii)(B)	288972.5	5.85%	Parks, Play Grounds, Gardens, Open Spaces, Green Belts
2.	Social Infrastructure 64(g-1)(ii)(C)	247561.18	5.01%	Existing and Proposed Schools, Primary Health Centre, Daily Bazaar, Amenities, Crematoria etc.
3.	Public Utility 64(g-1)(ii)(C)	48006.16	0.97%	Receiving Station & ESR/GSR

Sr. No	Purpose of Reservation or Allotment of Plots	Area in Sq.m.	Percentage with Scheme Area	Remarks
4.	Sale Plots 64(g-1)(ii)(D)	377955.76	7.65%	Provided to raise the funds to meet the costs
5.	Roads 64(g-1)(ii)(A)	676266.54	13.68%	IDP and Scheme Roads
Total	**Users as per Section 64(g-1) (ii)**	**1638763.08**	**33.16%**	**Less than limit of 40 %**
6.	EWS/LIG Housing 64(g-1)(i)	171515.2	3.47%	This also includes housing of the dis-housed during scheme implementation
Total	**Users as per Section 64 (g-1)(i)**	**171515.2**	**3.47%**	**Less than limit of 10 %**
7.	Forest Lands	372191.7	7.53%	Forest Lands are maintained
8.	Private Forest Lands	71643.65	1.45%	Forest Lands are maintained
9.	Compensatory Afforestation (Forest Open Spaces)	63945.07	1.29%	Forest Lands are maintained
10.	Water Body	63673.29	1.29%	Existing Water body are maintained
11.	Land under MMC to be acquired by MSRDC	1298434.96	26.27%	These lands would be acquired by MSRDC.
12.	Lands under other Public & Semi-Public Purpose	28226.01	0.57%	This includes plots allotted to Govt.
13.	Land under Final Plots allotted back to owners of OPs included in the Scheme	**1234575.97**	24.98%	Plots allotted to the Landowners from villages of Vakadi, Umroli, Chinchavali Tarf Vaje, Ritghar, Morbe and Mahalungi
Total	**Users not falling under Section 64 (G-1)**	**3132689.71**	**63.38%**	
Total	**Total Scheme Area**	**4942967.99**	**100.00%**	

Note:- In respect of users enlisted under section 64(g-1) and the final plots allotted to the land owners, percentage seems to be much on lower side mainly because the total scheme areas includes 26.27 % land under acquisition of MMC and 11.56% land is under other non-developable users.

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 separately as well as in brief in Table A. The decisions regarding redistribution and allotment of Final Plots to the owners of lands included in the Scheme from eight villages are as recorded in Table B. The General/ Common Decisions are also taken in respect of all the Final Plots in the Preliminary Scheme as appended separately hereinafter.

The period within which the SPA shall carryout works contemplated in the scheme has also been decided as provided under section 72(4)(iv) of the said Act. The SPA, NAINA (CIDCO) had earlier moved the Urban Development Department to suspend some of the regulations and not to operate them in the scheme area. The State Government, vide letter No. TPS-1718/4354/CR-223/18/UD-12 dated 23-10-2018 has approved the proposal of suspending the Regulations No. 15, 19, 20.3, 20.4, 21, 22.3.1, to 22.3.10 of the DCPR-2017 (now superseded by DCPR-2019) and now they are not applicable in the scheme area. However, these regulations are not deleted by the State Government and suspension is always for a specific period. Hence, with due spirit of development of the scheme area in a proper manner as desired and considering that much reduced areas available to the land owners for consumption with higher FSI being permitted therein in lieu of compensation, specific regulations are specifically introduced with this intension and further to relax marginal distances in respect of narrow plots wherever necessary. Some of the other regulations are also relaxed and proposed wherever necessary. The Special Development Control and Promotion Regulations to be made applicable within this scheme area in addition to the DCPR-2019 are therefore prescribed as given hereinafter for the proper and efficient implementation of the Scheme.

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

1) Plan No. 1 showing the location of the scheme area in the DP and in NAINA.
2) Plan No. 2 (scale 1:2500) showing the Original plots holding-wise 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 allotted in red colour.
4) Plan No. 4 (scale 1:2500) showing the Final Plots in red colour allotted in lieu of Original Plots and the infrastructure.
5) Table A containing original plot-wise decisions of the Arbitrator (A-4 size)
6) Table B containing Allotment of final plots with their ownerships, areas, tenures (A-4 size)
7) Report on the Award of the Preliminary Scheme by the Arbitrator

The Original plots are the original holdings of the land-owners whose lands are included in the scheme 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 DP & scheme roads as shown in the preliminary scheme.

The Arbitrator has to draw the Preliminary Scheme within a period of Nine Months from the date of notification of appointing him under section 72 (1) of the Act published in the official gazette. This notification is published in the Maharashtra Government Gazette on 10th October 2024. The Code of Conduct of the General Elections was introduced from 15th October 2024 to 25th November 2024 by the Election Commission. This period of 42 days has to be excluded from this time limit as provided under Section 148-A of the Act. In view of this, initial time limit was to expire after 21st August 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 vide his letter bearing no. ARB/TPS-12/Extn./2025/573 dated 05-06-2025. The extension of three months in the time limit as requested here is mainly due to non-cooperation of majority of land owners for taking away their lands to the extent of 60 % and in addition, charging heavy contribution. Other reasons are as detailed in the said letter for seeking extension in the time limit.

Further, SPA, NAINA, CIDCO has requested the Arbitrator to hear the land owners and consider their suggestions/objections upto 30-06-2025 so as to avoid resistance from them. This has also delayed the arbitration proceedings. The period to draw the scheme, if extended by three months as requested as provided under section 72(3) of the Act will be up to 20th November 2025.

The Preliminary Town Planning Scheme, NAINA no. 12 has been drawn up accordingly under sub-section (7) of Section 72 of the said Act on **17th November 2025**. The notices in English and in Marathi regarding drawing-up of this preliminary scheme have been published in the Extra-Ordinary Gazette No. ARB/TPS 12/ Preliminary/Award/2025/581 in Part II; dated 18th November 2025.

After the award of the Preliminary Scheme is drawn up on 17th November 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 code of conduct introduced on 13th January 2026 of the Jillha Parishad and Panchayat Samiti Elections are not applicable here as the award of the scheme has been drawn prior to that and the gazette notice is also published earlier. However, the newspaper publication and uploading the award to the CIDCO's website are withhold upto 7th February 2026 so as not to give any chance to the villagers to make this scheme, a political issue.

The notices in English and in Marathi have also been published in the local

newspapers viz. Newsband and Krushival dated 9-02-2026 as required under Rule 13 (9) of the said Rules declaring that the Preliminary Scheme no. 12 has been drawn up by the Arbitrator. The award of this scheme is also been uploaded on the official web Site of the CIDCO.

The Preliminary Town Planning Scheme, NAINA no. 12 is therefore submitted by the Arbitrator to the State Government on 12th February 2026 as provided under sub-section (5) of the Section 72 of the said Act for getting sanction as under section 86(1) of the Act.





(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 12

Date: 12th February, 2026

PRELIMINARY TOWN PLANNING SCHEME, NAINA No. 12

(Vakadi, Umroli, Chinchavali tarf Waje, Usarli Budruk, Ritghar, Morbe, Kondale, Mahalungi)

PART C - GENERAL / COMMON DECISIONS

Following General/ Common decisions shall hold good and shall be made applicable to Final Plots within the area included in the Preliminary Town Planning Scheme, NAINA, No. 12.

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. Their areas are as decided in Table B.

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 hand over their possessions to the owners as per Table B free of all encumbrances.

3) The Ownerships along with their shares (if any) and the areas of Final Plots allotted in lieu of Original Plots to the land owners or allotted to the SPA, NAINA shall be as recorded in the Table No. 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 the Table No. B.
   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 ownerships, and other rights, if any, in respect of Original Plots, unless otherwise extinguished or specifically

mentioned in the decisions, shall have been hereby transferred mutatis mutandis to the corresponding Final Plots. However, tenancy rights, if any, shall be considered as transferred only to the relevant portion of such Final Plots proportionately as they exist in the Original Plots.

5) The Tenure as Class I or Class II mentioned against any Final Plot in the Table No. 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.

6) In the scheme, lands falling under Multi-Modal Corridor (MMC) are being acquired by the MSRDC under LARR Act, 2013 which are also under arbitration as per section 72 of the Act. Out of them, some lands are partly under MMC and their remaining parts are falling in the scheme. It is noticed that some of such lands are jointly owned but their ownership-wise boundary maps are not available with the TILR. In the circumstances, the SPA, NAINA has calculated the areas of such joint holdings situated partly inside the scheme and final plots to the extent of 40 % of such calculated areas have been provided in joint ownerships in the sanctioned draft scheme. This may lead to such situation that the land-owners may not get appropriate shares in the FPs as per their original shares in the OPs escaped from the acquisition of MMC. The work of arbitration is time-bound and therefore FPs have been allotted on the basis of the draft scheme.

In the circumstances, it is decided that in such cases, the VC & MD, CIDCO is authorized to formulate the sub-final plots on the basis of their actual shares in the FP areas and accordingly sub-divide the respective FP and approve it under the regulation no. 20 of the DCPR-2019 but without recovering development charges applicable under chapter VI-A of the Act.

7) a) 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 mortgage terms are in force.

   b) All the entries regarding any debt, Government dues or of any official recovery of amounts entered by the Revenue Department in the respective 7/12 extracts of the OPs shall be considered by the Land Records Department, which is responsible to generate the Property Register Cards of the Final Plots allotted in lieu of such OPs as provided under Rule no. 18 of the Maharashtra Town Planning Schemes Rules, 1974. These entries will exist till their compliance.

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 lands under roads/ accesses/ pathways/ waterbodies etc.).

10) All the rights of passages, rights of accesses or rights of easements if any, existing prior to the date of enforcement of the Scheme over any lands / Original Plots included in the Scheme are hereby extinguished. Passages/Accesses to the Final Plots shall be derived only through the Scheme Roads or Development Plan 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 the Plans

Nos. 3 and 4 which will be developed by the SPA, NAINA (CIDCO) to provide proper access and frontage to the Final Plots.

11) It should not be construed by any of the land owners or by anybody that structures/chawls/huts/temporary structures shown on the scheme plans nos. 2, 3 & 4 are authorized constructions unless they possess valid development permission.

12) The owners of the 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 awarded in the Scheme are permitted to remove the materials, if any, of the structures or compound walls, wire fencing, sheds, huts or of any other thing within one year 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, then in such cases, if the materials of such compound walls or of wire fencings are not removed by the concerned owners within a period of one year from the date on which the final scheme comes into force, 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/Huts those are constructed with or without obtaining due permission and they fall under the proposed roads or will exist in the FPs meant for any public purpose or in green belts, open spaces and play grounds, sale plots shall be removed by the SPA, NAINA (CIDCO) within a reasonable period and the families dispossessed shall be rehabilitated in the FPs earmarked for Housing of the 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 any excavation/reclamation shall be done or development or construction of any sort shall be carried out by the land owner/s within the portion of their Original Plots which are reconstituted to form a 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 plots free of any encroachments and exclusively use for the purposes designated in the scheme.

17) The Open Spaces provided in the scheme shall be exclusively used for the benefits of the residents of the scheme by developing them for any open user as Park, Play Ground, Garden, Children Play Ground etc.

18) The plots provided for the Amenities which are decided as solely beneficial to the scheme residents in Form No. 1 of the Final Scheme shall be utilized only for the social infrastructure solely beneficial to the residents of the scheme such as local level Educational & Medical facilities, Shopping

activities, retail Markets, Convenience Shopping, Recreation, Parking Lots, 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 may utilize any amenity plot for such user which is solely beneficial to the scheme residents.

19) Unless and otherwise specified wherever there are two or more persons shown as owners against any serial number in the Table No. B, the net demand under column no. 15 of Form No. 1 of 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 Plot.

20) Where a Final Plot wholly or partly is sold out or laid out into sub-plots and such sub-plots are sold out by the owner/s before making payment of demand shown under column no. 15 of the Form 1 of the Final Scheme to the Special Planning Authority, NAINA (CIDCO) levied to such Final Plot, the purchasers / new owners/successors shall be liable for payment of such demanded amount levied on such Final Plot in proportion of their 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 all the respective new owners including the previous 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. 12.

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 within six months from the date of enforcement of the Preliminary 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. The SPA, NAINA shall see that the Property Cards of each and every Final Plot is opened by the Land Records Department and the 7/12 extracts of the all Original Plots exist prior to the date of enforcement of the Preliminary Scheme shall be freezed and not issued thereinafter to any land owners on the basis of their OPs included in the Scheme.

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 and keep watch on them so as to protect them from the probable encroachments till their implementation as prescribed in the Scheme.

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 considering the pace of development and need of the facility to the scheme residents.

28) The Special Planning Authority, NAINA, CIDCO shall develop all the plots designated to educational purpose by leasing them to the renowned registered educational trusts to erect & impart educational facilities to the residents of the Scheme as per the policy of the SPA, NAINA, CIDCO within the reasonable time considering the need of the facility to the scheme population.

29) The Final Plots designated to 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 and according to the general social housing programme. Some of such FPs shall, in addition, be utilized for rehabilitation of the dis-housed or dispossessed persons in the process of implementation of the Scheme.

30) The SPA, NAINA shall sell the Final Plots designated as Sale Plots in the open market for any use including IT/ITES establishments, excepting the industrial use, for raising the funds required to provide infrastructure within the scheme area as provided under clause (ii) (D) of the section 64 (g-1) of the Maharashtra Regional & Town Planning Act, 1966.

31) a) The Cremation Ground in FP no. 237 is presently being used by the villagers of Chinchavali Tarf Waje mainly for deceased children and hence,

it is retained for the same purpose. However, such facility would be required in future to the Scheme area also. The SPA, NAINA should ascertain this and such facility should be accordingly developed utilizing the land under Amenity proposed in the FP No. 238A.

b) The Burial Ground in FP No. 661 is existing for Muslim community in the village Morbe. The same has been continued maintaining the area. However, this facility would be required in future for the Scheme area also. The SPA, NAINA shall ascertain and this facility shall be developed merging the land under FP no. 660 designated for Open Space.

32) Underpasses proposed in 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 to the outside DP road pattern.

33) Alignments of some of the DP Roads within the Scheme are required to be modified in the Scheme as these roads proposed in the Draft Scheme are not practically possible to run through the interchange of MMC with the Vadodara-Mumbai Spur at villages Morbe and Mahalungi. The SPA, NAINA shall modify the outside DP road pattern accordingly under section 37 of the MR & TP Act, 1966.

34) The SPA, NAINA, CIDCO shall develop the following links, by acquiring the lands under them utilizing the proceeds of the Scheme, though situated outside the scheme, as shown in red dotted lines so as to have proper connection to the isolated small scheme portion in Mhalungi village with the main scheme area and also to get proper road circulation in Morbe village at two places.

a) 36 m wide DP road (modified alignment) starting between FPs Nos. 803 & 815 designated for amenity and running upto FPs Nos. 742B & 746A designated as Sale Plots.
b) 20 m wide road starting from the DP road at (a) above and joining scheme road between FP no. 783A and FP no. 783B designated for amenity.
c) 20 m wide road to join the two scheme roads to the north side of Morbe gaothan along the MMC from FP No. 789 and upto FP No, 635 designated as Open Space.

35) It is observed that MIDC, while developing its estate as Additional Taloja MIDC Area to the west and adjacent to the scheme has not taken cognizance of the roads proposed in the sanctioned Development Plan of NAINA. Hence, 36 m wide DP road at village Mahalungi has been proposed modifying its alignment so that it would be connected further to the road of the said MIDC estate.

36) There are few lands, though privately owned, their development is restricted under the condition of the Revenue Department that these lands shall not be developed for any use other than that of Forestry unless permitted by the Central Government. These lands are reconstituted to form Final Plots maintaining their areas and the said condition. These FPs are included in the Forest Zone. In future, any of these lands are permitted by the Central Government to be developed for NA activities, then the Scheme should be varied in this respect under M.R. & T.P. Act, 1966.

37) Private Lands under Veterinary Hospital, Resorts, Marine Academy and the Cold Storage are reconstituted allotting the Final Plots of more areas to run their existing users. As such, these Final Plots shall be used for the same purpose as requested by their owners or otherwise.

38) The existing two Nallas are being channelized as per the proposal prepared by the Engineering Department of the CIDCO. And accordingly incorporated in the Scheme. The CIDCO should implement this proposal within a period of three years form the date of coming into force of the Final Scheme.

39) The Forest Lands are at some places have been utilized for the roads to have the proper intra-circulation system. However, the equivalent lands have been merged to the Government Forest Lands to maintain their extent within the scheme. The SPA, NAINA, CIDCO shall hand over these lands to the Forest Department within a period of one year from the date of enforcement of the Final Scheme.

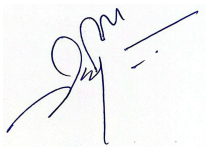
40) There is 8.82 % land of the total scheme area is under Government Forest and these forest lands can act as an air-lungs to the scheme area. These forest lands are not having any tree-cover except sporadic shrubs. The CIDCO should develop these lands with trees having perennial green foliage of indigenous trees in consultation with the Forest Department by utilizing proceeds of the scheme.

41) There are many Final Plots designated as Open Space in the scheme layout. The SPA, NAINA, CIDCO shall see that bigger area plots shall be developed as Public Play Grounds and for Sports activities.

42) The Engineering Department of CIDCO has requested to reserve specific plots for the public utilities. Accordingly, the FP No. 5A for STP, FP No. 34A for GSR, FP No. 470B for STP, FP No. 742A for ESR and FP No. 814 for Pumping Station have been proposed in the scheme. The SPA, NAINA shall develop these Final Plots only for the designated utilities as marked on the Plan No. 4.

43) In case, the SPA, NAINA, CIDCO is unable to complete the works within the time limits prescribed by the Arbitrator in the Final Scheme, 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.





(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 12

Date: 12th February, 2026

PRELIMINARY TOWN PLANNING SCHEME, NAINA No. 12

(Vakadi, Umroli, Chinchavali tarf Waje, Usarli Budruk, Ritghar, Morbe, Kondale, Mahalungi)

PART D - SPECIAL DEVELOPMENT CONTROL REGULATIONS

In addition to the Sanctioned Development Control and Promotion Regulations of NAINA for Development Plan, 2019 and as amended and made applicable from time to time (hereinafter called "DCPRs for DP of NAINA, 2019"), the following Special Regulations shall apply to the development of any sort to be carried out in the final plots of the Preliminary Town Planning Scheme, NAINA No. 12.

In case of any conflict between the regulations in DCPRs for DP of NAINA and these special regulations prescribed below, then these Special regulations shall prevail. The rest of the provisions of DCPRs for DP of NAINA, 2019 shall be applicable.

SPECIAL SCHEME REGULATIONS

1) a) 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 Development Plan (hereinafter referred to as 'DP') and shall be eligible for development for uses prescribed in Regulation No. 31 of the DCPRs for DP of NAINA.

Provided that Final Plots allotted to the owners in lieu of their Original Plots and included in Green Zone due to the condition imposed upon them 'Not to be developed other than Forestry unless permitted by Central Government' shall not be permitted to be developed for any other use other than that of Forestry without the prior permission of the Central

Government. Further, if the Central Government withdraws this condition with due process of Law, then these Final Plots specifically marked on the Scheme Plan no. 4 shall be permitted to be developed as they are included in the Predominantly Residential Zone or mixed-use zone of the sanctioned Development Plan (hereinafter referred to as 'DP') and shall be eligible for development for uses prescribed in Regulation No. 31 of the DCPRs for DP of NAINA, 2019.

b) 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, 2019 shall be permissible.

c) The FPs Nos. 400, 409, 438 and 806 where existing users as Cold Storage, Resort, Marine Academy and Veterinary Hospital are continued on the request of their land owners as well as two other FPs Nos. 540A & 540B in the village Morbe where existing users of Resorts are continued and hence, all the above FPs have been allotted of more areas than 40 % of their OP areas, shall not be permitted to be developed in future under Regulation No. 1(a) above.

2) Boundaries of the Final Plots shall not be hereinafter changed, modified, or altered during any sort of 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 the sum of their areas as one unit for development with proportionate permissible FSI of respective plots, subject to the following conditions

i) Final plots shall possess the 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 that are merged during the reconstitution to form Final Plots not allotted to the holders/ owners of such original plots.

5) Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amounts to be 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 of NAINA, 2019.

7) Regulation No. 20.3.1 of the DCPRs for DP of NAINA, 2019 shall not be enforced on the Final Plot, subject to the notes (i) and (ii) next to Regulation no. 9.

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 DP for which owners of the original plots have shared their lands.*

8) Regulation No. 20.3.11 of the DCPRs for DP of NAINA, 2019 shall not be enforced on the Final Plot, subject to notes (i) and (ii) next to the Regulation no. 9.

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 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 of NAINA, 2019 shall not be enforced on the Final Plots subject to notes (i) and (ii) below.

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:- Applicable only to Regulations Nos. 7, 8 & 9

i. The regulations at serial numbers 7, 8 and 9 above shall not be applicable for Final Plots allotted having area more than 50% of their respective original plots. For such plots the provisions of sanctioned DCPRs for DP of NAINA, 2019 in force shall be applicable.

ii. In the cases wherein CC is already granted (before declaration of this Scheme), if the Final Plot is allotted 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 again insisted upon. However, location & atleast land area of remaining Open Space & Amenity inside the Final Plot shall be maintained as per CC.

10) FSI Permissible to the allotted Final Plots in the Scheme.

a) The base FSI of the Original Plots included in the Town Planning Scheme shall be considered as 1.00. The permissible FSI of the final plots allotted to the original land owners in the Scheme considering that they are in the Residential Zone of the DP shall be computed as below:

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

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

Provided that such FSI computed as above shall be permissible only to those who have opted to avail the compensation in terms of FSI as provided under section 100 of the M. R. & T. P. Act, 1966 instead of monetary compensation worked out under column no. 11 of Form No. 1 of the Final Scheme.

b) The OPs which were earlier eligible for FSI of 1.00 as per provisions of sanctioned DCPRs for DP of NAINA, 2019 (being within 200 m from Gaothan), if included in TPS shall be permitted for 25% additional incentive FSI in lieu of their land contribution to the project. The FSI of the Final Plots (whether anchored at its original location or otherwise) allotted in lieu of such OPs shall be calculated as increased in proportion to its area, irrespective of whether the final plot is a stand-alone plot or amalgamated with other land parcels as below.

$$\text{FSI of Final Plot} = \frac{\text{Area of OP}}{\text{Area of Respective FP}} + \left[\left\{ \frac{(\text{Area of OP} - \text{Area of Respective FP})}{\text{Area of OP}} \times 0.25 \right\} \times \frac{\text{Area of OP eligible for benefit within 200 M from Gaothan}}{\text{Area of OP}} \right]$$

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

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 terms' shall not be permissible

12) If the FSI mentioned in the Special Regulation No.10 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances or due to height restrictions / firefighting requirements or any such statutory restrictions, then 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 the Scheme subject to

i) The provisions of Regulation No. 43 of the DCPRs for DP for NAINA, 2019 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 any sanctioned preliminary schemes in NAINA shall be permitted only once and only with prior approval of the Managing Director of the CIDCO

iii) The 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, EWS/LIG Housing, and IDP/DP Reservations

13) The maximum permissible FSI in respect of Final Plots designated as Scheme Amenity Plots or DP reservations for Educational or Medical purposes, 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 FSI in respect of Sale Plots designated in the Scheme shall be as under.
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 for DP of NAINA, 2019 for every increase of FSI of 0.3.

17) The Final Plots designated as Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15% of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground 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 front margin shall be 3.00M.				
150 M^2 to less than 450 M^2	Semi-detached type	Upto 15 M	1.5	2.25
	Detached type	Upto 15 M	2.25	2.25
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0 M to 37.5 M	6.00	6.00
450 M^2 to the less than 1000 M^2	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
1000 M^2 and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00

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.
c) Where H stands for Height of the Building

19) Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement of the Parking to be provided as per the regulations subject to that the parking height shall be increased from 4.5 to 6 m.

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

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

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

22) The Ribbon Development Rules of the MDR, ODR shall not now be applicable as these classified roads do not exist in the Scheme.

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

This distance shall also be treated as means of access / driveway and no separate setback / marginal distances shall be insisted upon from such driveway, subject to minimum 6m driveway.



(S. V. Surve)
Arbitrator
Date: 12th February, 2026 **Town Planning Scheme, NAINA No. 12**

PART E - LEGAL FORMALITIES OBSERVED

Table 17 : Legal Formalities observed in Town Planning Scheme No. 12

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
(A)	**Draft Scheme by SPA, NAINA**			
1.	Declaration of Intention	60 (1)	Resolution No. 12551, Board Meeting No. 635	02/04/22 & 22/09/2022
2.	Gazette Publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	14/10/2022
3.	Newspaper Publication of notice	60 (2) Rule 3(2)	The Free Press Journal (English) Ram Prahar (Marathi)	19/10/2022
4.	Copies of Intention and Plan to Govt. and DTP	60 (2)	Letter No. CIDCO/ NAINA/Planning/DP/TPS-12/ 2022/559	20/10/2022
5.	Publication of Plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	----	14/10/2022
6.	Application for Extension of 3 months	61 (3)	Resolution No. 12551, Board Meeting No. 635 CIDCO/NAINA/DP/TPS-11&12Extension/2023/E-207901 Letter No. CIDCO/NAINA/ TPS 11 & 12 Extension /2023/466	02/04/2022 05/06/2023 08/06/2023
7.	JDTP, Konkan Division Extension Letter	61(3)	TPS No.12/NAINA/Sect 61 (3)/Time-limit Extension/JDTP-KDN/1885 Dt: 28th June, 2023	13/10/2023
8.	Meeting with Owners	Rule 4(1)	----	05/04/2023-18/04/2023
9.	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-12/ Consultation u/s 61(1)/ 2023/ **559**	10/07/2023
10.	Submission of Suitable Amendments in DP	59(2)	CIDCO/NAINA/TPS-12/ Amendment sec 59(2)/2023/ **560**	10/07/2023
11.	DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP	61(1) Rule 4(2), 59(2)	जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९	03/10/2023
12.	Gazette Publication of Notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	11/10/2023

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
13.	Newspaper Publication of notice	61(1) Rule 5(2)	*'रायगड नगरी'* and *'The Freepress Journal'*	17/10/2023
14.	Suggestions/ Objections Received Timeframe	Rule 5(2)	-----	11/10/2023 – 30/11/2023
15.	Submission to Govt. for Sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-12/Sec68(1)/2024/04/E-271560	01/01/2024
16.	Consultation with DTP	68(2)	Letter No. CIDCO/NAINA/TPS-12/Consult 68(2) /2024/01	02/01/2024
17.	Submission of Suitable Amendments in IDP Reservation	59(2)	CIDCO/NAINA/TPS 12 Amendment/sec 59(2)/2024/36	09/01/2024
18.	Extension of due to Election Code of Conduct	148-A	No. 437/6/1/ECI/INST/ FUNCT/MCC/2024	16/03/2024-05/07/2024
19.	DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP	68(2) Rule 4(2), 59(2)	जा. क्र. नरयो क्र. १२ (प्रा.)नैना/कलम ६८ (१)/प्र.क्र. ८१/ २४/टीपीव्ही-३/१६९८	15/03/2024
20.	Sanction of Draft TPS-12 (Gazette Publication)	68(2)	No. CIDCO/NAINA/TPS-12/ Draft Scheme/2024/105	08/07/2024 Gazette Publication dtd. 09/07/2024
21.	Newspaper Publication of Gazette Sanction Notification	68(2)	*'रामप्रहर'* (Marathi) and *'The Freepress Journal'(English)*	13/07/2024
(B)	**Arbitration Proceedings**			
22.	Notification of Appointment of Arbitrator	72 (1)	No. TPS-1224/1343/ C.R.78/ 24/TPS-12/UD-12.	7/08/2024
23.	Gazette publication of Appointment of an Arbitrator by Govt.	72(1)	No. TPS-1224/1343/ C.R.78/ 24/TPS-12/UD-12.	7/08/2024 Gazette Publication dtd. 11/10/2024
24.	Gazette of Arbitrator to commence the duties	Rule 13	No. ARB/TPS-12/GEN/ 2024/01,	3/10/2024 Gazette Publication dtd. 11/10/2024
25.	Newspaper publication of	Rule 13	*'नवशक्ति'* (Marathi) and *'The*	28/11/2024

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
	commencement of duties		*Freepress Journal'(English)*	
26.	Special Notices in form 4 to owners (1st Hearing)	72(4)(i) Rule 13(3)	*लोकदृष्टी* and *रामप्रहर*	23/01/2025
27.	Hearing to Land Owners (1st Hearing)	72(4)(i) Rule 13(4)		27/01/2025 to 26/03/2025
28.	Special Notices in form 4 (2nd Hearing)	72(4)(i) Rule 13(3)	*'वादळवास'* and *Newsband*	23/04/2025
29.	Hearing to Land Owners (2nd Hearing)	72(4)(i) Rule 13(4)		27/04/2025 to 20/05/2025
30.	Extension to Hearing by CIDCO		*'लोकसत्ता'*	5/06/2025
31.	Extended Hearing to Land Owners			Till 30/06/2025
32.	Request to State Govt to extend time limit to prepare preliminary scheme.	72(3)	No. Arb/TPS-12/Extn/2025/573	05/06/2025
33.	Arbitrator to subdivide the scheme into Preliminary and Final scheme	72(3)	No. ARB/TPS-12/ Sub-Dn/2025/572	03/06/2025
34.	Letter for hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	No. ARB/TPS-12/ Hearing/NAINA/2025/28	07/05/2025
35.	Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)		21/05/2025
36.	Letter for General Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	No. ARB/TPS-12/ Hearing/NAINA/2025/575	07/08/2025
37.	Remarks of SPA, NAINA on hearing to Arbitrator		CIDCO/NAINA/PLNG/TPS-12/2025/465	28/08/2025
38.	Letter for Final Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	No. ARB/TPS 12/Hearing/NAINA/2025/580	13/11/2025
39.	Final Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)		17/11/2025
40.	Arbitrator to draw Preliminary Scheme.	72(3)	No. ARB/TPS 12/ Preliminary/Award/2025/583	17/11/2025
41.	Publication of notice regarding Drawing of the preliminary scheme in M.G. Gazette	Rule 13(9)	No. ARB/TPS 12/ Preliminary/Award/2025/581	18/11/2025

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
42.	Publication of notice regarding preparation of the preliminary scheme in Newspaper	Rule 13(9)	कृषीवल and *Newsband*	9/02/2026
43.	Submission of the Preliminary Scheme to the Govt for sanction	72(5)	No. ARB/TPS-12/Pre-Sub/2025/ 585	12/02/2026





(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 12

Date: 12th February, 2026

PART F – TIME LINE IN TOWN PLANNING SCHEME NAINA, NO. 12

Table 18: Timeline followed in TPS 12

Sr No	Section	Actions	Act Provisions	Date
1.	60(1)	Declaration of Intention (CIDCO Board approval)	Starting date	22/09/2022
2.	60(2)	Declaration in the Official Gazette Intimation to Urban Development Dept. and Director, Town Planning	Within 30 days	14/10/2022
3.	Rule No. 4 of TPS Rules 1974	Land Owners Meet conducted	--	05/04/2023 to 18/04/2023
4.	61(1)	Submission of Draft Scheme to Director, Town Planning for Consultation-I	Before 3 months of publication	10/07/2023
5.	61(1)	Receipt of Consultation-I Report from Director, Town Planning	10.10.2023	05/10/2023
6.	61(1)	Publication of Draft Scheme	Within 9 months or time extended u/s 61(3) (sought 3 months' time extension) viz; 12 months	11/10/2023
7.	67	Objection to the draft scheme to be submitted within 30 Days from Publication of Draft Scheme	Application for Suggestions/Objections received from 11.10.2023 to 30.11.2023 are considered due to festival time.	11/10/2023-30/11/2023
8.	68(1)	Submission of draft scheme with any modification and copy of objections received to VC&MD for its sanction.	Within 3 months from the date of Publication By 10.01.2024	01/01/2024
9.	68(1)	Submission of draft scheme to DTP for 2nd Consultation by VC & MD	By 10.01.2024	02/01/2024
10.	148-A	Extension of due to Election Code of Conduct	111 days	05/07/2024

Sr No	Section	Actions	Act Provisions	Date
11.	68(2)	Sanction of Draft Scheme	Within 3 months from the date of Submission (By 31.03.2024) Now considering the duration of the code of conduct.	08/07/2024
12.	72(1)	Appointment of Arbitrator	Within 1 month from the date of Draft Sanction	7/08/2024
13.	72(1) Rule 11	Gazette publication of Appointment of Arbitrator		10/10/2024 to 16/10/2024
14.	Rule 13	Arbitrator to commence the duties		3/10/2024
15.	Rule 13	Gazette of commencement of duties		11/10/2024
16.	72(3)	To draw Preliminary Scheme from date of appointment (Gazette)	9 months + 3months extension (20/11/2025)	17/11/2025 Gazette 18/11/2025
17.	148-A	Extension of due to Election Code of Conduct of Maharashtra Assembly period	42 Days	
18.	72(5)	Submission of the Preliminary Scheme	(No time limit prescribed)	12/02/2026
19.	86(1)	Sanctioning of the Preliminary Scheme	2 months + 2 months extension	

ARBITRATOR TOWN PLANNING SCHEME, NAINA NO.

(S. V. Surve)
Arbitrator
Date: 12 February, 2026 **Town Planning Scheme, NAINA No. 12**

PART G - ANNEXURES

Copies of Notices, Notifications, Orders, Declarations, Plans published in the Government Gazettes /Newspapers and in the Office

Annexure 1 : Gazette Declaration of Intention of TPS-12

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ८, अंक ७३(२)] शुक्रवार, ऑक्टोबर १४, २०२२/आश्विन २२, शके १९४४ [पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक १३३

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

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

नगर रचना परीयोजना क्रमांक १२ (टीपीएस- ०१२)

क्र. सिडको / मु . नि (नैना)/ टीपीएस-०१२ / २०२२/१८४४

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करुन महाराष्ट्र शासनाच्या नगरविकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/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 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 २७.०४.२०१७ 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 ०१.०३.२०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहे ;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/स. क्र. २७५०/ प्र. क्र. ९१/ २०१९/ नवि-१२, दिनांक १६.०९.२०१९ नुसार नैनातील १५२ गावांसाठीचा विकास आराखडा मंजूर केला आहे (विकास योजनेत दर्शविलेले ई.पी. म्हणून निर्देशित केलेले सारभूत फेरबदल वगळून) ;

आणि ज्याअर्थी सिडको संचालक मंडळाच्या ठराव क्र. १२५५१ दिनांक ०२.०४.२०२२ अन्वये उक्त अधिनियमाच्या कलम ६० च्या उपकलम (१) अंतर्गत नगररचना परीयोजना करण्याचा उद्देश घोषित करण्याचे अधिकार उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना दिले आहेत ;

(१)

Declaration Gazette dtd. 14-10-2022 (Marathi)

आणि ज्याअर्थी उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक ०२.०४.२०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नैना/ टीपीएस- १२/२०२२/ E-148162 द्वारे दिनांक २२.०९.२०२२ रोजी, उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित करण्यास मंजूरी दिली आहे ;

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करुन रायगड जिल्ह्यातील पनवेल तालुक्यातील चिंचवली तर्फे वाजे , कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी या गावांच्या काही भागामध्ये (नकाशात दर्शविल्या प्रमाणे) नगररचना परीयोजना क्र .१२ करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस नं. १२ मध्ये समाविष्ट पनवेल तालुक्यातील रायगड जिल्ह्यातील चिंचवली तर्फे वाजे , कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भाग 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 त्याना उक्त अधिनियमाच्या कलम ६५ नुसार एकच अंतिम भूखंड मिळणेसाठी शक्यतो १५ दिवसाच्या आत संमती देण्यास विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदींनुसार, नगररचना परीयोजना क्रमांक १२ 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 सीमाक्षेत्र दर्शविणारा नकाशा संबंधित गावांच्या ग्रामपंचायत कार्यालयात तपासणीसाठी उपलब्ध राहतील. सदर सूचना व नकाशा सिडकोच्या संकेतस्थळ http://cidco.maharashtra.gov.in/NAINA.aspx. येथे सुद्धा उपलब्ध राहतील.

नगर रचना परीयोजना क्रमांक १२ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतु:सीमा खालीलप्रमाणे आहेत.

उत्तरेला - प्रस्तावित मल्टी मॉडेल कॉरिडॉर (MMC) तसेच महाळुंगी आणि मोर्बे गावांची हद्द

पूर्वेला - प्रस्तावित मल्टी मॉडेल कॉरिडॉर (MMC) ची हद्द

दक्षिणेला - उमरोली आणि वाकडी गावांची हद्द (योजनेत दर्शविल्या प्रमाणे वनजमीन वगळून)

पश्चिमेला - चिंचवली तर्फे वाजे आणि मोर्बे गावांची हद्द (योजनेत दर्शविल्या प्रमाणे वनजमीन वगळून).

सिडको संचालक मंडळाच्या आदेशानुसार.

रविंद्रकुमार म. मानकर,
मुख्य नियोजनकार (नैना).

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

दिनांक १३ ऑक्टोबर २०२२.

Declaration Gazette 14-10-2022 (Marathi)

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. 12(TPS-12)

No. CIDCO/CP(NAINA)/TPS-12/2022/1844

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

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1215/245/CR-332/2015/ SM/UD-12, dated 27.04.2017 has sanctioned part of 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 ;

And whereas, *vide* Notification No. TPS.1717/MIS 2750/ C.R. 91/2019/UD-12, dated 16.09.2019 sanctioned part of the Development Plan of 152 villages of said notified area which has come into force with effect from 16.10.2019.

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) of section 60 of the said Act .

And whereas, VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board accorded approval *vide* CIDCO/CP(NAINA)/TPS-12/2022/E-148162 dated 22.09.2022 for declaration of intention for making of Town Planning Scheme No. 12 under Sub Section (1) of the Section 60 of the said Act ;

Now, therefore, in exercise of the powers conferred by Sub Section (2) of the Section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 12 at part of Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe,Ritghar, Umroli, Usarli Bk and Vakadi 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. 12 of villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk and Vakadi of Taluka – Panvel, District Raigad are requested to submit details of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing boundary of TPS 12 is kept open for inspection by the public in the office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours.

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

Declaration Gazette 14-10-2022 (English)

The area included in the Town Planning Scheme 12 is bounded as stated below ;

On the North - by the Proposed Multi Modal Corridor (MMC) and boundary of village Mahalungi and Morbe.

On the East - by the boundary proposed MMC.

On the South - by the boundary of village Umroli and Vakadi (excluding forest land as shown in plan.)

On the West - by boundary of village Chichavali Tarf Waje and Morbe village (excluding forest land as shown in plan.)

By the order of Board of Directors of the Corporation,

RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA).

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

Date : 13th October 2022.

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

Declaration Gazette 14-10-2022 (English)

Annexure 2 : Publication of Declaration Gazette Notice in News Paper

रामप्रहर बुधवार, १९ ऑक्टोबर २०२२

CIDCO WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

जाहीर सूचना

UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
Town Planning Scheme No. 12(TPS-12)
No. CIDCO/CP(NAINA)/TPS-12/2022/1844

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार
नगर रचना परियोजना क्रमांक १२ (टीपीएस– ०१२)
क्र. सिडको / मु . नि (नैना)/ टीपीएस–०१२ / २०२२/१८४४

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;

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (यापुढे सुद्धे उक्त अधिनियम असे निर्देशित 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- ३७१२/४७५/प्र.क्र.-९८/१२/नवि-१२, दिनांक १०.०१.२०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात समूह विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (यापुढे सुद्धे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (यापुढे सुद्धे महामंडळ असे निर्देशित करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (यापुढे सुद्धे वि.नि.प्रा. असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे;

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/2245/CR-332/2015/SM/UD-12, dated 27.04.2017 has sanctioned part of the Interim Development Plan (IDP) for the 23 villages of NAINA, and also vide Notification No. TPS. 1215/2245/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–१२१५/२२४५/सीआर- ३३२/२०१५/एस.एम./यूडी-१२, दिनांक २७.०४.२०१७ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे, आणि अधिसूचना क्र. टीपीएस. १२१५/२२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०१.०३.२०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याच्या वगळलेले भाग मंजूर केले आहे;

And whereas, vide Notification No. TPS.1717/MIS.2750/ C.R. 91/2019/UD-12, dated 16.09.2019 sanctioned part of the Development Plan of 152 villages of said notified area which has come into force with effect from 16.10.2019.

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस–१७१७/सं. क्र. २७५०/प्र. क्र. ९१/२०१९/नवि-१२, दिनांक १६.०९.२०१९ नुसार नैनातील १५२ गावांसाठीचा विकास आराखडा मंजूर केला आहे (विकास योजनेत दर्शविलेले ई.पी. म्हणून निर्देशित केलेले सार्वभूत फेरबदल वगळून) ;

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) of section 60 of the said act.

आणि ज्याअर्थी सिडको संचालक मंडळाच्या ठराव क्र. १२५५१ दिनांक ०२.०४.२०२२ अन्वये उक्त अधिनियमाच्या कलम ६० च्या उपकलम (१) अंतर्गत नागरचना परियोजना करण्याचा उद्देश घोषित करण्याचे अधिकार उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना दिले आहेत;

And whereas, VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board accorded approval vide CIDCO/CP(NAINA)/TPS-12/2022/E-148162 dated 22.09.2022 for declaration of intention for making of Town Planning Scheme no. 12 under Sub Section (1) of the Section 60 of the said Act;

आणि ज्याअर्थी उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक ०२.०४.२०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नैना/टीपीएस- १२/२०२२/E-१४८१६२ द्वारे दिनांक २२.०९.२०२२ रोजी, उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परियोजना क्र. १२ करण्याचा उद्देश घोषित करण्यास मंजूरी दिली 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. 12 at part of Villages Chinchavali, tarf Waje, Kondale, Mahalungi, Morbe,Ritghar, Umroli, Usarli Bk and Vakadi 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 रायगड जिल्ह्यातील पनवेल तालुक्यातील चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोर्बे, रीटघर, उमरोली, उसरली बु. आणि वाकडी या गावांच्या काही भागांमध्ये (नकाशात दर्शविल्या प्रमाणे) नगररचना परियोजना क्र. १२ करण्याचा इरादा घोषित करत आहे.

Land owners who are having valid building permisson obtained from Competent Authority, falling within the boundary of proposed TPS No. 12 of villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe,Ritghar, Umroli, Usarli Bk and Vakadi of Taluka – Panvel, District Raigad are requested to submit details of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

प्रस्तावित टीपीएस नं. १२ मध्ये समाविष्ट पनवेल तालुक्यातील रायगड जिल्ह्यातील चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोर्बे, रीटघर, उमरोली, उसरली बु. आणि वाकडी गावांच्या काही भाग जमिनीवर सक्षम प्राधिकारीकडून वैध बांधकाम परवानगी मिळाली असलल्यास अशा परवानगीचा तपशील नैना कार्यालयाकडे सादर करण्याची जमीन मालकांना विनंती करण्यात येत आहे, योजनेत सहभागी असलेल्या जमीन मालकांची संयुक्तीकरणे किंवा वैयक्तिकरित्या जमीन असलेल्या आणि ज्यांचे मालक एकत्र अंतिम भूखंड मिळविण्यास इच्छुक असलील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकत्र अंतिम भूखंड मिळण्यासाठी शक्यतो १५ दिवसांच्या आत संमती देण्यास विनंती आहे.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing boundary of TPS 12 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 १२ मध्ये अंतर्भूत करण्यात येणारे क्षेत्र (गुलाबी रंगाच्या रंगरेषेने) 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 वेळात उपलब्ध ठेवला आहे.

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

सिडकोच्या संकेतस्थळ http://cidco.maharashtra.gov.in/NAINA.aspx. येथे सुद्धा उपलब्ध राहतील.

The area included in the Town Planning Scheme 12 is bounded as stated below;

नगर रचना परियोजना क्रमांक १२ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतुःसिमा खालीलप्रमाणे आहेत.

On the North - by the Proposed Multi Modal Corridor (MMC) and boundary of village Mahalungi and Morbe

उत्तरेला – प्रस्तावित मल्टी मोडिल कॉरिडॉर (MMC) तसेच महालुंगी आणि मोर्बे गावांची हद्द

On the East - by the boundary proposed MMC.

पूर्वेला – प्रस्तावित मल्टी मोडिल कॉरिडॉर (MMC) ची हद्द

On the South - by the boundary of village Umroli and Vakadi (excluding forest land as shown in plan.)

दक्षिणेला – उमरोली आणि वाकडी गावांची हद्द (योजनेत दर्शविल्या प्रमाणे वनजमीन वगळून)

On the West - by boundary of village Chichavali Tarf Waje and Morbe village (excluding forest land as shown in plan.)

पश्चिमेला – चिंचवली तर्फे वाजे आणि मोर्बे गावांची हद्द (योजनेत दर्शविल्या प्रमाणे वनजमीन वगळून)

By the order of Board of Directors of the Corporation.

सिडको संचलक मंडळाच्या आदेशानुसार.

Regd. Office : Nirmal, 2nd floor, Nariman point, Mumbai-400 021.
Date : 13.10.2022

(Ravindrakumar M. Mankar)
Chief Planner (NAINA)

नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०० ०२१
दिनांक : १३.१०.२०२२

(रविंद्रकुमार म. मानकर)
मुख्य नियोजनकार (नैना)

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

CIDCO/PR/294/2022-23

Declaration Gazette Notice dtd. 19-10-2022 (Newspaper 'Ramprahar')

MUMBAI | WEDNESDAY | OCTOBER 19, 2022 www.freepressjournal.in

CIDCO WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Town Planning Scheme No. 12(TPS-12)
No. CIDCO/CP(NAINA)/TPS-12/2022/1844

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27.04.2017 has sanctioned part of 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;

And whereas, vide Notification No. TPS.1717/MIS 2750/ C.R. 91/2019/UD-12, dated 16.09.2019 sanctioned part of the Development Plan of 152 villages of said notified area which has come into force with effect from 16.10.2019.

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) of section 60 of the said act.

And whereas, VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board accorded approval vide CIDCO/CP(NAINA)/TPS-12/2022/E-148162 dated 22.09.2022 for declaration of intention for making of Town Planning Scheme no. 12 under Sub Section (1) of the Section 60 of the said Act;

Now, therefore, in exercise of the powers conferred by Sub Section (2) of the Section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 12 at part of Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe,Rithghar, Umroli, Usarli Bk and Vakadi 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. 12 of villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe,Rithghar, Umroli, Usarli Bk and Vakadi of Taluka – Panvel, District Raigad are requested to submit details of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing boundary of TPS 12 is kept open for inspection by the public in the office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours.

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

The area included in the Town Planning Scheme 12 is bounded as stated below;

On the North - by the Proposed Multi Modal Corridor (MMC) and boundary of village Mahalungi and Morbe

On the East - by the boundary proposed MMC.

On the South - by the boundary of village Umroli and Vakadi (excluding forest land as shown in plan.)

On the West - by boundary of village Chichavali Tarf Waje and Morbe village (excluding forest land as shown in plan.)

By the order of Board of Directors of the Corporation.

Regd. Office : Nirmal, 2nd floor, Nariman point, Mumbai-400 021.
Date : 13.10.2022

(Ravindrakumar M. Mankar)
Chief Planner (NAINA)

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

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

नगर रचना परियोजना क्रमांक १२ (टीपीएस– ०१२)

क्र. सिडको / मु . नि (नैना)/ टीपीएस–०१२ / २०२२/१८४४

जाहीर सूचना

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (यापुढे, अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित 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- १०१२/४७५/प्र.क्र.-९८/१२/नवि-१२, दिनांक १०.०१.२०१३ व वेळोवेळी झालेल्या सुधारणा द्वारे 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 २७.०४.२०१७ 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 ०१.०३.२०१९, अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याचा वगळलेला भाग मंजूर केला आहे;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१०१७/मि.क्र. २७५०/प्र. क्र. ९१/२०१९/नवि-१२, दिनांक १६.०९.२०१९ नुसार नैनातील १५२ गावांसाठीचा विकास आराखडा मंजूर केला आहे (विकास योजनेचा वरीलिलेले ई.पी. म्हणून निर्देशित केलेले भागसूचा फेरबदल करण्यात);

आणि ज्याअर्थी सिडको संचालक मंडळाच्या ठराव क्र. १२५५१ दिनांक ०२.०४.२०२२ अन्वये उक्त अधिनियमाच्या कलम ६० च्या उपकलम (१) अंतर्गत नगररचना परियोजना करण्याचा उद्देश घोषित करण्याचे अधिकार उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना दिले आहेत;

आणि ज्याअर्थी उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी, सिडको संचालक मंडळाच्या दिनांक ०२.०४.२०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नैना/टीपीएस-१२/२०२२/E-१४८१६२ द्वारे दिनांक २२.०९.२०२२ रोजी, उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परियोजनेला क्र. १२ करण्याचा उद्देश घोषित करण्यास मंजूरी दिली आहे;

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करून रायगड जिल्ह्यातील पनवेल तालुक्यातील चिचवली तर्फे वाजे, कोंडले, महालुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी या गावांच्या काही भागामध्ये (नकाशात दर्शविल्या प्रमाणे) नगररचना परियोजना क्र. १२ करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस नं. १२ मध्ये समाविष्ट पनवेल तालुक्यातील रायगड जिल्ह्यातील चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भाग जमिनीवर सक्षम प्राधिकाऱ्यांकडून वैध बांधकाम परवानगी मिळालेले असल्यास अशा परवानगीचा तपशील नैना कार्यालयाकडे सादर करण्याची जमीन मालकांना विनंती करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संयुक्तीकरीत्या किंवा वैयक्तिकरित्या जमीन असेल आणि असेल अशी जमीन मालक एकच अंतिम भूखंड मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकच अंतिम भूखंड मिळण्यासाठी शक्यतो १५ दिवसांच्या आत संमती देण्यास विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक १२ मध्ये अंतर्बद्ध करण्यात येणारे क्षेत्र (तुलावी दर्शविणारा नकाशाची प्रत जनतेच्या तपासणीसाठी मुख्य नियोजनकार (नैना), टॉवर क्रमांक १०, बेलापूर रेल्वे स्थानक संकुल, सी.बी.डी, बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

विचाराधीन परियोजनेचे दिसणारा दर्शविणारा नकाशा संबंधित गावांच्या ग्रामपंचायत कार्यालयात तपासणीसाठी उपलब्ध राहतील. सदर सूचना व नकाशा सिडकोच्या संकेतस्थळ http://cidco.maharashtra.gov.in/NAINA.aspx. येथे सुद्धा उपलब्ध राहतील.

नगर रचना परियोजना क्रमांक १२ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतु:सिमा खालीलप्रमाणे आहेत.

उत्तरेला – प्रस्तावित मल्टी मॉडेल कॉरिडॉर (MMC) तसेच महालुंगी आणि मोर्बे गावांची हद्द

पूर्वेला – प्रस्तावित मल्टी मॉडेल कॉरिडॉर (MMC) ची हद्द

दक्षिणेला – उमरोली आणि वाकडी गावांची हद्द (योजनेत दर्शविल्या प्रमाणे वनजमीन वगळून)

पश्चिमेला – चिंचवली तर्फे वाजे आणि मोर्बे गावांची हद्द (योजनेत दर्शविल्या प्रमाणे वनजमीन वगळून)

सिडको संचालक मंडळाच्या आदेशानुसार,

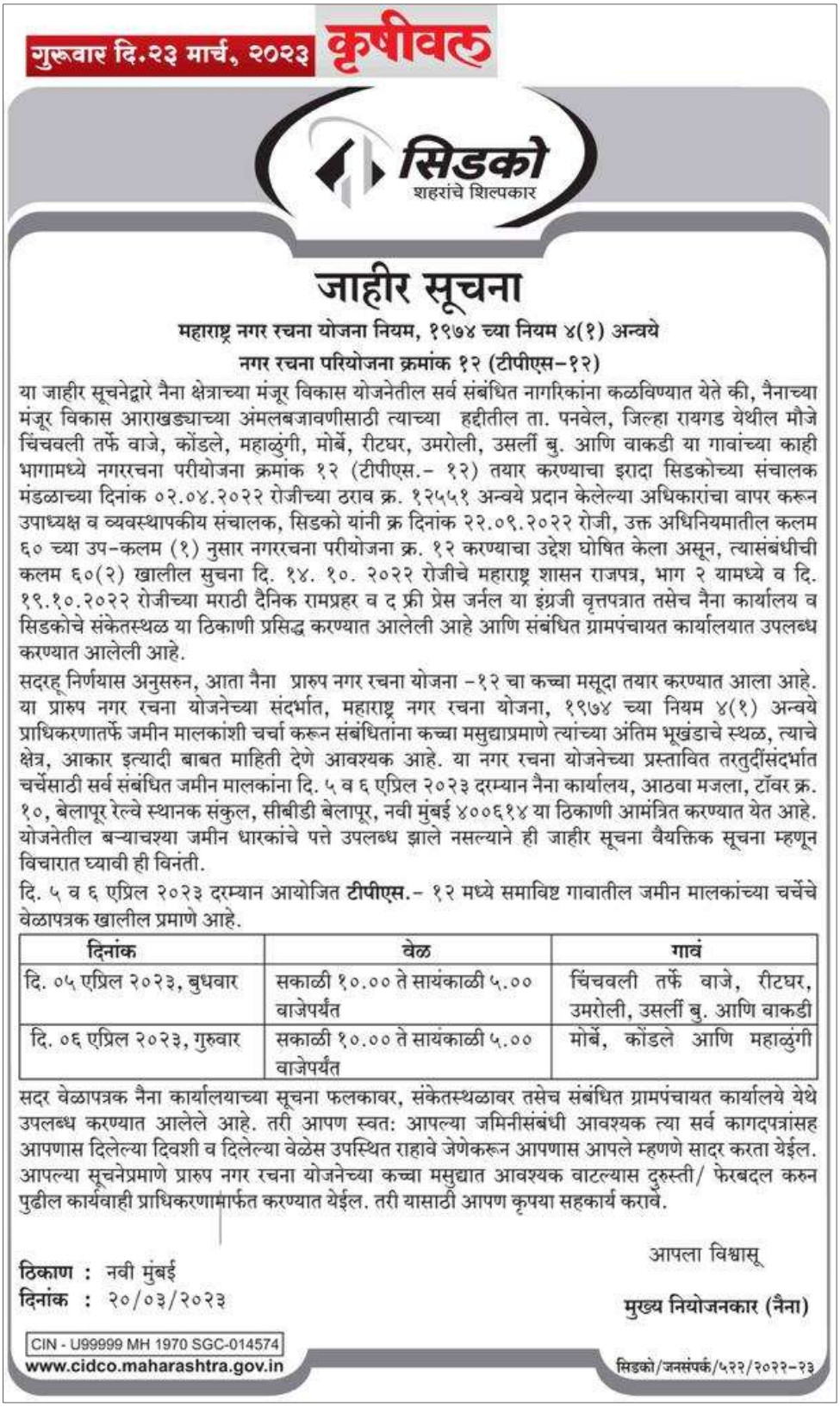
नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉईंट, मुंबई ४०० ०२१
दिनांक : १३.१०.२०२२

(रविंद्रकुमार म. मानकर)
मुख्य नियोजनकार (नैना)

CIDCO/PR/294/2022-23

Declaration Gazette Notice dtd. 19-10-2022 (Newspaper 'Free Pressjournal')

Annexure 3 : Meeting with Land Owners Notice in News Paper



गुरूवार दि.२३ मार्च, २०२३ कृषीवल

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम ४(१) अन्वये

नगर रचना परियोजना क्रमांक १२ (टीपीएस–१२)

या जाहीर सूचनेद्वारे नैना क्षेत्राच्या मंजूर विकास योजनेतील सर्व संबंधित नागरिकांना कळविण्यात येते की, नैनाच्या मंजूर विकास आराखड्याच्या अंमलबजावणीसाठी त्याच्या हद्दीतील ता. पनवेल, जिल्हा रायगड येथील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी या गावांच्या काही भागामध्ये नगररचना परीयोजना क्रमांक १२ (टीपीएस.– १२) तयार करण्याचा इरादा सिडकोच्या संचालक मंडळाच्या दिनांक ०२.०४.२०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी क्र दिनांक २२.०९.२०२२ रोजी, उक्त अधिनियमातील कलम ६० च्या उप–कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित केला असून, त्यासंबंधीची कलम ६०(२) खालील सुचना दि. १४. १०. २०२२ रोजीचे महाराष्ट्र शासन राजपत्र, भाग २ यामध्ये व दि. १९.१०.२०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात तसेच नैना कार्यालय व सिडकोचे संकेतस्थळ या ठिकाणी प्रसिद्ध करण्यात आलेली आहे आणि संबंधित ग्रामपंचायत कार्यालयात उपलब्ध करण्यात आलेली आहे.

सदरहू निर्णयास अनुसरुन, आता नैना प्रारुप नगर रचना योजना –१२ चा कच्चा मसूदा तयार करण्यात आला आहे. या प्रारुप नगर रचना योजनेच्या संदर्भात, महाराष्ट्र नगर रचना योजना, १९७४ च्या नियम ४(१) अन्वये प्राधिकरणातर्फे जमीन मालकांशी चर्चा करून संबंधितांना कच्चा मसुद्याप्रमाणे त्यांच्या अंतिम भूखंडाचे स्थळ, त्याचे क्षेत्र, आकार इत्यादी बाबत माहिती देणे आवश्यक आहे. या नगर रचना योजनेच्या प्रस्तावित तरतुदींसंदर्भात चर्चेसाठी सर्व संबंधित जमीन मालकांना दि. ५ व ६ एप्रिल २०२३ दरम्यान नैना कार्यालय, आठवा मजला, टॉवर क्र. १०, बेलापूर रेल्वे स्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ या ठिकाणी आमंत्रित करण्यात येत आहे. योजनेतील बऱ्याचश्या जमीन धारकांचे पत्ते उपलब्ध झाले नसल्याने ही जाहीर सूचना वैयक्तिक सूचना म्हणून विचारात घ्यावी ही विनंती.

दि. ५ व ६ एप्रिल २०२३ दरम्यान आयोजित **टीपीएस.**– १२ मध्ये समाविष्ट गावातील जमीन मालकांच्या चर्चेचे वेळापत्रक खालील प्रमाणे आहे.

दिनांक	वेळ	गावं
दि. ०५ एप्रिल २०२३, बुधवार	सकाळी १०.०० ते सायंकाळी ५.०० वाजेपर्यंत	चिंचवली तर्फे वाजे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी
दि. ०६ एप्रिल २०२३, गुरुवार	सकाळी १०.०० ते सायंकाळी ५.०० वाजेपर्यंत	मोर्बे, कोंडले आणि महाळुंगी

सदर वेळापत्रक नैना कार्यालयाच्या सूचना फलकावर, संकेतस्थळावर तसेच संबंधित ग्रामपंचायत कार्यालये येथे उपलब्ध करण्यात आलेले आहे. तरी आपण स्वत: आपल्या जमिनीसंबंधी आवश्यक त्या सर्व कागदपत्रांसह आपणास दिलेल्या दिवशी व दिलेल्या वेळेस उपस्थित राहावे जेणेकरून आपणास आपले म्हणणे सादर करता येईल. आपल्या सूचनेप्रमाणे प्रारुप नगर रचना योजनेच्या कच्चा मसुद्यात आवश्यक वाटल्यास दुरुस्ती/ फेरबदल करुन पुढील कार्यवाही प्राधिकरणामार्फत करण्यात येईल. तरी यासाठी आपण कृपया सहकार्य करावे.

आपला विश्वासू

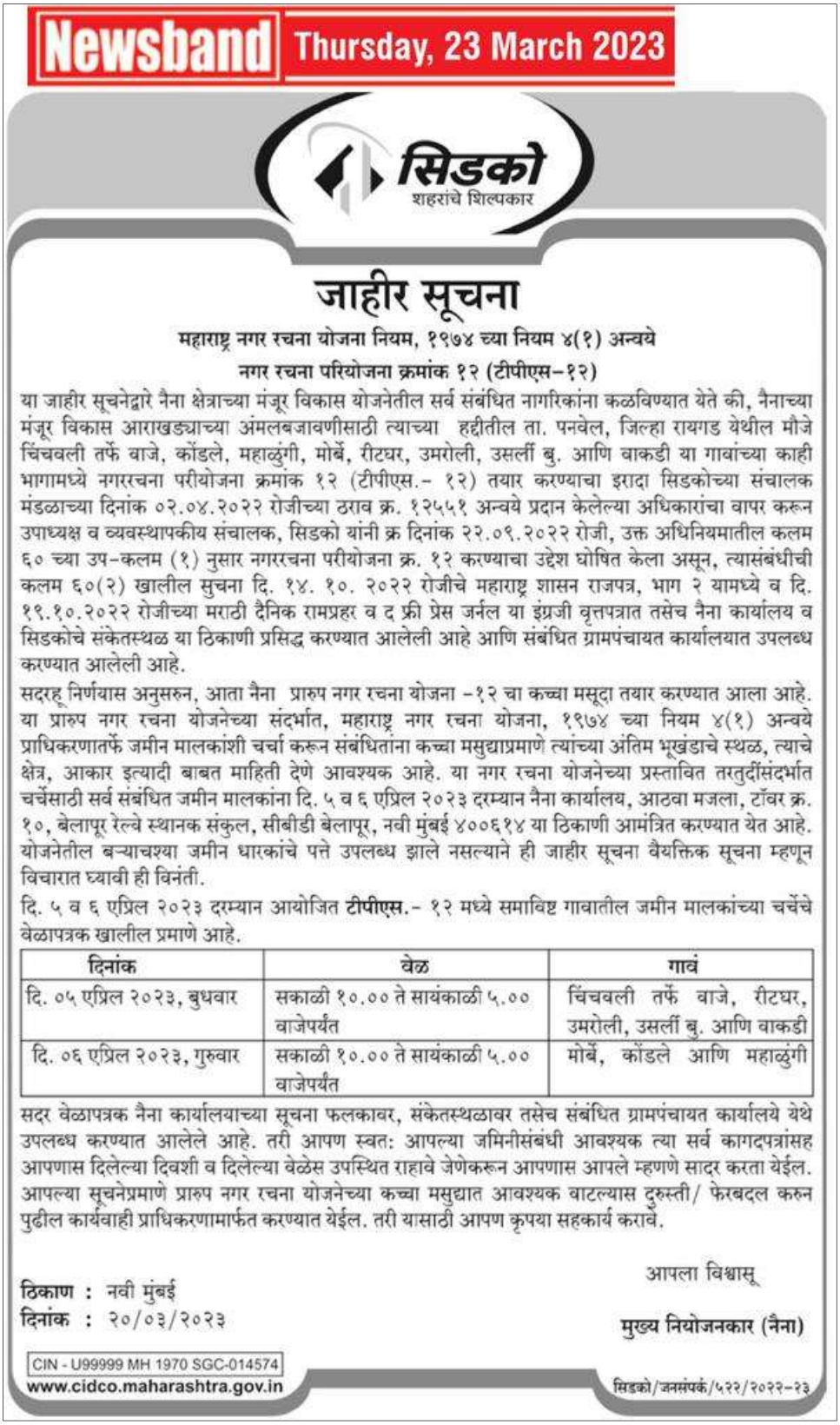
ठिकाण : नवी मुंबई
दिनांक : २०/०३/२०२३

मुख्य नियोजनकार (नैना)

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

सिडको/जनसंपर्क/५२२/२०२२–२३

Landowners' Meet Notice dtd. 23-03-2023 (Newspaper 'Krishival')



Newsband Thursday, 23 March 2023

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम ४(१) अन्वये

नगर रचना परियोजना क्रमांक १२ (टीपीएस–१२)

या जाहीर सूचनेद्वारे नैना क्षेत्राच्या मंजूर विकास योजनेतील सर्व संबंधित नागरिकांना कळविण्यात येते की, नैनाच्या मंजूर विकास आराखड्याच्या अंमलबजावणीसाठी त्याच्या हद्दीतील ता. पनवेल, जिल्हा रायगड येथील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी या गावांच्या काही भागामध्ये नगररचना परीयोजना क्रमांक १२ (टीपीएस.– १२) तयार करण्याचा इरादा सिडकोच्या संचालक मंडळाच्या दिनांक ०२.०४.२०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी क्र दिनांक २२.०९.२०२२ रोजी, उक्त अधिनियमातील कलम ६० च्या उप–कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित केला असून, त्यासंबंधीची कलम ६०(२) खालील सुचना दि. १४. १०. २०२२ रोजीचे महाराष्ट्र शासन राजपत्र, भाग २ यामध्ये व दि. १९.१०.२०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात तसेच नैना कार्यालय व सिडकोचे संकेतस्थळ या ठिकाणी प्रसिद्ध करण्यात आलेली आहे आणि संबंधित ग्रामपंचायत कार्यालयात उपलब्ध करण्यात आलेली आहे.

सदरहू निर्णयास अनुसरुन, आता नैना प्रारुप नगर रचना योजना –१२ चा कच्चा मसूदा तयार करण्यात आला आहे. या प्रारुप नगर रचना योजनेच्या संदर्भात, महाराष्ट्र नगर रचना योजना, १९७४ च्या नियम ४(१) अन्वये प्राधिकरणातर्फे जमीन मालकांशी चर्चा करून संबंधितांना कच्चा मसुद्याप्रमाणे त्यांच्या अंतिम भूखंडाचे स्थळ, त्याचे क्षेत्र, आकार इत्यादी बाबत माहिती देणे आवश्यक आहे. या नगर रचना योजनेच्या प्रस्तावित तरतुदींसंदर्भात चर्चेसाठी सर्व संबंधित जमीन मालकांना दि. ५ व ६ एप्रिल २०२३ दरम्यान नैना कार्यालय, आठवा मजला, टॉवर क्र. १०, बेलापूर रेल्वे स्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ या ठिकाणी आमंत्रित करण्यात येत आहे. योजनेतील बऱ्याचश्या जमीन धारकांचे पत्ते उपलब्ध झाले नसल्याने ही जाहीर सूचना वैयक्तिक सूचना म्हणून विचारात घ्यावी ही विनंती.

दि. ५ व ६ एप्रिल २०२३ दरम्यान आयोजित **टीपीएस.**– १२ मध्ये समाविष्ट गावातील जमीन मालकांच्या चर्चेचे वेळापत्रक खालील प्रमाणे आहे.

दिनांक	वेळ	गावं
दि. ०५ एप्रिल २०२३, बुधवार	सकाळी १०.०० ते सायंकाळी ५.०० वाजेपर्यंत	चिंचवली तर्फे वाजे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी
दि. ०६ एप्रिल २०२३, गुरुवार	सकाळी १०.०० ते सायंकाळी ५.०० वाजेपर्यंत	मोर्बे, कोंडले आणि महाळुंगी

सदर वेळापत्रक नैना कार्यालयाच्या सूचना फलकावर, संकेतस्थळावर तसेच संबंधित ग्रामपंचायत कार्यालये येथे उपलब्ध करण्यात आलेले आहे. तरी आपण स्वत: आपल्या जमिनीसंबंधी आवश्यक त्या सर्व कागदपत्रांसह आपणास दिलेल्या दिवशी व दिलेल्या वेळेस उपस्थित राहावे जेणेकरून आपणास आपले म्हणणे सादर करता येईल. आपल्या सूचनेप्रमाणे प्रारुप नगर रचना योजनेच्या कच्चा मसुद्यात आवश्यक वाटल्यास दुरुस्ती/ फेरबदल करुन पुढील कार्यवाही प्राधिकरणामार्फत करण्यात येईल. तरी यासाठी आपण कृपया सहकार्य करावे.

आपला विश्वासू

ठिकाण : नवी मुंबई
दिनांक : २०/०३/२०२३

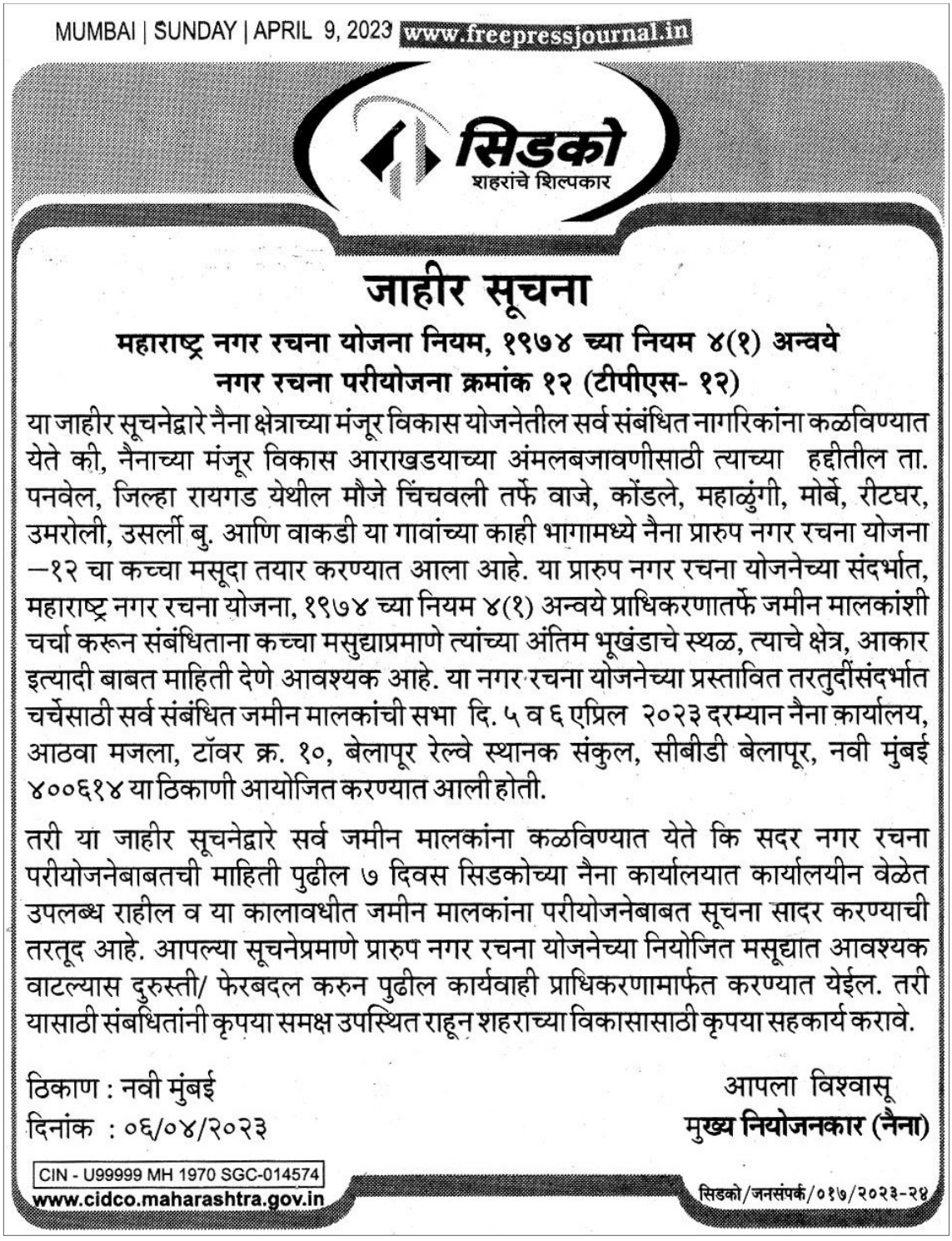
मुख्य नियोजनकार (नैना)

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

सिडको/जनसंपर्क/५२२/२०२२–२३

Landowners' Meet Notice dtd. 23-03-2023 (Newspaper 'Newsband')

Annexure 4 : Extension of Meeting with Land Owners - Notice in News Paper



MUMBAI | SUNDAY | APRIL 9, 2023 www.freepressjournal.in

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम ४(१) अन्वये
नगर रचना परीयोजना क्रमांक १२ (टीपीएस- १२)

या जाहीर सूचनेद्वारे नैना क्षेत्राच्या मंजूर विकास योजनेतील सर्व संबंधित नागरिकांना कळविण्यात येते की, नैनाच्या मंजूर विकास आराखडयाच्या अंमलबजावणीसाठी त्याच्या हद्दीतील ता. पनवेल, जिल्हा रायगड येथील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी या गावांच्या काही भागामध्ये नैना प्रारुप नगर रचना योजना –१२ चा कच्चा मसूदा तयार करण्यात आला आहे. या प्रारुप नगर रचना योजनेच्या संदर्भात, महाराष्ट्र नगर रचना योजना, १९७४ च्या नियम ४(१) अन्वये प्राधिकरणातर्फे जमीन मालकांशी चर्चा करून संबंधिताना कच्चा मसुद्याप्रमाणे त्यांच्या अंतिम भूखंडाचे स्थळ, त्याचे क्षेत्र, आकार इत्यादी बाबत माहिती देणे आवश्यक आहे. या नगर रचना योजनेच्या प्रस्तावित तरतुदींसंदर्भात चर्चेसाठी सर्व संबंधित जमीन मालकांची सभा दि. ५ व ६ एप्रिल २०२३ दरम्यान नैना कार्यालय, आठवा मजला, टॉवर क्र. १०, बेलापूर रेल्वे स्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ या ठिकाणी आयोजित करण्यात आली होती.

तरी या जाहीर सूचनेद्वारे सर्व जमीन मालकांना कळविण्यात येते कि सदर नगर रचना परीयोजनेबाबतची माहिती पुढील ७ दिवस सिडकोच्या नैना कार्यालयात कार्यालयीन वेळेत उपलब्ध राहील व या कालावधीत जमीन मालकांना परीयोजनेबाबत सूचना सादर करण्याची तरतूद आहे. आपल्या सूचनेप्रमाणे प्रारुप नगर रचना योजनेच्या नियोजित मसूद्यात आवश्यक वाटल्यास दुरुस्ती/ फेरबदल करुन पुढील कार्यवाही प्राधिकरणामार्फत करण्यात येईल. तरी यासाठी संबधितांनी कृपया समक्ष उपस्थित राहून शहराच्या विकासासाठी कृपया सहकार्य करावे.

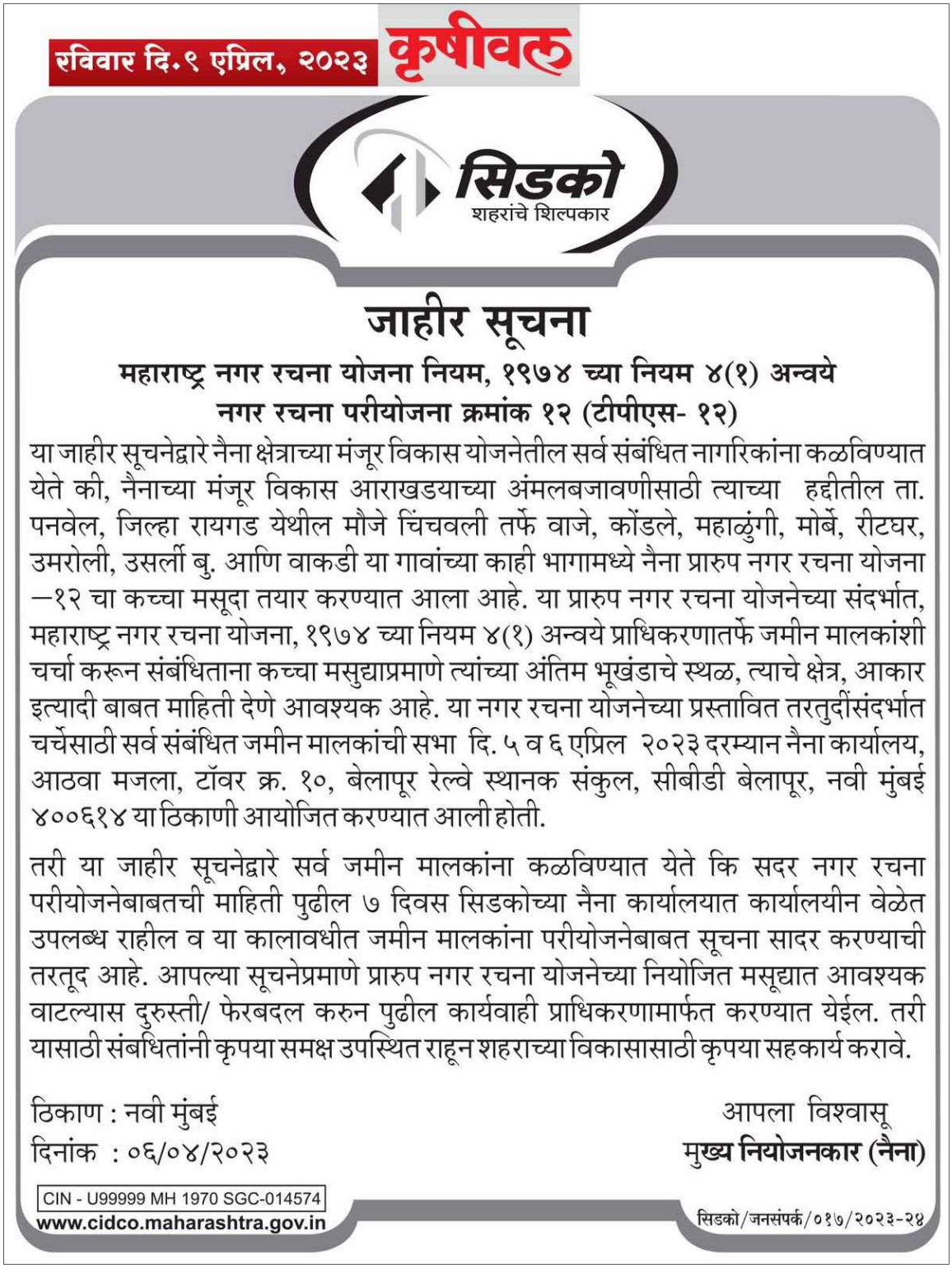
ठिकाण : नवी मुंबई
दिनांक : ०६/०४/२०२३

आपला विश्वासू
मुख्य नियोजनकार (नैना)

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

सिडको/जनसंपर्क/०१७/२०२३-२४

Landowners' Meet Extension Notice dtd. 9-04-2023 (Newspaper 'Free Pressjournal')



रविवार दि.९ एप्रिल, २०२३ कृषीवल

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम ४(१) अन्वये
नगर रचना परीयोजना क्रमांक १२ (टीपीएस- १२)

या जाहीर सूचनेद्वारे नैना क्षेत्राच्या मंजूर विकास योजनेतील सर्व संबंधित नागरिकांना कळविण्यात येते की, नैनाच्या मंजूर विकास आराखडयाच्या अंमलबजावणीसाठी त्याच्या हद्दीतील ता. पनवेल, जिल्हा रायगड येथील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी या गावांच्या काही भागामध्ये नैना प्रारुप नगर रचना योजना –१२ चा कच्चा मसूदा तयार करण्यात आला आहे. या प्रारुप नगर रचना योजनेच्या संदर्भात, महाराष्ट्र नगर रचना योजना, १९७४ च्या नियम ४(१) अन्वये प्राधिकरणातर्फे जमीन मालकांशी चर्चा करून संबंधिताना कच्चा मसुद्याप्रमाणे त्यांच्या अंतिम भूखंडाचे स्थळ, त्याचे क्षेत्र, आकार इत्यादी बाबत माहिती देणे आवश्यक आहे. या नगर रचना योजनेच्या प्रस्तावित तरतुदींसंदर्भात चर्चेसाठी सर्व संबंधित जमीन मालकांची सभा दि. ५ व ६ एप्रिल २०२३ दरम्यान नैना कार्यालय, आठवा मजला, टॉवर क्र. १०, बेलापूर रेल्वे स्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ या ठिकाणी आयोजित करण्यात आली होती.

तरी या जाहीर सूचनेद्वारे सर्व जमीन मालकांना कळविण्यात येते कि सदर नगर रचना परीयोजनेबाबतची माहिती पुढील ७ दिवस सिडकोच्या नैना कार्यालयात कार्यालयीन वेळेत उपलब्ध राहील व या कालावधीत जमीन मालकांना परीयोजनेबाबत सूचना सादर करण्याची तरतूद आहे. आपल्या सूचनेप्रमाणे प्रारुप नगर रचना योजनेच्या नियोजित मसूद्यात आवश्यक वाटल्यास दुरुस्ती/ फेरबदल करुन पुढील कार्यवाही प्राधिकरणामार्फत करण्यात येईल. तरी यासाठी संबधितांनी कृपया समक्ष उपस्थित राहून शहराच्या विकासासाठी कृपया सहकार्य करावे.

ठिकाण : नवी मुंबई
दिनांक : ०६/०४/२०२३

आपला विश्वासू
मुख्य नियोजनकार (नैना)

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

सिडको/जनसंपर्क/०१७/२०२३-२४

Landowners' Meet Extension Notice dtd. 9-04-2023 (Newspaper 'Krishival)

Annexure 5 : JDTP, Konkan Division Extension Letter for Publication of Scheme

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

प्रारुप नगर रचना योजना क्र. १२ 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.१२ / नैना/ कलम ६१(३)/मुदतवाढ/सहसंकोवि/ ९८५
दि. २८ /०६/२०२३

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

(जितेंद्र ल.भोपळे)
सहसंचालक, नगर रचना
कोंकण 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 प्रसिध्द 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.यो.क्र.१२ / नैना/ कलम ६१(३)/मुदतवाढ/सहसंकोवि/१८५५ 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 प्रारुप नगर रचना योजना क्र.१२(यापुढे "उक्त प्रारुप योजना" असा उल्लेख केलेला आहे), त्या योजनेमध्ये समाविष्टअसलेल्या क्षेत्राकरिता, तयार करणेसाठी ठराव क्र. १२५५१,दिनांक ०२/०४/२०२२ अन्वये इरादा जाहिर केलेला आहे आणि उक्त् अधिनियमाचे कलम ६० चे पोटकलम (२) अन्वये दिनांक १४आक्टोंबर २०२२ च्या महाराष्ट्र शासन असाधारण राजपत्रामध्ये त्यास प्रसिध्दी दिलेली आहे.

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

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने त्यांचेकडील पत्र क्र.४६६, दिनांक ८ जून २०२३ रोजीच्या पत्रान्वये सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांना उक्त प्रारुप योजना तयार करणे व प्रसिध्द करणेसाठी उक्त अधिनियमाचे कलम ६१ चे पोटकलम ३ अन्वये तीन महिन्याचा कालावधी वाढवून देणेची विनंती केलेली आहे.

आणि ज्याअर्थी, उक्त प्रारुप 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.५०४/नवि-१२, दिनांक ०१.१२.२०१६ अन्वये प्रदत्त केलेल्या शक्तीचा वापर करुन सह संचालक,नगर रचना,कोकण विभाग, नवी मुंबई हे उक्त अधिनियमाच्या कलम ६१ च्या पोटकलम (३) अन्वये उक्त प्रारुप योजना तयार करणे व प्रसिध्द करण्यासाठी तीन महिन्याचा कालावधी दिनांक १४ जुलै २०२३ ते १३ आक्टोंबर २०२३ हा दिवस धरुन 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.12/NAINA/Sect 61(3)/Time-limit Extension/JDTP-KDN/1895 Dt. 28/06/2023

Read :- Chief Planner (NAINA) CIDCO letter No. CIDCO/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.12 (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.

TOWN PLANNING & VALUATION DEPARTMENT
OFFICE OF THE JT. DIR. OF TOWN PLANNING
KONKAN DIV.

Annexure 6 : Gazette Publication of TPS 12 u/s 61(1) of MR & TP Act, 1966

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ९, अंक ६५(२)] बुधवार, ऑक्टोबर ११, २०२३/आश्विन १९, शके १९४५ [पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक ८९

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

[महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६१ (१) नुसार]

नगररचना परियोजना क्रमांक १२ (टीपीएस-१२)

क्रमांक सिडको / नैना/ टीपीएस- १२/२०२३/८१६

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./यूडी-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 १ मार्च २०१९ अन्वये अंतरिम विकास आराखड्याचे वगळलेले भाग मंजूर केले आहेत;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१७/एमआयएस २७५०/सीआर-९१/२०१९/यूडी -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 आराखड्याचे वगळलेले भाग अंशतः मंजूर केले आहेत;

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 आहेत;

Publication Gazette of TPS 12 u/s 61(1) dtd. 11-10-2023 (Marathi)

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-१४८१६२ द्वारे दिनांक २२ सप्टेंबर २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परियोजना क्र. १२ करण्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) खालील सूचना दिनांक १४ ऑक्टोबर २०२२ रोजीचे **महाराष्ट्र शासन राजपत्र**, भाग दोन यामध्ये व दिनांक १९ ऑक्टोबर २०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात प्रकाशित करण्यात आली आहे.

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

आणि ज्याअर्थी, सहसंचालक, 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 महिन्यांचा म्हणजेच दिनांक १३ ऑक्टोबर २०२३ हा दिवस धरून त्यापर्यंतचा वाढीव कालावधी दिलेला आहे;

आणि ज्याअर्थी, महाराष्ट्र न. र. प. नियम, १९७४ च्या नियम क्र. ४(१) नुसार दिनांक ५ व ६ एप्रिल, २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १०जुलै, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-१२ चा कच्चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि महाराष्ट्र टीपीएस नियम, १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्व सल्ला मसलतीसाठी पाठविण्यात आला;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक ३ ऑक्टोबर २०२३ रोजीच्या पत्र जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टीपीव्ही-३/५१४९ अन्वये टीपीएस-१२ बाबत सल्लामसलत दिली आहे;

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -१२ मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदींनुसार, याद्वारे प्रारूप नगररचना परियोजना क्रमांक १२ तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती याद्वारे प्रकाशित करण्यात येत आहे.

उक्त योजनेचा नकाशा संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थ खुले ठेवण्यात आले आहेत. तसेच सदर नकाशा व अहवालाची प्रत सिडकोचे संकेतस्थळ *https://cidco.maharashtra.gov.in//naina* येथेसुद्धा उपलब्ध केली आहे.

तरी आता, वरील सूचना महाराष्ट्र शासनाचे **राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस-१२ योजनेमुळे बाधा पोहचलेल्या कोणत्याही इसमाने उक्त योजनेसंबंधी कोणताही लेखी आक्षेप दस्तऐवजांसह मुख्य नियोजनकार, नैना, यांच्या नावे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळातर्फे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदींनुसार शासनास मंजुरीसाठी सादर करण्यापूर्वी, उक्त अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनेत फेरफार करण्यात येईल. याची कृपया नागरिकांनी नोंद घेऊन, सहकार्य करावे.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

रवींद्रकुमार मानकर,
मुख्य नियोजनकार (नैना).

नवी मुंबई,
दिनांक ११ ऑक्टोबर २०२३.

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

Publication Gazette of TPS 12 u/s 61(1) dtd. 11-10-2023 (Marathi)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Notice

[UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]

Town Planning Scheme No. 12 (TPS-12)

No. CIDCO/NAINA/TPS-12/2023/816

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

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

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1717/MIS-2750/ C.R.91/2019/UD-12, dated 16th September 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also *vide* Notification No. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June 2022 and Notification No. TPS-1221/1041/C.R.71/21/EP-29/UD-12, dated 26th July 2023 has partly sanctioned the Excluded Parts of the DP under Section 31(*1*) of the said Act;

And whereas, as per Section 60(*1*) of the said Act, CIDCO's Board *vide* Resolution No. 12551, dated 2nd April, 2022 had delegated VC & MD the powers to get the schemes declare its intention. In accordance with the powers delegated by CIDCO Board, VC & MD *vide* CIDCO/CP (NAINA)/TPS-12/2022/E-148162, dated 22nd September, 2022 has accorded approval for declaration of intention for making of Town Planning Scheme No. 12 under Section 60(*1*) of the said Act at part in Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli (Bk.) and Vakadi of Taluka Panvel, District Raigad and a notice about declaration of making TPS-12 as per provision in Section 60(*2*) of the said Act, has been published in the Extra-ordinary Official *Maharashtra Government Gazette* (part-II), dated 14th October 2022 as well as in the daily newspapers "Ram Prahar" and "The Free Press Journal" on dated 19th October, 2022;

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

And whereas, the Joint Director of Town Planning, Konkan division *vide* Order No TPS No. 12/NAINA/Sect. 61(*3*)/Time-limit Extension/JTDP-KDN/1885, dated 28th June, 2023 has granted extension of three months' time *i.e.* up to and inclusive of 13th October 2023 for making and publication of the said draft scheme;

And whereas, after conducting owners meet on 5th and 6th April, 2023 with an extension till 18th April, 2023, as per Rule No. 4(*1*) of Maharashtra TPS Rules, 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought *vide* submission dated 10th July 2023 from the Director of Town Planning, GoM, as per section 61(*1*) of the said Act and as per rule No. 4(*2*) of TPS Rules, 1974;

Publication Gazette of TPS 12 u/s 61(1) dtd. 11-10-2023 (English)

And whereas, the Director of Town Planning *vide* letter जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र. क्र. ३४८/२३/टीपीव्ही-३/५१४९, dated 3rd October 2023 had offered consultation on TPS-12.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-12.

Now, therefore, in accordance with provisions of section 61(*1*) of the said Act, it is hereby declared that draft TPS-12 has been made and is hereby published.

A copy of the draft TPS-12 plans alongwith corresponding Special Development Control Regulations thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614. The same is uploaded on website of CIDCO *i.e. https://cidco.maharashtra.gov.in//naina.*

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the *Maharashtra Government Gazette* any person affected by the said TPS-12 communicates in writing any objections and /or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(*1*) of the said act, to the Government for sanction.

By the order of Board of Directors of the Corporation,

Navi Mumbai,
Dated 11th October 2023.

RAVINDRAKUMAR MANKAR,
Chief Planner (NAINA).

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

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.

Publication Gazette of TPS 12 u/s 61(1) dtd. 11-10-2023 (English)

Annexure 7 : *Newspaper Publication of TPS 12 of Notice u/s 61(1) of MR & TP Act, 1966*

THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | TUESDAY | OCTOBER 17, 2023

सिडको
वाहतीचे शिल्पकार

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTICE

[UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]
TOWN PLANNING SCHEME NO. 12 (TPS-12)
No. CIDCO/NAINA/TPS-12/2023/816

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

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

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also *vide* Notification no. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June, 2022 and Notification No. TPS-1221/1041/C.R.71/21/EP-29/UD-12, dated 26th July, 2023 has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act;

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No 12551, dated 2nd April, 2022 had delegated VC&MD the powers to get the schemes declare its intention. In accordance with the powers delegated by CIDCO Board, VC&MD *vide* CIDCO/CP (NAINA)/TPS-12/2022/E-148162 dated 22nd September, 2022 has accorded approval for declaration of intention for making of Town Planning Scheme no. 12 under Section 60(1) of the said Act at part in Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli (Bk.) and Vakadi of Taluka Panvel, District Raigad and a notice about declaration of making TPS-12 as per provision in Section 60(2) of the said Act, has been published in the Extra-ordinary *Official Maharashtra Government Gazette* (part-II) dated 14th October, 2022 as well as in the daily newspapers "Ram Prahar" and "The Free Press Journal" on dated 19th October, 2022;

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

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No 12/NAINA/Sect 61(3)/Time-limit Extension/JTDP-KDN/1885, dated 28th June, 2023 has granted extension of three months' time i.e. up to and inclusive of 13th October, 2023 for making and publication of the said draft scheme;

And whereas, after conducting owners meet on 5th and 6th April, 2023 with an extension till 18th April, 2023, as per Rule No. 4(1) of Maharashtra TPS Rules, 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought *vide* submission dated 10th July 2023 from the Director of Town Planning, GoM, as per section 61(1) of the said Act and as per rule No. 4(2) of TPS Rules, 1974;

And whereas, the Director of Town Planning vide letter जा. क्र. वि. ओ. नैना/ न.र.यो क्र. १२/कलम ६१(१) प्र.क्र.३४८/२३/ टिपीव्ही-३/५१४९, dated 3rd October, 2023 had offered consultation on TPS-12.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-12.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-12 has been made and is hereby published.

A copy of the draft TPS-12 plans along with corresponding Special Development Control Regulations thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in//naina.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the *Maharashtra Government Gazette* any person affected by the said TPS-12 communicates in writing any objections and /or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said act, to the Government for sanction.

Navi Mumbai
Dated 11th October 2023.
Regd. Office: Nirmal, 2nd Floor,
Nariman Point, Mumbai-400 021.

By the order of Board of Directors of the Corporation,

RAVINDRAKUMAR MANKAR
Chief Planner (NAINA)

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

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

सूचना

[महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ (१) नुसार]
नगर रचना परीयोजना क्रमांक १२ (टीपीएस-१२)
क्र. सिडको / नैना /टीपीएस-१२/ २०२३/ ८१६

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करुन 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./यूडी -१२, दिनांक २७ एप्रील, 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;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -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 २ एप्रिल, २०२२ अन्वये नगर रचना परीयोजना 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 २ एप्रिल, २०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करुन क्र. सिडको/नैना/२०२२/ E-१४८१६२ द्वारे दिनांक २२ सप्टेंबर, २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) खालील सुचना दि. १४ ऑक्टोबर, २०२२ रोजीचे **महाराष्ट्र शासन राजपत्र**, भाग २ यामध्ये व दि. १९ ऑक्टोबर, २०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात यात प्रकाशित करण्यात आली आहे.

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, नगर रचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र. १२/ नैना/ कलम ६१(३)/ मुदतवाढ/ सहसंकोवि/१८८६ दिनांक २८ जुन, २०२३ अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांचा म्हणजेच दि. १३ ऑक्टोबर २०२३ हा दिवस धरून त्यापर्यंतचा वाढीव कालावधी दिलेला आहे.

आणि ज्याअर्थी महाराष्ट्र न. र. प. नियम १९७४ च्या नियम क्र. ४(१) नुसार दिनांक ५ व ६ एप्रिल, २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दि. १० जुलै, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-१२ 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 सल्ला मसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ३ ऑक्टोबर, २०२३ रोजीच्या पत्र जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ अन्वये टीपीएस -१२ बाबत सल्लामसलत दिली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -१२ मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदींनुसार, याद्वारे प्रारूप नगररचना परीयोजना क्रमांक १२ तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती याद्वारे प्रकाशित करण्यात येत आहे.

उक्त योजनेचा नकाशा संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुले ठेवण्यात आले आहेत. तसेच सदर नकाशा व अहवालाची प्रत सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथे सुद्धा उपलब्ध केली आहे.

तरी आता, वरील सूचना **महाराष्ट्र शासनाचे राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसाच्या आत, उक्त प्रसिद्ध केलेली टीपीएस -१२ योजनेमुळे बाधा पोहचलेल्या कोणत्याही इसमाने उक्त योजनेसंबंधी कोणताही लेखी आक्षेप दस्तऐवजांसह मुख्य नियोजनकार, नैना, यांच्या नावे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळातर्फे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदींनुसार शासनास मंजुरीसाठी सादर करण्यापूर्वी, उक्त अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनेत फेरफार करण्यात येईल. याची कृपया नागरिकांनी नोंद घेऊन, सहकार्य करावे.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

नवी मुंबई,
दिनांक:- ११ ऑक्टोबर २०२३
नोंदणीकृत कार्यालय: निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१

रवींद्रकुमार मानकर
मुख्य नियोजनकार (नैना)

सिडको/जनसंपर्क/३६८/२०२३-२४

Publication of TPS 12 u/s 61(1) Gazette Notice dtd. 17-10-2023 (Newspaper 'The Free Pressjournal')

दैनिक रायगड नगरी मंगळवार दि.१७ ऑक्टोबर २०२३

सिडको
शहराचे शिल्पकार

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTICE

[UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]
TOWN PLANNING SCHEME NO. 12 (TPS-12)
No. CIDCO/NAINA/TPS-12/2023/816

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

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

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also *vide* Notification no. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June, 2022 and Notification No. TPS-1221/1041/C.R.71/21/EP-29/UD-12, dated 26th July, 2023 has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act;

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No 12551, dated 2nd April, 2022 had delegated VC&MD the powers to get the schemes declare its intention. In accordance with the powers delegated by CIDCO Board, VC&MD *vide* CIDCO/CP (NAINA)/TPS-12/2022/E-148162 dated 22nd September, 2022 has accorded approval for declaration of intention for making of Town Planning Scheme no. 12 under Section 60(1) of the said Act at part in Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli (Bk.) and Vakadi of Taluka Panvel, District Raigad and a notice about declaration of making TPS-12 as per provision in Section 60(2) of the said Act, has been published in the Extra-ordinary *Official Maharashtra Government Gazette* (part-II) dated 14th October, 2022 as well as in the daily newspapers "Ram Prahar" and "The Free Press Journal" on dated 19th October, 2022;

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

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No 12/NAINA/Sect 61(3)/Time-limit Extension/JTDP-KDN/1885, dated 28th June, 2023 has granted extension of three months' time i.e. up to and inclusive of 13th October, 2023 for making and publication of the said draft scheme;

And whereas, after conducting owners meet on 5th and 6th April, 2023 with an extension till 18th April, 2023, as per Rule No. 4(1) of Maharashtra TPS Rules, 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought *vide* submission dated 10th July 2023 from the Director of Town Planning, GoM, as per section 61(1) of the said Act and as per rule No. 4(2) of TPS Rules, 1974;

And whereas, the Director of Town Planning vide letter जा. क्र. वि. ओ. नैना/ न.र.यो क्र. १२/कलम ६१(१) प्र.क्र.३४८/२३/ टिपीव्ही-३/५१४९, dated 3rd October, 2023 had offered consultation on TPS-12.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-12.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-12 has been made and is hereby published.

A copy of the draft TPS-12 plans along with corresponding Special Development Control Regulations thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in//naina.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the *Maharashtra Government Gazette* any person affected by the said TPS-12 communicates in writing any objections and /or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said act, to the Government for sanction.

Navi Mumbai
Dated 11th October 2023.
Regd. Office: Nirmal, 2nd Floor,
Nariman Point, Mumbai-400 021.

By the order of Board of Directors of the Corporation,

RAVINDRAKUMAR MANKAR
Chief Planner (NAINA)

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

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

सूचना

[महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ (१) नुसार]
नगर रचना परीयोजना क्रमांक १२ (टीपीएस-१२)
क्र. सिडको / नैना /टीपीएस-१२/ २०२३/ ८१६

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करुन 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./यूडी -१२, दिनांक २७ एप्रील, 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;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -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 २ एप्रिल, २०२२ अन्वये नगर रचना परीयोजना 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 २ एप्रिल, २०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नैना/२०२२/ E-१४८१६२ द्वारे दिनांक २२ सप्टेंबर, २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) खालील सूचना दि. १४ ऑक्टोबर, २०२२ रोजीचे **महाराष्ट्र शासन राजपत्र**, भाग २ यामध्ये व दि. १९ ऑक्टोबर, २०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात यात प्रकाशित करण्यात आली आहे.

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 करुन घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा वाढीव कालावधीत अधिकृत **महाराष्ट्र शासन राजपत्रात** नोटीस प्रकाशित करावयाची आहे.

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

आणि ज्याअर्थी महाराष्ट्र न. र. प. नियम १९७४ च्या नियम क्र. ४(१) नुसार दिनांक ५ व ६ एप्रिल, २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दि. १० जुलै, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-१२ 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 सल्ला मसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ३ ऑक्टोबर, २०२३ रोजीच्या पत्र जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ अन्वये टीपीएस -१२ बाबत सल्लामसलत दिली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -१२ मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदींनुसार, याद्वारे प्रारूप नगररचना परीयोजना क्रमांक १२ तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती याद्वारे प्रकाशित करण्यात येत आहे.

उक्त योजनेचा नकाशा संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुले ठेवण्यात आले आहेत. तसेच सदर नकाशा व अहवालाची प्रत सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथे सुद्धा उपलब्ध केली आहे.

तरी आता, वरील सूचना **महाराष्ट्र शासनाचे राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसाच्या आत, उक्त प्रसिद्ध केलेली टीपीएस -१२ योजनेमुळे बाधा पोहचलेल्या कोणत्याही इसमाने उक्त योजनेसंबंधी कोणताही लेखी आक्षेप दस्तऐवजांसह मुख्य नियोजनकार, नैना, यांच्या नावे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळातर्फे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदींनुसार शासनास मंजुरीसाठी सादर करण्यापूर्वी, उक्त अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनेत फेरफार करण्यात येईल. याची कृपया नागरिकांनी नोंद घेऊन, सहकार्य करावे.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

नवी मुंबई,
दिनांक:- ११ ऑक्टोबर २०२३
नोंदणीकृत कार्यालय: निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१

रवींद्रकुमार मानकर
मुख्य नियोजनकार (नैना)

सिडको/जनसंपर्क/३६८/२०२३-२४

Publication of TPS 12 u/s 61(1) Gazette Notice dtd. 17-10-2023 (Newspaper 'रायगड नगरी')

Annexure 8 : Sanction of Draft TPS-12 u/s 68(2) of MR & TP Act, 1966

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ३८(२)] मंगळवार, जुलै ९, २०२४/आषाढ १८, शके १९४६ [पृष्ठे १२, किंमत : रुपये १२.००

असाधारण क्रमांक ५५

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 परीयोजना क्रमांक १२ (टीपीएस - १२)

क्रमांक सिडको/नैना/ न.र.यो. १२/ प्रा.यो./२०२४/१०५, दिनांक ८ जुलै, २०२४

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे 'उक्त अधिनियम' असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उप कलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (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./यूडी -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 १, मार्च, २०१९ अन्वये अंतरिम विकास आराखड्याचे वगळलेले भाग मंजूर केले आहेत;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -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 आराखड्याचे वगळलेले भाग अंशतः मंजूर केले आहे;

Draft Sanction Gazette of TPS 12 u/s 68(2) dtd. 9-07-2024 (Marathi)

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;

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-१४८१६२, द्वारे दिनांक २२ सप्टेंबर, २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) खालील सूचना दि. १४ ऑक्टोबर, २०२२ रोजीचे **महाराष्ट्र शासन राजपत्र**, भाग २ यामध्ये व दि. १९ ऑक्टोबर, २०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात यात 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, दि. 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 ५ व ६ एप्रिल, २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दि. १० जुलै, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-१२ चा कच्चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि महाराष्ट्र टीपीएस नियम, १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) अन्वये प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला;

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

आणि ज्याअर्थी, सहसंचालक, 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 महिन्यांचा म्हणजेच दि. १३ ऑक्टोबर २०२३ हा दिवस धरून त्यापर्यंतचा वाढीव कालावधी दिलेला आहे;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक ३ ऑक्टोबर, २०२३ रोजीच्या पत्र जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ अन्वये टीपीएस -१२ बाबत सल्लामसलत दिली आहे. तसेच टीपीएस -१२ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे;

आणि ज्याअर्थी, नगररचना संचालकांनी सल्लामसलत करताना सुचवलेले आवश्यक बदल टीपीएस -१२ मसुद्यात समाविष्ट करण्यात आलेले आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, टीपीएस -१२ मसुदा तयार करण्याची सूचना असाधारण अधिकृत **महाराष्ट्र शासन राजपत्रात** (भाग-II) दिनांक ११ ऑक्टोबर २०२३ रोजी दैनिक "स्थानिक वृत्तपत्र रायगड नगरी" आणि "द फ्री प्रेस जर्नल" मध्ये दिनांक १७ ऑक्टोबर, २०२३ रोजी प्रकाशित करून, उक्त अधिनियमाच्या कलम ६७ मधील तरतुदींनुसार एक महिन्याच्या आत सूचना/आक्षेप मागविण्यात 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/ ९७३ / सीआर-१०३/१७/ नवि-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत;

आणि ज्याअर्थी, प्राप्त झालेले लेखी आक्षेप विचारात घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि. १ जानेवारी, २०२४ रोजी मंजुरीसाठी सादर करण्यात आली;

Draft Sanction Gazette of TPS 12 u/s 68(2) dtd. 9-07-2024 (Marathi)

आणि ज्याअर्थी, उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको यांनी दि. २ 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 दि. १५ मार्च, २०२४ रोजीचे पत्र. जा. क्र. नरयो क्र. १२ (प्रा.) नैना/कलम ६८(१)/प्र.क्र. ८१/ २४/टीपीव्ही-३/१६९८ पत्रान्वये उक्त अधिनियमाच्या कलम ६८च्या उप-कलम (२) अन्वये प्रारूप नगररचना परियोजना -१२ मंजुरी बाबत सल्लामसलत दिली आहे;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना अधिनियम द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठी कालावधी विचारात घेताना, भारत निवडणूक आयोग किंवा राज्य निवडणूक आयोगाने निवडणुकीच्या संदर्भात आचारसंहितेची अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे;

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

म्हणून, आता या अधिसूचनेद्वारे, दि. १३ सप्टेंबर २०१७ च्या अधिसूचने अन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात येथे एकसंलग्न अशा प्रारूप नगररचना परियोजना क्रमांक १२ (टीपीएस -१२) त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोट-कलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (३) नुसार मंजूर प्रारूप टीपीएस -१२ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीवीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस -१२ सिडकोचे संकेतस्थळ *https://cidco.maharashtra.gov.in//naina* येथेसुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

नवी मुंबई,
दिनांक ८ जुलै २०२४.

विजय सिंघल,
उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको.

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

Draft Sanction Gazette of TPS 12 u/s 68(2) dtd. 9-07-2024 (Marathi)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Notice

[UNDER SECTION 68(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]

Town Planning Scheme No. 12 (TPS-12)

No. CIDCO/NAINA/TPS-12/ Draft Scheme/2024/105, dated 8th July, 2024.

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

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

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1717/MIS-2750/ C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also *vide* Notification No. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June, 2022 and Notification No. TPS-1221/1041/C.R.71/21/EP-29/UD-12, dated 26th July, 2023 has partly sanctioned the Excluded Parts of the DP under section 31(*1*) of the said Act;

And whereas, as per section 60(*1*) of the said Act, CIDCO's Board *vide* Resolution No 12551, dated 2nd April, 2022 had delegated Managing Director, CIDCO (hereinafter will be referred to as "VC&MD") the powers to get the schemes declare its intention. In accordance with the powers delegated by CIDCO Board, VC&MD *vide* CIDCO/CP (NAINA)/TPS-12/2022/E-148162, dated 22nd September, 2022 has accorded approval for declaration of intention for making of Town Planning Scheme No. 12 under section 60(*1*) of the said Act at part of villages bounded by PINK border as shown on declaration plan, namely; Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel, District Raigad and a notice about declaration of making TPS-12 as per provision in section 60(*2*) of the said Act, has been published in the Extraordinary official *Maharashtra Government Gazette* (part-II) dated 14th October, 2022 as well as in the daily newspapers "Ram Prahar" and "The Free Press Journal" on dated 19th October, 2022;

And whereas, the Government of Maharashtra *vide* Notification No. टीपीएस-१२१९/१५२४/प्र.क्र.६४/ १९/ नवि १२, dated 30th December, 2019 and 28th February, 2024 has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Development Plan of NAINA corresponding to proposed special DCR of TPS-12 in accordance with section 59(*1*)(*b*)(*iii*) of the Act for the proper carrying out of the scheme;

Draft Sanction Gazette of TPS 12 u/s 68(2) dtd. 9-07-2024 (English)

And whereas, after conducting owners meet on 5th and 6th April, 2023 with an extension till 18th April, 2023, as per Rule No. 4(*1*) of Maharashtra TPS Rules, 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought *vide* submission dated 10th July 2023 from the Director of Town Planning, GoM, as per section 61(*1*) of the said Act and as per rule No. 4(*2*) of TPS Rules, 1974;

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

And whereas, the Joint Director of Town Planning, Konkan division *vide* Order No, TPS No. 12/NAINA/Sect. 61(*3*)/Time-limit Extension/JTDP-KDN/1885, dated 28th June, 2023 has granted extension of three months' time *i.e.* up to and inclusive of 13th October, 2023 for making and publication of the said draft scheme;

And whereas, the Director of Town Planning *vide* letter जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९, dated 3rd October, 2023 had offered consultation on TPS-12 and also accorded approval for suitable amendment in the sanctioned DP reservation while making provisions in a draft TPS-12 as per provisions of section 59(*2*) of the said Act;

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-12;

And whereas, in accordance with provisions of section 61(*1*) of the said Act, a Notice of making draft TPS-12 had been published in extraordinary official *Maharashtra Government Gazette* (part-II) dated 11th October, 2023 and in local newspapers "Raigad Nagri" and "The Free Press Journal" on dated 17th October, 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act;

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

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(*1*) of the said Act on 1st Jan, 2024;

And whereas, in accordance with sub-section (*2*) of section 68 of the said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State on 2nd Jan, 2024 prior to sanction of Draft Scheme;

And whereas, the Director of Town Planning *vide* letter No जा. क्र. नरयो क्र. 12(प्रा.)नैना/कलम 68(*1*)/प्र.क्र. ८१/२४/टीपीव्ही-३/१६९८, dated 15 March, 2024 had given his consultation for sanction of Draft TPS-12;

And whereas, in accordance with the provisions of section 148(*A*) of the said Act, in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters due to enforcement of any Code of conduct by the Election Commission of India or the State Election Commission in respect of any election shall be excluded;

Draft Sanction Gazette of TPS 12 u/s 68(2) dtd. 9-07-2024 (English)

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

Therefore, now in accordance with the powers delegated to me by the State Government *vide* Notification dated 13th September 2017, the Draft Town Planning Scheme No. 12 (TPS-12) at part of Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel, District Raigad is hereby sanctioned under section 68(*2*) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-12 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 in accordance with sub-section (*3*) of section 68 of the said Act. The same is also uploaded on website of CIDCO *i.e. https://cidco.maharashtra.gov.in//naina* and further can be obtained on payment of prescribed fees.

Navi Mumbai,
Date 8th July 2024.

VIJAY SINGHAL,
Vice Chairman and Managing Director, CIDCO.

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

Draft Sanction Gazette of TPS 12 u/s 68(2) dtd. 9-07-2024 (English)

Annexure 9 : Newspaper Publication of Draft Sanction Gazette Notification in Newspaper



रामप्रहर शनिवार, १३ जुलै २०२४

CIDCO WE MAKE CITIES

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

NOTICE

[UNDER SECTION 68(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]

Town Planning Scheme No. 12 (TPS-12)

No. CIDCO/NAINA/TPS-12/ Draft Scheme/2024/105, dated 8th July 2024

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

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification no. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June, 2022 and Notification No. TPS-1221/1041/C.R.71/21/EP-29/UD-12, dated 26th July, 2023 has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act;

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No 12551, dated 2nd April, 2022 had delegated Managing Director, CIDCO (hereinafter will be referred to as "VC&MD") the powers to get the schemes declare its intention. In accordance with the powers delegated by CIDCO Board, VC&MD vide CIDCO/CP (NAINA)/TPS-12/2022/E-148162 dated 22nd September, 2022 has accorded approval for declaration of intention for making of Town Planning Scheme no. 12 under Section 60(1) of the said Act at part of villages bounded by PINK border as shown on declaration plan, namely; Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel, District Raigad and a notice about declaration of making TPS-12 as per provision in Section 60(2) of the said Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 14th October, 2022 as well as in the daily newspapers "Ram Prahar" and "The Free Press Journal" on dated 19th October, 2022;

And whereas, the Government of Maharashtra vide Notification No टीपीएस-१२१९/१५२४/प्र.क्र.६४/ १९/नवि १२ dated 30th December, 2019 and 28th February, 2024 has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Development Plan of NAINA corresponding to proposed special DCR of TPS-12 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme.

And whereas, after conducting owners meet on 5th and 6th April, 2023 with an extension till 18th April, 2023, as per Rule No. 4(1) of Maharashtra TPS Rules, 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought vide submission dated 10th July 2023 from the Director of Town Planning, GoM, as per section 61(1) of the said Act and as per rule no. 4(2) of TPS Rules, 1974;

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

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No 12/NAINA/Sect 61(3)/Time-limit Extension/JTDP-KDN/1885, dated 28th June, 2023 has granted extension of three months' time i.e. up to and inclusive of 13th October, 2023 for making and publication of the said draft scheme;

And whereas, the Director of Town Planning vide letter जा.क्र.वि.वी.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ dated 3rd October, 2023 had offered consultation on TPS-12 and also accorded approval for suitable amendment in the sanctioned DP reservation while making provisions in a draft TPS-12 as per provisions of section 59(2) of the said Act.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-12.

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-12 had been published in extraordinary official Maharashtra Government Gazette (part-II) dated 11th October, 2023 and in local newspapers "Raigad Nagri" and "The Free Press Journal" on dated 17th October, 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

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

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the Said Act on 1st Jan, 2024.

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State on 2nd Jan, 2024 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter No जा. क्र. नरयो क्र. 12(प्रा.)नैना/कलम 68(1)/प्र.क्र. ८१/ २४/टीपीव्ही-३/१६९८ dated 15 March, 2024 had given his consultation for sanction of Draft TPS-12.

And whereas, in accordance with the provisions of section 148(A) of the said Act, in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters due to enforcement of any Code of conduct by the Election Commission of India or the State Election Commission in respect of any election shall be excluded.

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

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the **Draft Town Planning Scheme No 12 (TPS-12)** at part of Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-12 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the Said Act. The same is also uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in//naina and further can be obtained on payment of prescribed fees.

Place: Navi Mumbai

Date : 8/7/2024

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

Vijay Singhal
Vice Chairman & Managing Director,
CIDCO

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परीयोजना क्रमांक १२ (टीपीएस – १२)
क्र. सिडको/नैना/ न.र.वो. १२/ प्रा.सी./२०२४/१०५, दिनांक ८ जुलै, २०२४

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (वेळून पुढे उक्त अधिनियम असे निर्देशित 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.-९८/१२/नवि-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (वेळून 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 (वेळून 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 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;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -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 अंशत: मंजूर केले आहे;

आणि ज्याअर्थी सिडको संचालक मंडळाच्या ठराव क्र. १२५५१ दिनांक २ एप्रिल, २०२२ अन्वये नगर रचना परीयोजना 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 २ एप्रिल, २०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नैना/२०२२/ E-१४८१६२ द्वारे दिनांक २२ सप्टेंबर, २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) खालील सूचना दि. १४ ऑक्टोबर, २०२२ रोजीचे महाराष्ट्र शासन राजपत्र, भाग २ यामध्ये व दि. १९ ऑक्टोबर, २०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात यात प्रकाशित करण्यात आली आहे.

आणि ज्याअर्थी, परीयोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ब)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१९/२३८२/प्र.क्र.१८६/१९/नवि-१२ दि. 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 ५ व ६ एप्रिल, २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दि. १०जुलै, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-१२ 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) अन्वये प्रसिद्धीपूर्व सह्या मसलतीसाठी पाठविण्यात आला.

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

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ३ ऑक्टोबर, २०२३ रोजीच्या पत्र जा.क्र.वि.वी.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ अन्वये टीपीएस -१२ बाबत सह्यामसलत दिली आहे. तसेच टीपीएस -१२ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी, नगररचना संचालकांनी सह्यामसलत करताना सुचवलेले आवश्यक बदल टीपीएस -१२ मसुद्यात समाविष्ट करण्यात आलेले आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, टीपीएस -१२ मसुदा तयार करण्याची सूचना असाधारण अधिकृत महाराष्ट्र शासन राजपत्रात (भाग-II) दिनांक ११ ऑक्टोबर २०२३ रोजी दैनिक स्थानिक वृत्तपत्र रायगड नगरी आणि द फ्री प्रेस जर्नल मध्ये दिनांक १७ ऑक्टोबर, २०२३ रोजी प्रकाशित करून, उक्त अधिनियमाच्या कलम ६७ मधील तरतुदींनुसार एक महिन्याच्या आत सूचना/आक्षेप मागविण्यात 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/ ९७३ / सीआर-१०३/१७/ नवि-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्थी, प्राप्त झालेल्या लेखी आक्षेप विचारात घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि १ जानेवारी, २०२४ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्थी उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको यांनी दि २ जानेवारी, २०२४ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सह्यामसलत मागितली आहे.

आणि ज्याअर्थी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दि १५ मार्च, २०२४ रोजीचे पत्र. जा. क्र. नरयो क्र. १२ (प्रा.) नैना/ कलम ६८(१)/प्र.क्र. ८१/ २४/टीपीव्ही-३/१६९८ पत्रान्वये उक्त अधिनियमाच्या कलम ६८च्या उप-कलम २ अन्वये प्रारूप नगर रचना परियोजना -१२ मंजुरी बाबत सह्यामसलत दिली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना अधिनियम द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठी कालावधी विचारात घेतांना, भारत निवडणूक आयोग किंवा राज्य निवडणूक आयोगाने निवडणुकीच्या संदर्भात आचारसंहितेची अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे.

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

म्हणून, आता या अधिसूचनेद्वारे, दि १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महाळुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात येथे एकसंलग्न असा **प्रारूप नगररचना परीयोजना क्रमांक १२ (टीपीएस -१२)** त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस -१२ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस -१२ सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथेसुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

स्थळ : नवी मुंबई
दिनांक : ८/०७/२०२४
नोंदणीकृत कार्यालय: निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१

विजय सिंघल
उपाध्यक्ष व व्यवस्थापकीय संचालक,
सिडको

CIDCO/PR/094/2024-25

Draft Sanction Gazette Notice of TPS 12 u/s 68(2) dtd. 13-07-2024 (Newspaper 'रामप्रहर')

Mumbai, Saturday July 13, 2024 | THE FREE PRESS JOURNAL

CIDCO
WE MAKE CITIES

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

NOTICE

[UNDER SECTION 68(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]

Town Planning Scheme No. 12 (TPS-12)

No. CIDCO/NAINA/TPS-12/ Draft Scheme/2024/105, dated 8th July 2024

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

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification no. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June, 2022 and Notification No. TPS-1221/1041/C.R.71/21/EP-29/UD-12, dated 26th July, 2023 has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act;

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No 12551, dated 2nd April, 2022 had delegated Managing Director, CIDCO (hereinafter will be referred to as "VC&MD") the powers to get the schemes declare its intention. In accordance with the powers delegated by CIDCO Board, VC&MD vide CIDCO/CP (NAINA)/TPS-12/2022/E-148162 dated 22nd September, 2022 has accorded approval for declaration of intention for making of Town Planning Scheme no. 12 under Section 60(1) of the said Act at part of villages bounded by PINK border as shown on declaration plan, namely; Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel, District Raigad and a notice about declaration of making TPS-12 as per provision in Section 60(2) of the said Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 14th October, 2022 as well as in the daily newspapers "Ram Prahar" and "The Free Press Journal" on dated 19th October, 2022;

And whereas, the Government of Maharashtra vide Notification No टीपीएस-१२१९/१५२४/प्र.क्र.६४/ १९/नवि १२ dated 30th December, 2019 and 28th February, 2024 has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Development Plan of NAINA corresponding to proposed special DCR of TPS-12 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme.

And whereas, after conducting owners meet on 5th and 6th April, 2023 with an extension till 18th April, 2023, as per Rule No. 4(1) of Maharashtra TPS Rules, 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought vide submission dated 10th July 2023 from the Director of Town Planning, GoM, as per section 61(1) of the said Act and as per rule no. 4(2) of TPS Rules, 1974;

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

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No 12/NAINA/Sect 61(3)/Time-limit Extension/JTDP-KDN/1885, dated 28th June, 2023 has granted extension of three months' time i.e. up to and inclusive of 13th October, 2023 for making and publication of the said draft scheme;

And whereas, the Director of Town Planning vide letter जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ dated 3rd October, 2023 had offered consultation on TPS-12 and also accorded approval for suitable amendment in the sanctioned DP reservation while making provisions in a draft TPS-12 as per provisions of section 59(2) of the said Act.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-12.

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-12 had been published in extraordinary official Maharashtra Government Gazette (part-II) dated 11th October, 2023 and in local newspapers "Raigad Nagri" and "The Free Press Journal" on dated 17th October, 2023 for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

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

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the Said Act on 1st Jan, 2024.

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State on 2nd Jan, 2024 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter No जा. क्र. नरयो क्र. 12(प्रा.)नैना/कलम 68(1)/प्र.क्र. ८९/ २४/टीपीव्ही-३/१६९८ dated 15 March, 2024 had given his consultation for sanction of Draft TPS-12.

And whereas, in accordance with the provisions of section 148(A) of the said Act, in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters due to enforcement of any Code of conduct by the Election Commission of India or the State Election Commission in respect of any election shall be excluded.

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

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the **Draft Town Planning Scheme No 12 (TPS-12)** at part of Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-12 scheme book, plans thereof along with corresponding Special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the Said Act. The same is also uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in/naina and further can be obtained on payment of prescribed fees.

Place: Navi Mumbai

Date : 8/7/ 2024

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

Vijay Singhal
Vice Chairman & Managing Director,
CIDCO

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परीयोजना क्रमांक १२ (टीपीएस – १२)
क्र. सिडको/नैना/ न.र.यो. १२/ प्रा.यो./२०२४/१०५, दिनांक ८ जुलै, २०२४

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या 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.-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./यूडी -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;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -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 अंशत: मंजूर केले आहे;

आणि ज्याअर्थी सिडको संचालक मंडळाच्या ठराव क्र. १२५५१ दिनांक २ एप्रिल, २०२२ अन्वये नगर रचना परीयोजना 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 २ एप्रिल, २०२२ रोजीच्या ठराव क्र. १२५५१ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून क्र. सिडको/नैना/२०२२/ E-१४८१६२ द्वारे दिनांक २२ सप्टेंबर, २०२२ रोजी, पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात उक्त अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार नगररचना परीयोजना क्र. १२ करण्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) खालील सुचना दि. १४ ऑक्टोबर, २०२२ रोजीचे महाराष्ट्र शासन राजपत्र, भाग २ यामध्ये व दि. १९ ऑक्टोबर, २०२२ रोजीच्या मराठी दैनिक रामप्रहर व द फ्री प्रेस जर्नल या इंग्रजी वृत्तपत्रात यात प्रकाशित करण्यात आली आहे.

आणि ज्याअर्थी, परीयोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५१(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१९/२३८२/प्र.क्र.१८६/१९/नवि-१२ दि. 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 ५ व ६ एप्रिल, २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करुन आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दि. १०जुलै, २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-१२ 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) अन्वये प्रसिद्धीपूर्व सह्या मसलतीसाठी पाठविण्यात आला.

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

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ३ ऑक्टोबर, २०२३ रोजीच्या पत्र जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ अन्वये टीपीएस -१२ बाबत सह्यामसलत दिली आहे. तसेच टीपीएस -१२ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी, नगररचना संचालकांनी सह्यामसलत करताना सुचवलेले आवश्यक बदल टीपीएस -१२ मसुद्यात समाविष्ट करण्यात आलेले आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, टीपीएस -१२ मसुदा तयार करण्याची सूचना असाधारण अधिकृत महाराष्ट्र शासन राजपत्रात (भाग-II) दिनांक ११ ऑक्टोबर २०२३ रोजी दैनिक स्थानिक वृत्तपत्र रायगड नगरी आणि द फ्री प्रेस जर्नल मध्ये दिनांक १७ ऑक्टोबर, २०२३ रोजी प्रकाशित करून, उक्त अधिनियमाच्या कलम ६७ मधील तरतुदीनुसार एक महिन्याच्या आत सूचना/आक्षेप मागविण्यात 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/ ९७३ / सीआर-१०३/१७/ नवि-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्थी, प्राप्त झालेल्या लेखी आक्षेप विचारात घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि १ जानेवारी, २०२४ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्थी उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको यांनी दि २ जानेवारी, २०२४ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सह्यामसलत मागितली आहे.

आणि ज्याअर्थी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दि १५ मार्च, २०२४ रोजीचे पत्र. जा. क्र. नरयो क्र. १२ (प्रा.) नैना/ कलम ६८(१)/प्र.क्र. ८१/ २४/टीपीव्ही-३/१६९८ पत्रान्वये उक्त अधिनियमाच्या कलम ६८च्या उप-कलम २ अन्वये प्रारूप नगर रचना परियोजना -१२ मंजुरी बाबत सह्यामसलत दिली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना अधिनियम द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठी कालावधी विचारात घेतांना, भारत निवडणूक आयोग किंवा राज्य निवडणूक आयोगाने निवडणुकीच्या संदर्भात आचारसंहितेची अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे.

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

म्हणून, आता या अधिसूचनेद्वारे, दि १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोर्बे, रीटघर, उमरोली, उसर्ली बु. आणि वाकडी गावांच्या काही भागात येथे एकसंलग्न असा **प्रारूप नगररचना परीयोजना क्रमांक १२ (टीपीएस –१२)** त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस -१२ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस -१२ सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथेसुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

स्थळ : नवी मुंबई
दिनांक : ८/०७/२०२४
नोंदणीकृत कार्यालय: निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१

विजय सिंघल
उपाध्यक्ष व व्यवस्थापकीय संचालक,
सिडको

CIDCO/PR/094/2024-25

Draft Sanction Gazette Notice of TPS 12 u/s 68(2) dtd. 13-07-2024
(Newspaper 'The Free Press Journal')

Annexure 10 : Appointment of Arbitratorby Govt. dtd. 7-08-2024

प्रारुप नगर रचना योजना-नैना
प्रारुप नगर रचना योजना नैना क्र.१२
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ७२(१) अन्वये लवाद यांची नियुक्ती करणेबाबत...

महाराष्ट्र शासन
नगर विकास विभाग,
शासन निर्णय क्र. टिपीएस-१२२४/१३४३/प्र.क्र.७८/२४/न.र.यो.१२/नवि-१२
४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई-४०० ०३२.
दिनांक :- ०७ ऑगस्ट, २०२४.

शासन निर्णय :- सोबतची शासकीय अधिसुचना (मराठी व इंग्रजी) महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(निर्मलकुमार चौधरी)
उप सचिव, महाराष्ट्र शासन

प्रत :-
१) मा.मुख्यमंत्री महोदयांचे अपर मुख्य सचिव, मंत्रालय, मुंबई.
२) मा.उपमुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई.
३) मा.अध्यक्ष विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
४) मा.सभापती विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
५) मा.विरोधी पक्षनेते विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६) मा.विरोधी पक्षनेते विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७) मा.मुख्य सचिव, महाराष्ट्र शासन, मंत्रालय, मुंबई.
८) मा.प्रधान सचिव (नवि-१) नगर विकास विभाग, मंत्रालय, मुंबई.
९) मा.उपसचिव (नगर रचना), मंत्रालय, मुंबई.

प्रति :-
१) व्यवस्थापकिय संचालक (नैना), सिडको, सिडको भवन, बेलापूर, नवी मुंबई.
२) संचालक, नगर रचना, महाराष्ट्र राज्य,पुणे.
३) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, बेलापूर, नवी मुंबई.
४) श्री.एस.व्ही.सुर्वे, निवृत्त उपसंचालक, नगर रचना.
५) सहायक संचालक, नगर रचना, रायगड-अलिबाग शाखा, जि. रायगड.
६) व्यवस्थापक, शासकीय मुद्रणालय,चर्नी रोड, मुंबई.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१ कोकण विभागीय पुरवणीमध्ये प्रसिध्द करुन त्यांच्या प्रत्येकी ५ प्रती या विभागास, व्यवस्थापकिय संचालक (नैना), सिडको, सिडको भवन, नवी मुंबई, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई, व सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग शाखा यांना पाठवाव्यात.)

७) कक्ष अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई
२/- त्यांना विनंती की, सदरहू अधिसुचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
८) निवडनस्ती (कार्यासन नवि-१२).

kalam ३७ letter

महाराष्ट्र शासन

नगर विकास विभाग

मुख्य इमारत, ४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई-४०० ०३२.

दिनांक :- ०७ ऑगस्ट, २०२४.

अधिसुचना

क्रमांक-टिपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नरयो-१२/नवि-१२,

ज्याअर्थी, शासनाच्या नगर विकास विभागाकडील अधिसूचना क्र. टिपीएस-१८१७/ ९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना 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 करुन उपाध्यक्ष आणि व्यवस्थापकिय संचालक, सिडको यांनी उक्त अधिनियमाच्या कलम ६८ उप-कलम(२) अन्वये अधिसूचना क्र. सिडको/नैना/ न.र.यो.१२/२०२४/१०५, दि.८ जुलै, २०२४ अन्वये मौ.चिंचवली तर्फे वाजे(भाग), कोंडले(भाग), महाळुंगी(भाग), मोर्बे(भाग), रीटघर(भाग), उमरोली(भाग), उसर्ली बु.(भाग) आणि वाकडी(भाग), ता.पनवेल, जि.रायगड या क्षेत्रासाठीची प्रारुप नगर रचना योजना क्र.१२ मंजूर करण्यात आली असून, सदरची नगर रचना योजना ही शासन राजपत्रामध्ये दि.०९/०७/२०२४ रोजी प्रसिध्द करण्यात आली आहे. (यापुढे जिचा उल्लेख "उक्त प्रारुप योजना" असा केला आहे);

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२(१) अन्वये उक्त प्रारुप योजना शासन राजपत्रात प्रसिध्द झालेल्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त प्रारुप योजनेकरीता लवाद म्हणून काम करणेसाठी श्री.एस.व्ही.सुर्वे, निवृत्त उपसंचालक, नगर रचना यांनी संमती दिली आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ७२ उप-कलम (१) अन्वये आणि महाराष्ट्र नगर रचना योजना नियम, १९७४ मधील नियम क्र.११ नुसार प्राप्त अधिकारात शासन याद्वारे श्री.एस.व्ही.सुर्वे, निवृत्त उपसंचालक, नगर रचना यांची उक्त प्रारुप योजनेसाठी लवाद म्हणून तात्काळ नियुक्ती करीत आहे. त्यांचे परिश्रमिक व भत्ते शासन निर्णय क्र.संकिर्ण-२७१५/प्र.क्र.१००/१३/, दिनांक १७/१२/२०१६ 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 नावांने,

नगर विकास विभाग,

(निर्मलकुमार चौधरी)

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, 4th Floor, Main Building, Mumbai-400032.
Dated :- 7 August, 2024.

NOTIFICATION

No. TPS-1224/1343/C.R.78/24/TPS-12/UD-12,

Whereas, the Draft Town Planning Scheme No.12 of villages Chinchavali tarf Waje(pt), Kondale(pt), Mahalungi(pt), Morbe(pt), Ritghar(pt), Umroli(pt), Usarli Bk.(pt) and Vakadi(pt), Taluka Panvel, Dist-Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO vide Notification No.CIDCO/NAINA/TPS-12/Draft Scheme/2024/105, dated the 8th July, 2024, under sub-section (2) of the Section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act no. XXXVII of 1966) (hereinafter referred to as "the said Act") as per the powers delegated under Section 151(1) by the Government in Urban Development Department vide Notification No.TPS-1817/973 /C.R.103/17/UD-13, dated 13th September, 2017 of the said Act and has published in Government Gazette dated 09/07/2024 (hereinafter referred to as "the said Draft Scheme") ;

And whereas, as per the provisons 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.S.V.Surve, Retired Deputy 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 Maharshtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, appoints Shri.S.V.Surve, Retired Deputy 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 17/12/2016 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 11 : Gazette Notification of Appointment of an Arbitrator

नगरविकास विभाग

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

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/१३४३/प्र.क्र.७८/२४/नरयो-१२/नवि-१२.—ज्याअर्थी,शासनाच्या नगरविकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१८१७/ ९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७)(यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आला आहे) च्या कलम १५१(१) अन्वये प्रदान केलेल्या अधिकाराचा वापर करून उपाध्यक्ष आणि व्यवस्थापकीय संचालक, सिडको यांनी उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) अन्वये अधिसूचना क्र. सिडको/नैना/ न.र.यो.१२/२०२४/१०५, दिनांक ८ जुलै २०२४ अन्वये मौ. चिंचवली तर्फे वाजे (भाग), कोंडले (भाग), महाळुंगी (भाग), मोर्बे (भाग), रीटघर (भाग), उमरोली (भाग), उसर्ली बु. (भाग) आणि वाकडी (भाग), ता. पनवेल, जि. रायगड या क्षेत्रासाठीची प्रारूप नगरचना योजना क्र. १२ मंजूर करण्यात आली असून, सदरची नगररचना योजना ही **शासन राजपत्रामध्ये**, दिनांक ९ जुलै २०२४ रोजी प्रसिद्ध करण्यात आली आहे. (यापुढे जिचा उल्लेख " उक्त प्रारूप योजना " असा केला आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२(१) अन्वये उक्त प्रारुप योजना **शासन राजपत्रात** प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त प्रारुप योजनेकरीता लवाद म्हणून काम करणेसाठी श्री.एस. व्ही. सुर्वे, निवृत्त उपसंचालक, 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.एस. व्ही. सुर्वे, निवृत्त उप संचालक, नगररचना यांची उक्त प्रारुप योजनेसाठी लवाद म्हणून तात्काळ नियुक्ती करीत आहे. त्यांचे परिश्रमिक व भत्ते शासन निर्णय क्रमांक संकिर्ण-२७१५/प्र.क्र.१००/१३, दिनांक १७ डिसेंबर २०१६ नुसार राहतील. तसेच लवाद यांना आवश्यक ते सर्व सहाय्य व त्यांच्यावर देण्यात आलेल्या जबाबदा-या पार पाडण्यासाठी स्वतंत्र कार्यालय व इतर अत्यावश्यक सोयी सुविधा पुरविण्याबाबत सिडकोस सूचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

Appointment of Arbitrator u/s 72(1) Gazette Notification dtd. 10 to16-10-2024 (Marathi)

URBAN DEVELOPMENT DEPARTMENT

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

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1224/1343/C.R.78/24/TPS-12/UD-12.—Whereas,the Draft Town Planning Scheme No.12 of villages Chinchavali tarf Waje (pt), Kondale (pt), Mahalungi (pt), Morbe (pt), Ritghar (pt), Umroli (pt), Usarli Bk. (pt) and Vakadi (pt), Taluka Panvel, Dist. Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO *vide* Notification No.CIDCO/NAINA/TPS-12/ Draft Scheme/2024/105, dated the 8th July 2024, under sub-section (*2*) of the Section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as " the said Act ") as per the powers delegated under Section 151(1) by the Government in Urban Development Department *vide* Notification No.TPS-1817/973 /C.R.103/ 17/UD-13, dated 13th September, 2017 of the said Act and has published in *Government Gazette* dated 9th July 2024 (hereinafter referred to as " the said Draft Scheme ") ;

And whereas, as per the provisons 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 S. V. Surve, Retired Deputy 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 S. V. Surve, Retired Deputy 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.

Appointment of Arbitrator u/s 72(1) Gazette Notification dtd. 10 to16-10-2024 (English)

Annexure 12 : Gazette Notification of Commencement of Duties by Arbitrator

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ६८(४)] शुक्रवार, ऑक्टोबर ११, २०२४/आश्विन १९, शके १९४६ [पृष्ठे ३, किंमत : रुपये १२.००

असाधारण क्रमांक ११०

प्राधिकृत प्रकाशन

लवाद यांचे कार्यालय

नगररचना परियोजना, नैना क्र. १२

(चिंचवली तर्फ वाजे, कोंडले, महालुंगी, मोरवे, रितघर, उमरोली, उसर्ली बु. आणि वाकडी)

नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.

जाहीर सूचना

(महाराष्ट्र नगररचना परियोजना नियम, १९७४ च्या नियम क्र. १३(१) अन्वये)

क्रमांकः लवाद / नरयो-१२/ सर्वसाधारण /२०२४/०१, दिनांक ३ ऑक्टोबर २०२४

ज्याअर्थी, रायगड जिल्ह्याच्या पनवेल तहसिलमधील उल्लेखिलेल्या गावातील काही भागात प्रारूपनगररचना परियोजना, नैना क्र. १२ (चिंचवली तर्फ वाजे, कोंडले, महालुंगी, मोरवे, रितघर, उमरोली, उसर्ली बु. आणि वाकडी) 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 अधिकारांचा 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. १२/प्रा.यो./२०२४/१०५, दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्राच्या** असाधारण भाग २ मध्ये दिनांक ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने अधिसूचना क्र. टीपीएस/१२२४/१३४३/प्र. क्र.७८/२४/नरयो १२, दिनांक ७ ऑगस्ट २०२४ अन्वये श्री. एस. व्ही. सुर्वे, निवृत्त उप संचालक नगररचना यांची नेमणूक महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ७२ च्या पोट-कलम (१) प्रमाणे उक्त मंजूर प्रारूप नगररचना परियोजना नैना, क्र. १२ साठी लवाद म्हणून केलेली आहे.

Arbitrator Commencement Duties Gazette Notification dtd. 11-10-2024 (Marathi)

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम, १९७४ च्या नियम क्र. १३ (१) अन्वये लवादाने जाहीर नोटीस प्रसिद्ध करून लवादाने त्याचे कामकाज केव्हांपासून सुरू केलेले आहे हे उक्त परियोजनेत समाविष्ट केलेल्या जागांच्या मालकाना कळविणे आवश्यक आहे म्हणून मी निम्नस्वाक्षरीकार लवाद महाराष्ट्र नगररचना परियोजना नियम, १९७४ च्या नियम क्र. १३ (१) प्रमाणे या नोटीसीद्वारे असे जाहीर करतो की उक्त नगररचना परियोजना, नैना क्र. १२ ची लवादीय कर्तव्ये पार पाडण्यास दिनांक ३ ऑक्टोबर २०२४ पासून सुरुवात केली आहे.

सर्व जमीन मालक किंवा हितसंबंधीत व्यक्ती, ज्यांच्या जागा उक्त मंजूर प्रारूप परियोजनेत समाविष्ट करण्यात आलेल्या आहेत त्यांना सुनावणी देणेसाठी आणि त्यांच्या हरकती अगर सूचना सादर करण्यासाठी विहित नमुन्यातील फॉर्म क्र. ४ मधील नोटीस योग्यवेळी बजावण्यात येणार आहेत.

तसेच असे कळविण्यात येत आहे की ज्या मालकांच्या मिळकतीना अगर हक्कांना उक्त प्रारूप नगररचना परियोजना तयार केल्यामुळे अपायकारकरित्या बाधा पोचलेली असेल तर ते महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम १०२ मधील तरतुदींप्रमाणे नुकसानभरपाई मिळण्यासाठी निम्नस्वाक्षरीकार लवाद यांचेकडे ही जाहीर नोटीस **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून साठ दिवसात मागणी करण्यास पात्र राहतील.

सु. व. सुर्वे,
लवाद,
नगररचना परियोजना, नैना क्र. १२.

दिनांक ३ ऑक्टोबर २०२४.

Arbitrator Commencement Duties Gazette Notification dtd. 11-10-2024 (Marathi)

OFFICE OF THE ARBITRATOR,

TOWN PLANNING SCHEME, NAINA NO. 12

(Chinchavali tarf Vaje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi)

NAINA Office, 7th Floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai, 400 614

Public Notice

(Under Rule no.13(*1*) of the Maharashtra Town Planning Schemes Rules, 1974)

No. ARB/TPS-12/GEN/2024/01, Dated 3rd October 2024

Whereas, in the parts of villages mentioned hereinafter situated in Panvel Tahsil of District Raigad, the Draft Town Planning Scheme, NAINA No. 12 (Chinchavali tarf Vaje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi) has been sanctioned by the Vice President and Managing Director, CIDCO under sub-section (*2*) of Section 68 of the Maharashtra Regional and Town Planning Act, 1966 *vide* his Notification No. CIDCO/NAINA/TPS-12/Draft Scheme/2024/105; dated 8th July 2024 in exercise of the powers delegated to him *vide* Urban Development Department Notification No. TPS-1817/973/CR-103/17/UD-13; dated 13th September 2017. The said notification has been published in the *Maharashtra Government Gazette*, Extra-Ordinary, Part II, dated 9th July 2024;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator for the said sanctioned Draft Town Planning Scheme No. 12 *vide* its Notification No. TPS-1224/1343/CR-78/24/TPS-12/US-12, dated 7th August 2024 as provided under sub-section (*1*) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 to carry out his duties as per the said Act;

And Whereas, the Arbitrator is required under Rule No. 13 (*1*) of the Maharashtra Town Planning Schemes Rules, 1974 to publish a notice to inform the owners of the lands included in the said scheme from when he has commenced his duties;

Now, therefore, I, the undersigned as Arbitrator declare by this notice that I have commenced the duties of the Arbitrator in respect of said Town Planning Scheme No. 12 from 3rd October 2024 as provided under Rule No. 13 (*1*) of the Maharashtra Town Planning Schemes Rules, 1974.

All the owners or persons interested in the lands included in this Scheme will be served with special notices in the prescribed Form No. 4 in due course to give hearing and submit their suggestions and objections in respect of the said draft sanctioned Scheme;

Further, it is informed to those whose properties or rights have been injuriously affected by making of this draft Town Planning Scheme can make a claim of compensation with sufficient proofs and reasons before the undersigned as provided under section 102 of the Maharashtra Regional and Town Planning Act, 1966 within a period of sixty days from the date of appearing this public notice in the *Maharashtra Government Gazette*.

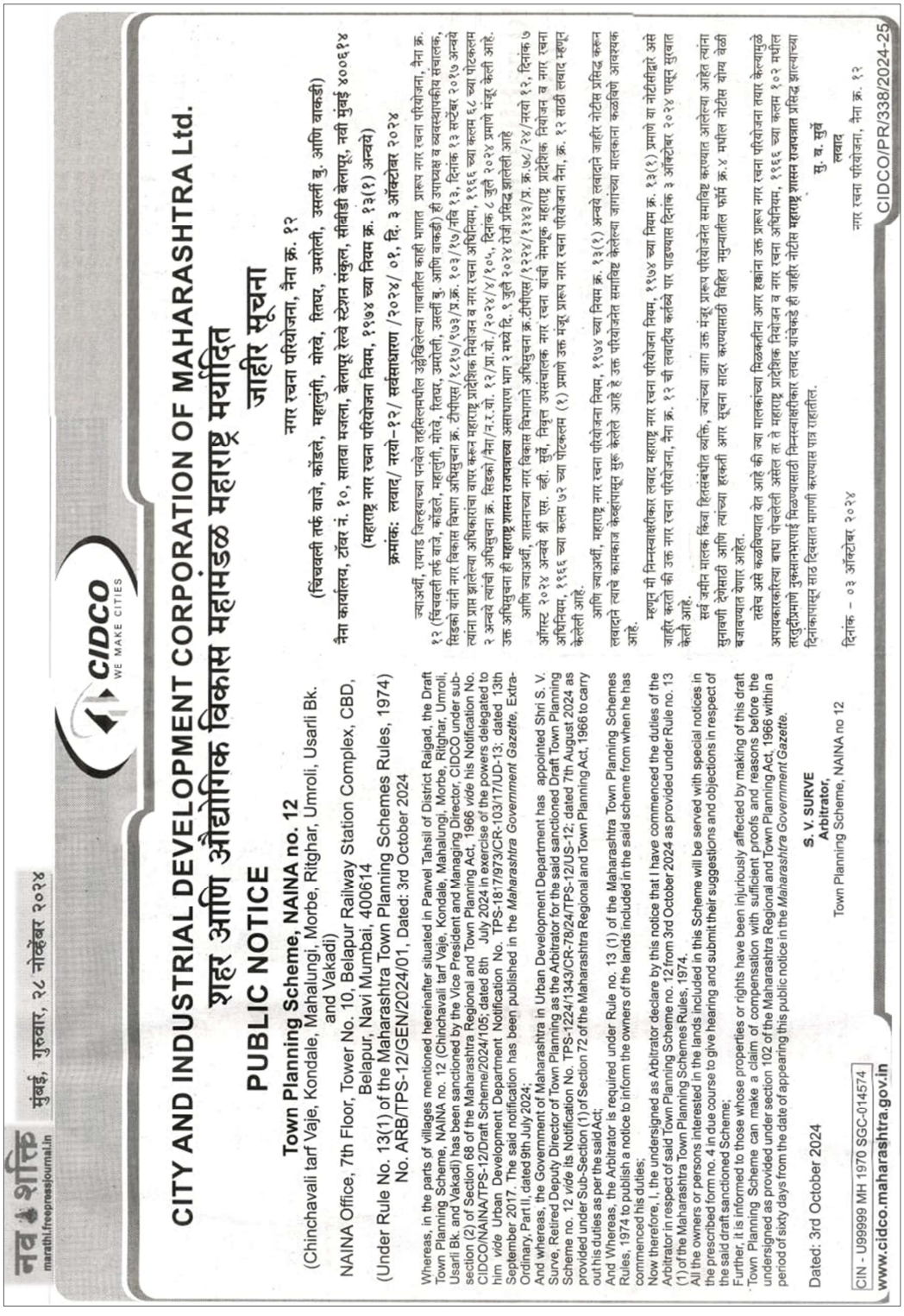
S. V. SURVE,
Arbitrator,
Town Planning Scheme, NAINA No. 12.

Dated : 3rd October 2024.

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

Arbitrator Commencement Duties Gazette Notification dtd. 11-10-2024 (English)

Annexure 13 : Newspaper publication of Arbitrator Commencement of Duties in Newspaper



नव शक्ति marathi.freepressjournal.in मुंबई, गुरुवार, २८ नोव्हेंबर २०२४

CIDCO WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

जाहीर सूचना

Town Planning Scheme, NAINA no. 12

(Chinchavali tarf Vaje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi)

NAINA Office, 7th Floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai, 400614

(Under Rule No. 13(1) of the Maharashtra Town Planning Schemes Rules, 1974)
No. ARB/TPS-12/GEN/2024/01, Dated: 3rd October 2024

Whereas, in the parts of villages mentioned hereinafter situated in Panvel Tahsil of District Raigad, the Draft Town Planning Scheme, NAINA no. 12 (Chinchavali tarf Vaje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi) has been sanctioned by the Vice President and Managing Director, CIDCO under sub-section (2) of Section 68 of the Maharashtra Regional and Town Planning Act, 1966 *vide* his Notification No. CIDCO/NAINA/TPS-12/Draft Scheme/2024/105; dated 8th July 2024 in exercise of the powers delegated to him *vide* Urban Development Department Notification No. TPS-1817/973/CR-103/17/UD-13; dated 13th September 2017. The said notification has been published in the *Maharashtra Government Gazette*, Extra-Ordinary, Part II, dated 9th July 2024;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator for the said sanctioned Draft Town Planning Scheme no. 12 *vide* its Notification No. TPS-1224/1343/CR-78/24/TPS-12/US-12; dated 7th August 2024 as provided under Sub-Section (1) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 to carry out his duties as per the said Act;

And Whereas, the Arbitrator is required under Rule no. 13 (1) of the Maharashtra Town Planning Schemes Rules, 1974 to publish a notice to inform the owners of the lands included in the said scheme from when he has commenced his duties;

Now therefore, I, the undersigned as Arbitrator declare by this notice that I have commenced the duties of the Arbitrator in respect of said Town Planning Scheme no. 12 from 3rd October 2024 as provided under Rule no. 13 (1) of the Maharashtra Town Planning Schemes Rules, 1974.

All the owners or persons interested in the lands included in this Scheme will be served with special notices in the prescribed form no. 4 in due course to give hearing and submit their suggestions and objections in respect of the said draft sanctioned Scheme;

Further, it is informed to those whose properties or rights have been injuriously affected by making of this draft Town Planning Scheme can make a claim of compensation with sufficient proofs and reasons before the undersigned as provided under section 102 of the Maharashtra Regional and Town Planning Act, 1966 within a period of sixty days from the date of appearing this public notice in the *Maharashtra Government Gazette*.

S. V. SURVE
Arbitrator,
Town Planning Scheme, NAINA no 12

Dated: 3rd October 2024

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

(चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोरबे, रितघर, उमरोली, उसर्ली बु. आणि वाकडी)

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

(महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(१) अन्वये)

क्रमांक: लवाद/ नरचो–१२/ सर्वसाधारण /२०२४/ ०१, दि. ३ ऑक्टोबर २०२४

ज्याअर्थी, रायगड जिल्ह्याच्या पनवेल तहसिलमधील उद्धृखिलेल्या गावातील काही भागात प्रारूप नगर रचना परियोजना, नैना क्र. १२ (चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोरबे, रितघर, उमरोली, उसर्ली बु. आणि वाकडी) ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी नगर विकास विभाग अधिसूचना क्र. टीपीएस/१८१५/९७३/प्र.क्र. १०३/१५/नवि १३, दिनांक १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकारांचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८ च्या पोटकलम २ अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/न.र.वा. १२/प्रा.वा./२०२४/४/१०५, दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्राच्या असाधारण भाग २ मध्ये दि. ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने अधिसूचना क्र.टीपीएस/१२२४/१३४३/प्र. क्र.७८/२४/नरचो १२, दिनांक ७ ऑगस्ट २०२४ अन्वये श्री एस. व्ही. सुर्वे, निवृत्त उपसंचालक, नगर रचना यांची नेमणूक महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२ च्या पोटकलम (१) प्रमाणे उक्त मंजूर प्रारूप नगर रचना परियोजना नैना, क्र. १२ साठी लवाद म्हणून केलेली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(१) अन्वये लवादाने जाहीर नोटीस प्रसिद्ध करून लवादाने त्याचे कामकाज केव्हापासून सुरू केलेले आहे हे उक्त परियोजनेत समाविष्ट केलेल्या जमीनच्या मालकांना कळविणे आवश्यक आहे.

म्हणून मी निम्नस्वाक्षरीकार लवाद महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(१) प्रमाणे या नोटीसीद्वारे असे जाहीर करतो की उक्त नगर रचना परियोजना, नैना क्र. १२ ची लवादीय कर्तव्ये पार पाडण्यास दिनांक ३ ऑक्टोबर २०२४ पासून सुरवात केली आहे.

सर्व जमीन मालक किंवा हितसंबंधीत व्यक्ति, ज्यांच्या जागा उक्त मंजूर प्रारूप परियोजनेत समाविष्ट करण्यात आलेल्या आहेत त्यांना सुनावणी देण्यासाठी आणि त्याच्या हरकती अगर सूचना सादर करण्यासाठी विहित नमुन्यातील फॉर्म क्र.४ मधील नोटीस योग्य वेळी बजावण्यात येणार आहेत.

तसेच असे कळविण्यात येत आहे की ज्या मालकांच्या मिळकतीना अगर हक्कांना उक्त प्रारूप नगर रचना परियोजना तयार केल्यामुळे अपायकारकरित्या बाधा पोचलेली असेल तर ते महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम १०२ मधील तरतुदीमणे नुकसानभरपाई मिळण्यासाठी निम्नस्वाक्षरीकार लवाद यांचेकडे ही जाहीर नोटीस महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून साठ दिवसात मागणी करण्यास पात्र राहतील.

स. व. सुर्वे
लवाद
नगर रचना परियोजना, नैना क्र. १२

दिनांक – ०३ ऑक्टोबर २०२४

CIDCO/PR/338/2024-25

Arbitrator Commencement Duties Notification dtd. 28-11-2024
(Newspaper 'नवशक्ति')

THE FREE PRESS JOURNAL | Mumbai, Thursday, November 28, 2024

CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

Town Planning Scheme, NAINA no. 12

(Chinchavali tarf Vaje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi)

NAINA Office, 7th Floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai. 400614

(Under Rule No. 13(1) of the Maharashtra Town Planning Schemes Rules, 1974)

No. ARB/TPS-12/GEN/2024/01, Dated: 3rd October 2024

Whereas, in the parts of villages mentioned hereinafter situated in Panvel Tahsil of District Raigad, the Draft Town Planning Scheme, NAINA no. 12 (Chinchavali tarf Vaje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi) has been sanctioned by the Vice President and Managing Director, CIDCO under sub-section (2) of Section 68 of the Maharashtra Regional and Town Planning Act, 1966 *vide* his Notification No. CIDCO/NAINA/TPS-12/Draft Scheme/2024/105; dated 8th July 2024 in exercise of the powers delegated to him *vide* Urban Development Department Notification No. TPS-1817/973/CR-103/17/UD-13; dated 13th September 2017. The said notification has been published in the *Maharashtra Government Gazette*, Extra-Ordinary, Part II, dated 9th July 2024;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator for the said sanctioned Draft Town Planning Scheme no. 12 *vide* its Notification No. TPS-1224/1343/CR-78/24/TPS-12/US-12; dated 7th August 2024 as provided under Sub-Section (1) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 to carry out his duties as per the said Act;

And Whereas, the Arbitrator is required under Rule no. 13 (1) of the Maharashtra Town Planning Schemes Rules, 1974 to publish a notice to inform the owners of the lands included in the said scheme from when he has commenced his duties;

Now therefore, I, the undersigned as Arbitrator declare by this notice that I have commenced the duties of the Arbitrator in respect of said Town Planning Scheme no. 12 from 3rd October 2024 as provided under Rule no. 13 (1) of the Maharashtra Town Planning Schemes Rules, 1974.

All the owners or persons interested in the lands included in this Scheme will be served with special notices in the prescribed form no. 4 in due course to give hearing and submit their suggestions and objections in respect of the said draft sanctioned Scheme;

Further, it is informed to those whose properties or rights have been injuriously affected by making of this draft Town Planning Scheme can make a claim of compensation with sufficient proofs and reasons before the undersigned as provided under section 102 of the Maharashtra Regional and Town Planning Act, 1966 within a period of sixty days from the date of appearing this public notice in the *Maharashtra Government Gazette*.

Dated: 3rd October 2024

S. V. SURVE
Arbitrator,
Town Planning Scheme, NAINA no 12

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

नगर रचना परियोजना, नैना क्र. १२

(चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोरबे, रितघर, उमरोली, उसर्ली बु. आणि वाकडी)

नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४

(महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(१) अन्वये)

क्रमांक: लवाद/ नरचा–१२/ सर्वसाधारण /२०२४/ ०१, दि. ३ ऑक्टोबर २०२४

ज्याअर्थी, रायगड जिल्ह्याच्या पनवेल तहसिलमधील उल्लेखिलेल्या गावातील काही भागात प्रारूप नगर रचना परियोजना, नैना क्र. १२ (चिंचवली तर्फे वाजे, कोंडले, महालुंगी, मोरबे, रितघर, उमरोली, उसर्ली बु. आणि वाकडी) ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी नगर विकास विभाग अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि १३, दिनांक १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकारांचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८ च्या पोटकलम २ अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/न.र.यो./प्रा.यो./२०२४/४/१०५, दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्राच्या असाधारण भाग २ मध्ये दि. ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने अधिसूचना क्र.टीपीएस/१२२४/१३४३/प्र.क्र.७८/२४/नरचा १२, दिनांक ७ ऑगस्ट २०२४ अन्वये श्री एस. व्ही. सुर्वे, निवृत्त उपसंचालक नगर रचना यांची नेमणूक महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२ च्या पोटकलम (१) प्रमाणे उक्त मंजूर प्रारूप नगर रचना परियोजना नैना, क्र. १२ साठी लवाद म्हणून केलेली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(१) अन्वये लवादाने जाहीर नोटीस प्रसिद्ध करून लवादाने त्याचे कामकाज केव्हापासून सुरू केलेले आहे हे उक्त परियोजनेत समाविष्ट केलेल्या जमांच्या मालकांना कळविणे आवश्यक आहे.

म्हणून मी निम्नस्वाक्षरीकार लवाद महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(१) प्रमाणे या नोटीसद्वारे असे जाहीर करतो की उक्त नगर रचना परियोजना, नैना क्र. १२ ची लवादीय कर्तव्ये पार पाडण्यास दिनांक ३ ऑक्टोबर २०२४ पासून सुरवात केली आहे.

सर्व जमीन मालक किंवा हितसंबंधीत व्यक्ति, ज्यांच्या जागा उक्त मंजूर प्रारूप परियोजनेत समाविष्ट करण्यात आलेल्या आहेत त्यांना सुनावणी देण्यासाठी आणि त्यांच्या हरकती अगर सूचना सादर करण्यासाठी विहित मुद्दतीत फॉर्म क्र.४ मधील नोटीस योग्य वेळी बजावण्यात येणार आहेत.

तसेच अशी कळविण्यात येत आहे की ज्या मालकांच्या मिळकतींना अगर हक्कांना उक्त प्रारूप नगर रचना परियोजना तयार केल्यामुळे अपायकारकरित्या बाधा पोचलेली असेल तर ते महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम १०२ मधील तरतुदीप्रमाणे नुकसानभरपाई मिळण्यासाठी निम्नस्वाक्षरीकार लवाद यांचेकडे ही जाहीर नोटीस महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून साठ दिवसात मागणी करण्यास पात्र राहातील.

दिनांक – ०३ ऑक्टोबर २०२४

सु. व. सुर्वे
लवाद
नगर रचना परियोजना, नैना क्र. १२

CIDCO/PR/338/2024-25

Arbitrator Commencement Duties Notification dtd. 28-11-2024
(Newspaper 'The Free Press Journal')

Annexure 14 : 1st Hearing to Landowners' by Arbitrator Schedule in Newspaper.

लोकदृष्टी गुरुवार, २३ जानेवारी २०२५

सिडको
शहरांचे शिल्पकार

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

जाहीर सूचना

लवाद यांचे कार्यालय
नगर रचना परीयोजना, नैना क्र. १२
(वाकडी, उमरोली, चिंचवली तर्फ वाजे, उसर्ली (बुद्रुक), रिटघर, मोरबे, कोंडळे, महालूंगी)
नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर– नवी मुंबई – ४००६१४
नगर रचना परियोजना, नैना क्र. १२ वेळापत्रक
(महाराष्ट्र नगर रचना परियोजना नियम १९७४, नियम १३ (३) अन्वये)

शहर व औद्योगिक विकास महामंडळ मर्यादित (सिडको) यांनी विशेष नियोजन प्राधिकरण म्हणून तयार केलेल्या व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८ (२) प्रमाणे मंजूर केलेल्या प्रारुप नैना नगर रचना परीयोजना क्र. १२ (वाकडी, उमरोली, चिंचवली तर्फ वाजे, उसर्ली (बुद्रुक), रिटघर, मोरबे, कोंडळे, महालूंगी) चे लवादीय कामकाज कलम ७२(४) प्रमाणे सुरु आहे. या संदर्भात महाराष्ट्र नगर रचना नियम १९७४ च्या नियम क्रमांक १३(३) प्रमाणे विहीत नमुना ४ मध्ये विशेष सूचना परीयोजनेतील प्रत्येक भूखंडधारकाला पाठविलेली आहे. परंतु अपुरे पत्ते किंवा अन्य कारणांमुळे उक्त विशेष सूचना काही भूखंड धारकांना मिळालेली नसल्याची शक्यता आहे.

तरी ज्या भूखंडधारकांना अशी विशेष सूचना मिळालेली नसेल, त्यांना हि सूचना देण्याची विनंती आहे कि, सुचनेसोबत जोडलेल्या सुनावणीच्या वेळापत्रकानुसार नमूद केलेल्या दिनांकाला दिलेल्या वेळेत या लवाद यांचे कार्यालयात ७/१२ चा उतारा व अन्य आवश्यक त्या कागदपत्रासह तसेच आधारकार्डासह उपस्थित राहावे. जे भूखंडधारक या दिनांकाला उपस्थित राहून सुनावणी देणार नाहीत, त्यांना काही म्हणावयाचे नाही असे गृहीत धरुन उक्त परियोजनेला अंतिम स्वरूप देण्यात येईल.

सदर सूचना सिडकोच्या https://cidco.maharashtra.gov.in/naina संकेतस्थळावर उपलब्ध करण्यात आलेली आहे.

SR No.	Name of Owner	Hissa No.	Village Name	OP	FP No.	First Schedule Date	Schedule Time
1	Anandibai Shivram Kanse	91/4	Vakadi	2	7	27-Jan-25	11.00.00 AM
2	Pandurang Joma Mhaskar, Rakesh Hoshila Prasad Singh, Chunilal Kishorilal Gupta Urf Vijay Gupta	91/2/A	Vakadi	3	8	27-Jan-25	11.00.00 AM
3	Dharma Hiru Popeta, Nagesh Hiru Popeta, Joma Hiru Popeta	91/2/B	Vakadi	4	10	27-Jan-25	11.00.00 AM
4	Bhimi Sudam Thakur, Rakaesh Sakharam Dangarkar, Ajay Sakharam Dangarkar, Shanti Kanu Bhagat, Harishchandra Bhau Dangarkar, Sharda Balaram Mali, Ganpat Padu Madhavi, Jaydas Bhau Dangarkar, Pushpa Sakharam Dangarkar, Bebibai Madhukar Jadhav, Dadu Pandu Dangarkar	94/1	Vakadi	5	12	27-Jan-25	11.00.00 AM
5	Sachin Jayram Patil	92	Vakadi	6	13	27-Jan-25	12.00.00 Noon
6	Tukaram Gopal Tandel, Rajubai Tukarm Gaykar	94/2	Vakadi	7	14	27-Jan-25	12.00.00 Noon
7	Chandrakant Shreedhar Mankame, Dilip Shreedhar Mankame, Milind Yashwant Mankame, Mahesh Yashwant Mankame, Shobhana Laxman Mankame, Anant Vishwanath Mankame, Padmakar Vishwanath Mankame, Shreenivas Vishwanath Mankame, Bhamini Bhalchandra Malekar, Anjali Ananta Matkar, Anita Ramakant Surte, Padmavati Vishwanath Mankame, Surekha Vishwanath Manakme, Naina Vishwanath Mankame, Sharda Vishwanath Mankame, Rajaram Shreedhar Mankame, Swati Shrikrishna Karkar, Shubhangi Yashwant Mankame,	89/3	Vakadi	8	16	27-Jan-25	12.00.00 Noon
7	Sunita Prabhakar Bavkar, Lilavati Laxman Mankame, Hemlata Laxman Mankame, Shashikumar Shreedhar Mankame, Suresh Shreedhar Mankame, Gajanan Vinayak Mankame, Malati Sitaram Dhotre, Geeta Prabhakar Surte, Vaishali Vasant Harkar,Pranita Prakash Modak, Shaileja Vinayak Mankame, Vidya Vidyadhar Dandekar, Sita Pramod Surte, Sushma Suresh Vedak, Vrunda Ramesh Mankame, Deepika Ramesh Mankame, Rohini Harishchandra Mankame, Madhav Harishchandra Mankame, Prasad Harishchandra Mankame, Shreerang Harishchandra Mankame, Virendra Meghnath Mankame, Shrikant Meghnath Mankame, Jayant Meghnath Mankame	89/3	Vakadi	8	16	27-Jan-25	12.00.00 Noon
8	Mahesh Yashwant Mankame, Chandrakant	89/4	Vakadi	9	17	27-Jan-25	12.00.00 Noon
	Shreedhar Mankame, Shobhana Laxman Mankame, Dilip Shreedhar Mankame, Milind Yashwant Mankame, Padmavati Vishwanath Mankame, Shreenivas Vishwanath Mankame, Sharda Vishwanath Mankame, Bhamini Bhalchandra Malekar, Naina Vishwanath Mankame, Padmakar Vishwanath Mankame, Anita Ramakant Surte, Anjali Ananta Matkar, Surekha Vishwanath Manakme, Hemlata Laxman Mankame, , Lilavati Laxman Mankame, Shubhangi Yashwant Mankame, Sunita Prabhakar Bavkar, Swati Shrikrishna Karkar, Rajaram Shreedhar Mankame, Suresh Shreedhar Mankame, Malati Sitaram Dhotre, Geeta Prabhakar Surte, Gajanan Vinayak Mankame, Vaishali Vasant Harkar, Shashikumar Shreedhar Mankame, Pranita Prakash Modak, Deepika Ramesh Mankame, , Vidya Vidyadhar Dandekar, Vrunda Ramesh Mankame, Sushma Suresh Vedak, Shaileja Vinayak Mankame, Sita Pramod Surte, Madhav Harishchandra Mankame, Rohini Harishchandra Mankame, Prasad Harishchandra Mankame, Virendra Meghnath Mankame, Shreerang Harishchandra Mankame, Jayant Meghnath Mankame,Shrikant Meghnath Mankame						
9	Shamsuddoha Islam Khan, Tukaram Gopal Tandel	94/3	Vakadi	10	18	27-Jan-25	2.00.00 PM
10	Jayendra Shankarlal Shah, Jayashree Narendra Shah	90/2	Vakadi	11	19	27-Jan-25	2.00.00 PM
11	Jayendra Shankarlal Shah, Jayashree Narendra Shah	94/4	Vakadi	12	19	27-Jan-25	2.00.00 PM
12	Antya Halya Mohit (Name not readable in 7/12)	89/1	Vakadi	13	20	27-Jan-25	2.00.00 PM
13	Mahadev Changa Shelke, Balaram Changa Shelke,Tarabai Anant Madhavi, Bebibai Vishnu Shelke, Manda Vitthal Thakur, Dhanraj Nana Shelke, Balkrishna Nana Shelke, Sangita Chandrakant Gaykar, Suman Nana Shelke	89/2/A	Vakadi	24	28	27-Jan-25	2.00.00 PM
14	Dhanraj Nana Shelke, Balkrishna Nana Shelke, Sangita Chandrakant Gaykar, Suman Nana Shelke, Mahadev Changa Shelke, Balaram Changa Shelke,Tarabai Ananta Madhavi, Bebi Vishnu Shelke, Manda Vitthal Thakur	90/1	Vakadi	25	29	27-Jan-25	3.00.00 AM

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

सिडको/जनसंपर्क/४१४/२०२४–२५

1st Hearing Schedule Published dtd. 23-01-2025 by Arbitrator (Newspaper 'लोकदृष्टी')

रामप्रहर गुरुवार, २३ जानेवारी २०२५

सिडको
शहरांचे शिल्पकार

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

जाहीर सूचना

लवाद यांचे कार्यालय
नगर रचना परीयोजना, नैना क्र. १२
(वाकडी, उमरोली, चिंचवली तर्फ वाजे, उसर्ली (बुद्रुक), रिटघर, मोरबे, कोंडळे, महालूंगी)
नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर– नवी मुंबई – ४००६१४
नगर रचना परियोजना, नैना क्र. १२ वेळापत्रक
(महाराष्ट्र नगर रचना परियोजना नियम १९७४, नियम १३ (३) अन्वये)

शहर व औदयोगिक विकास महामंडळ मर्यादित (सिडको) यांनी विशेष नियोजन प्राधिकरण म्हणून तयार केलेल्या व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८ (२) प्रमाणे मंजूर केलेल्या प्रारुप नैना नगर रचना परीयोजना क्र. १२ (वाकडी, उमरोली, चिंचवली तर्फ वाजे, उसर्ली (बुद्रुक), रिटघर, मोरबे, कोंडळे, महालूंगी) चे लवादीय कामकाज कलम ७२(४) प्रमाणे सुरु आहे. या संदर्भात महाराष्ट्र नगर रचना नियम १९७४ च्या नियम क्रमांक १३(३) प्रमाणे विहीत नमुना ४ मध्ये विशेष सूचना परीयोजनेतील प्रत्येक भूखंडधारकाला पाठविलेली आहे. परंतु अपुरे पत्ते किंवा अन्य कारणांमुळे उक्त विशेष सूचना काही भूखंड धारकांना मिळालेली नसल्याची शक्यता आहे.

तरी ज्या भूखंडधारकांना अशी विशेष सूचना मिळालेली नसेल, त्यांना हि सूचना देण्याची विनंती आहे कि, सुचनेसोबत जोडलेल्या सुनावणीच्या वेळापत्रकानुसार नमूद केलेल्या दिनांकाला दिलेल्या वेळेत या लवाद यांचे कार्यालयात ७/१२ चा उतारा व अन्य आवश्यक त्या कागदपत्रासह तसेच आधारकार्डासह उपस्थित राहावे. जे भूखंडधारक या दिनांकाला उपस्थित राहून सुनावणी देणार नाहीत, त्यांना काही म्हणावयाचे नाही असे गृहीत धरुन उक्त परियोजनेला अंतिम स्वरूप देण्यात येईल.

सदर सूचना सिडकोच्या https://cidco.maharashtra.gov.in/naina संकेतस्थळावर उपलब्ध करण्यात आलेली आहे.

SR No.	Name of Owner	Hissa No.	Village Name	OP	FP No.	First Schedule Date	Schedule Time
1	Anandibai Shivram Kanse	91/4	Vakadi	2	**7**	27-Jan-25	11.00.00 AM
2	Pandurang Joma Mhaskar, Rakesh Hoshila Prasad Singh, Chunilal Kishorilal Gupta Urf Vijay Gupta	91/2/A	Vakadi	3	**8**	27-Jan-25	11.00.00 AM
3	Dharma Hiru Popeta, Nagesh Hiru Popeta, Joma Hiru Popeta	91/2/B	Vakadi	4	**10**	27-Jan-25	11.00.00 AM
4	Bhimi Sudam Thakur, Rakaesh Sakharam Dangarkar, Ajay Sakharam Dangarkar, Shanti Kanu Bhagat, Harishchandra Bhau Dangarkar, Sharda Balaram Mali, Ganpat Padu Madhavi, Jaydas Bhau Dangarkar, Pushpa Sakharam Dangarkar, Bebibai Madhukar Jadhav, Dadu Pandu Dangarkar	94/1	Vakadi	5	**12**	27-Jan-25	11.00.00 AM
5	Sachin Jayram Patil	92	Vakadi	6	**13**	27-Jan-25	12.00.00 Noon
6	Tukaram Gopal Tandel, Rajubai Tukarm Gaykar	94/2	Vakadi	7	**14**	27-Jan-25	12.00.00 Noon
7	Chandrakant Shreedhar Mankame, Dilip Shreedhar Mankame, Milind Yashwant Mankame, Mahesh Yashwant Mankame, Shobhana Laxman Mankame, Anant Vishwanath Mankame, Padmakar Vishwanath Mankame, Shreenivas Vishwanath Mankame, Bhamini Bhalchandra Malekar, Anjali Ananta Matkar, Anita Ramakant Surte, Padmavati Vishwanath Mankame, Surekha Vishwanath Manakme, Naina Vishwanath Mankame, Sharda Vishwanath Mankame, Rajaram Shreedhar Mankame, Swati Shrikrishna Karkar, Shubhangi Yashwant Mankame,	89/3	Vakadi	8	**16**	27-Jan-25	12.00.00 Noon
7	Sunita Prabhakar Bavkar, Lilavati Laxman Mankame, Hemlata Laxman Mankame, Shashikumar Shreedhar Mankame, Suresh Shreedhar Mankame, Gajanan Vinayak Mankame, Malati Sitaram Dhotre, Geeta Prabhakar Surte, Vaishali Vasant Harkar,Pranita Prakash Modak, Shaileja Vinayak Mankame, Vidya Vidyadhar Dandekar, Sita Pramod Surte, Sushma Suresh Vedak, Vrunda Ramesh Mankame, Deepika Ramesh Mankame, Rohini Harishchandra Mankame, Madhav Harishchandra Mankame, Prasad Harishchandra Mankame, Shreerang Harishchandra Mankame, Virendra Meghnath Mankame, Shrikant Meghnath Mankame, Jayant Meghnath Mankame	89/3	Vakadi	8	**16**	27-Jan-25	12.00.00 Noon
8	Mahesh Yashwant Mankame, Chandrakant Shreedhar Mankame, Shobhana Laxman Mankame, Dilip Shreedhar Mankame, Milind Yashwant Mankame, Padmavati Vishwanath Mankame, Shreenivas Vishwanath Mankame, Sharda Vishwanath Mankame, Bhamini Bhalchandra Malekar, Naina Vishwanath Mankame, Padmakar Vishwanath Mankame, Anita Ramakant Surte, Anjali Ananta Matkar, Surekha Vishwanath Manakme, Hemlata Laxman Mankame, , Lilavati Laxman Mankame, Shubhangi Yashwant Mankame, Sunita Prabhakar Bavkar, Swati Shrikrishna Karkar, Rajaram Shreedhar Mankame, Suresh Shreedhar Mankame, Malati Sitaram Dhotre, Geeta Prabhakar Surte, Gajanan Vinayak Mankame, Vaishali Vasant Harkar, Shashikumar Shreedhar Mankame, Pranita Prakash Modak, Deepika Ramesh Mankame, , Vidya Vidyadhar Dandekar, Vrunda Ramesh Mankame, Sushma Suresh Vedak, Shaileja Vinayak Mankame, Sita Pramod Surte, Madhav Harishchandra Mankame, Rohini Harishchandra Mankame, Prasad Harishchandra Mankame, Virendra Meghnath Mankame, Shreerang Harishchandra Mankame, Jayant Meghnath Mankame,Shrikant Meghnath Mankame	89/4	Vakadi	9	**17**	27-Jan-25	12.00.00 Noon
9	Shamsuddoha Islam Khan, Tukaram Gopal Tandel	94/3	Vakadi	10	**18**	27-Jan-25	2.00.00 PM
10	Jayendra Shankarlal Shah, Jayashree Narendra Shah	90/2	Vakadi	11	**19**	27-Jan-25	2.00.00 PM
11	Jayendra Shankarlal Shah, Jayashree Narendra Shah	94/4	Vakadi	12	**19**	27-Jan-25	2.00.00 PM
12	Antya Halya Mohit (Name not readable in 7/12)	89/1	Vakadi	13	**20**	27-Jan-25	2.00.00 PM
13	Mahadev Changa Shelke, Balaram Changa Shelke,Tarabai Anant Madhavi, Bebibai Vishnu Shelke, Manda Vitthal Thakur, Dhanraj Nana Shelke, Balkrishna Nana Shelke, Sangita Chandrakant Gaykar, Suman Nana Shelke	89/2/A	Vakadi	24	**28**	27-Jan-25	2.00.00 PM
14	Dhanraj Nana Shelke, Balkrishna Nana Shelke, Sangita Chandrakant Gaykar, Suman Nana Shelke, Mahadev Changa Shelke, Balaram Changa Shelke,Tarabai Ananta Madhavi, Bebi Vishnu Shelke, Manda Vitthal Thakur	90/1	Vakadi	25	**29**	27-Jan-25	3.00.00 AM

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

सिडको/जनसंपर्क/४१४/२०२४–२५

1st Hearing Schedule Published dtd. 23-01-2025 by Arbitrator (Newspaper 'रामप्रहर')

Annexure 15 *: 2nd Hearing to Landowners' by Arbitrator Schedule in Newspaper.*



वादळवारा बुधवार । २३ एप्रिल २०२५

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

शहर व औदयोगिक विकास महामंडळ, मर्यादित, (सिडको) यांनी विशेष प्राधिकरण म्हणून तयार केलेल्या व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८(२) प्रमाणे मंजूर केलेल्या प्रारूप नगर रचना परियोजना, नैना क्र. १२ (वाकडी, उमरोली, चिंचवली तर्फे वाजे, उसर्ली (बुद्रुक) रिटघर, मोरबे, कोंडळे, महालुंगी) चे लवादीय कामकाज कलम ७२(४) प्रमाणे सुरु आहे. या संदर्भात महाराष्ट्र नगर रचना नियम १९७४ च्या नियम क्र. १३ (३) प्रमाणे विहित नमुना ४ मध्ये विशेष सूचना परीयोजनेतील प्रत्येक भूखंड धारकाला पोस्टाने पाठविलेली आहे. परंतु अपुरे किंवा बदललेले पत्ते किंवा अन्य कारणांमुळे उक्त विशेष सूचना काही भूखंड धारकांना मिळालेली नाही असे निदर्शनास आले आहे. त्यामुळे काही भूखंड धारक सुनावणीसाठी उपस्थित राहिलेले नसावेत असे निदर्शनास येते. अशा भूखंड धारकांना सुनावणीची पुन्हा संधी प्राप्त करुन देणे आवश्यक आहे.

तरी ज्या भूखंडधारकांना अदयाप नमुना ४ मधील लवादांची सूचना मिळालेली नाही अशा भूखंड धारकांना ही जाहीर सूचना देणेत येत आहे की त्यांनी सुनावणी देणेसाठी नमूद केलेल्या दिनांकाला व दिलेल्या वेळेत मा. लवाद यांचे कार्यालयात ७/१२ चा उतारा व अन्य आवश्यक त्या कागदपत्रांसह तसेच आधारकार्डासह उपस्थित राहावे. जे भूखंडधारक या दिनांकाला उपस्थित राहून सुनावणी देणार नाहीत त्यांना परियोजनेतील त्यांच्या अंतिम भूखंडाबाबत काही म्हणावयाचे नाही असे गृहीत धरून उक्त परियोजनेला अंतिम स्वरुप देणेत येईल याची नोंद घ्यावी.

अ.क्र.	गावाचे नाव	सुनावणीसाठी दिलेला दिनांक/वेळ	
१.	उसर्ली व रिटघर गावातील भूखंड धारक	दि. २९ एप्रिल २०२५	११.३० ते १२.३० व २.०० ते ४.००
२.	महालुंगी व कोंडले गावातील भूखंड धारक	दि. ३० एप्रिल २०२५	११.३० ते १२.३० व २.०० ते ४.००
३.	उमरोली गावातील भूखंड धारक	दि. ०५ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. ०६ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
४.	चिंचवली तर्फे वाजे गावातील भूखंड धारक	दि. ०७ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. ०८ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १४ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १५ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
५.	वाकडी गावातील भूखंड धारक	दि. ०९ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
६.	मोर्बे गावातील भूखंड धारक	दि. १६ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १७ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १९ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. २० मे २०२५	११.३० ते १२.३० व २.०० ते ४.००

(सु. व. सुर्वे)
लवाद,
नगर रचना परियोजना, नैना क्र. १२
सिडको/जनसंपर्क/०३३/२०२५-२६

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

2nd Hearing Schedule Published dtd. 23-04-2025 by Arbitrator (Newspaper 'वादळवारा')

Newsband Wednesday, 23 April 2025

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

शहर व औदयोगिक विकास महामंडळ, मर्यादित, (सिडको) यांनी विशेष प्राधिकरण म्हणून तयार केलेल्या व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८(२) प्रमाणे मंजूर केलेल्या प्रारूप नगर रचना परियोजना, नैना क्र. १२ (वाकडी, उमरोली, चिंचवली तर्फे वाजे, उसर्ली (बुद्रुक) रिटघर, मोरबे, कोंडळे, महालुंगी) चे लवादीय कामकाज कलम ७२(४) प्रमाणे सुरु आहे. या संदर्भात महाराष्ट्र नगर रचना नियम १९७४ च्या नियम क्र. १३ (३) प्रमाणे विहित नमुना ४ मध्ये विशेष सूचना परीयोजनेतील प्रत्येक भूखंड धारकाला पोस्टाने पाठविलेली आहे. परंतु अपुरे किंवा बदललेले पत्ते किंवा अन्य कारणांमुळे उक्त विशेष सूचना काही भूखंड धारकांना मिळालेली नाही असे निदर्शनास आले आहे. त्यामुळे काही भूखंड धारक सुनावणीसाठी उपस्थित राहिलेले नसावेत असे निदर्शनास येते. अशा भूखंड धारकांना सुनावणीची पुन्हा संधी प्राप्त करुन देणे आवश्यक आहे.

तरी ज्या भूखंडधारकांना अदयाप नमुना ४ मधील लवादांची सूचना मिळालेली नाही अशा भूखंड धारकांना ही जाहीर सूचना देणेत येत आहे की त्यांनी सुनावणी देणेसाठी नमूद केलेल्या दिनांकाला व दिलेल्या वेळेत मा. लवाद यांचे कार्यालयात ७/१२ चा उतारा व अन्य आवश्यक त्या कागदपत्रांसह तसेच आधारकार्डासह उपस्थित राहावे. जे भूखंडधारक या दिनांकाला उपस्थित राहून सुनावणी देणार नाहीत त्यांना परियोजनेतील त्यांच्या अंतिम भूखंडाबाबत काही म्हणावयाचे नाही असे गृहीत धरून उक्त परियोजनेला अंतिम स्वरुप देणेत येईल याची नोंद घ्यावी.

अ.क्र.	गावाचे नाव	सुनावणीसाठी दिलेला दिनांक/वेळ	
१.	उसर्ली व रिटघर गावातील भूखंड धारक	दि. २९ एप्रिल २०२५	११.३० ते १२.३० व २.०० ते ४.००
२.	महालुंगी व कोंडले गावातील भूखंड धारक	दि. ३० एप्रिल २०२५	११.३० ते १२.३० व २.०० ते ४.००
३.	उमरोली गावातील भूखंड धारक	दि. ०५ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. ०६ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
४.	चिंचवली तर्फे वाजे गावातील भूखंड धारक	दि. ०७ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. ०८ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १४ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १५ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
५.	वाकडी गावातील भूखंड धारक	दि. ०९ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
६.	मोर्बे गावातील भूखंड धारक	दि. १६ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १७ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. १९ मे २०२५	११.३० ते १२.३० व २.०० ते ४.००
		दि. २० मे २०२५	११.३० ते १२.३० व २.०० ते ४.००

(सु. व. सुर्वे)
लवाद,
नगर रचना परियोजना, नैना क्र. १२
सिडको/जनसंपर्क/०३३/२०२५-२६

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

2nd Hearing Schedule Published dtd. 23-04-2025 by Arbitrator (Newspaper 'Newsband')

Annexure 16 : Extension of Time limit for preparation of Preliminary Scheme u/s 72(3) of MR & TP Act, 1966.

OFFICE OF ARBITRATOR
Town Planning Scheme, NAINA No. 12
(Vakadi, Umroli, Chinchavali tarf Waje, Usarli (Budruk), Morbe, Kondale, Mahalungi)

NAINA Office, Tower No. 10, 7th Floor, Belapur Railway Station Complex, CBD Belapur – Navi Mumbai – 400614

No. ARB/TPS-12/Extn/2025/573 Dt. 05-06-2025

To

Additional Chief Secretary to Government
Urban Development Department,
UD-12
Mantralay, Mumbai
400032

Sub:- Town Planning Scheme, NAINA no. 12
Extension of time limit under section 72(3) for preparation of Preliminary Scheme
Ref:- Notification of Urban Development Department No. TPS-1224/1343/ C R-78/24/TPS-12/UD-12, dated 7th August 2024

Sir,

The Urban Development Department has appointed the undersigned as Arbitrator for Town Planning Scheme, NAINA no. 12 and accordingly, I have to draw the Preliminary Scheme within the prescribed time limit laid down in section 72(3) of the Maharashtra Regional and Town Planning Act, 1966.

The appointment of Arbitrator for this scheme is made on 7th August 2024 and hence, time limit of 9 months as prescribed under section 72(3) was upto 6th May 2025. However, section 148-A allows to exclude the period of code of conduct enforced for Maharashtra State Assembly Elections from 15-10-2024 upto 25-11-2024 of 42 days in computing this statutory time limit. In view of this, initial time limit will therefore expire on 16th June 2025.

Before drawing the award, it is required to serve notices in the prescribed form no. 4 and to give hearing to all the land owners whose lands are included in the scheme and record the minutes thereof as provided under Rule no. 13(4) of the Maharashtra Town Planning Schemes Rules, 1974. This major work is now almost completed and sanctioned draft scheme has been sub-divided into Preliminary Scheme and Final Scheme on 3rd June 2025 as required under section 72(3) of the said Act.

I have to state here that though the State Government has appointed me as Arbitrator w.e.f. 7th August 2024 by issuing the said notification, I have received it too late and hence, I could take charge as the Arbitrator on 1st October 2024. The duties have been commenced w.e.f. 3rd October 2024 by issuing public notice in the gazette and in the local newspapers as provided under Rule 13(1) of the said Rules. Further, the land owners are constantly agitating against the scheme,

particularly against the allotment of smaller final plots reduced to 40 % in lieu of their original lands, levy of heavy contributions eventhough they are parting with 60 % of their lands to NAINA. Their latest demand is for that the period of hearing should be extended still further, upto 30th June 2025 which is considered by the NAINA, CIDCO.

Further, an alignment of Multi Modal Corridor, nearly of four km. in length, is passing through the scheme. Its interchange with Vadodara-Mumbai Spur is also located here. Some NAINA DP roads are crossing this MMC/Interchange. The MSRDC has not so far provided the land details of this interchange pending its final design. It seems that 36 m wide DP road is required to be diverted at Mahalungi and another 36 m wide DP road crossing this interchange is required to be proposed by providing overbridge. Secondly, draft scheme has proposed 12 m wide service road along this MMC, giving frontages to many final plots. However, MMC is said to be constructed in embankment and it is a controlled access road. Hence, this service road needs to be dropped and separate road-network will have to be proposed for these FPs. As such, some more time is necessary to modify the layout of the scheme.

In view of this, I have to request here that the time limit prescribed under sub-section (3) of Section 72 of the said Act would be extended by further three months for preparation of Preliminary Scheme i.e. beyond 16th June 2025 upto 15th September 2025 considering the extent of work to be carried out and then to draw the Preliminary Town Planning Scheme, NAINA no. 12 as provided under section 72(7) of the said Act.

Yours faithfully,

(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 12

Copy fwc for information:

1) Director of Town Planning, Maharashtra State, Central Offices, Pune, 411001
2) Vice Chairman and Managing Director, CIDCO, CIDCO Bhavan, CBD, Belapur, Navi Mumbai
3) Chief Planner, NAINA, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai

Annexure 17 : Notice of Subdivision of the Draft scheme into Preliminary Scheme and Final scheme by Arbitrator.

OFFICE OF ARBITRATOR

Town Planning Scheme, NAINA No. 12

(Vakadi, Umroli, Chinchavali tarf Waje, Usarli (Budruk), Morbe, Kondale, Mahalungi)

NAINA Office, Tower No. 10, 7th Floor, Belapur Railway Station Complex, CBD Belapur – Navi Mumbai – 400614

Declaration

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

No. ARB/TPS-12/Sub-Dn/2025/572 Date:03-05-2025

Whereas, Draft Town Planning Scheme, NAINA no. 12 has been sanctioned by the Vice President and Managing Director, CIDCO under sub-section (2) of Section 68 of the Maharashtra Regional and Town Planning Act, 1966 vide his Notification No. CIDCO/NAINA/TPS-12/Draft Scheme/2024/105; dated 8th July 2024 in exercise of the powers delegated to him vide Urban Development Department Notification No. TPS-1817/973/CR-103/17/UD-13; dated 13th September 2017;

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

And Whereas, the undersigned as the Arbitrator accordingly has commenced his duties from 3rd October 2024 by publishing public notice in the Maharashtra Government gazette, Extra-Ordinary, Part II, dated 11th October 2024 and in the local newspapers viz. in Free Press Journal and Navshakti, dated 28th November 2024 as provided under Rule no. 13 (1) of the Maharashtra Town Planning Schemes Rules, 1974;

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

Now therefore, the undersigned as the Arbitrator has hereby declared that the said draft sanctioned Town Planning Scheme, NAINA no. 12 has been sub-divided today into Preliminary Scheme and Final Scheme as provided under sub-section (3) of Section 72 of the said Act.

(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA no 12

Copy fwc for information

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

Annexure 18 : Gazette Notification of Award drawn by Arbitrator for Preliminary Scheme

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ११, अंक ९३(२)] मंगळवार, नोव्हेंबर १८, २०२५/कार्तिक २७, शके १९४७ [पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक २०४

प्राधिकृत प्रकाशन

लवाद यांचे कार्यालय

प्रारंभिक नगररचना परियोजना, नैना क्र. १२

[वाकडी, उमरोली, चिंचवली तर्फ वाजे, उसर्ली (बुद्रुक), रिटघर, मोर्बे, कोंडळे, महालूंगी]

जाहीर सूचना

[महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ७२(७) अन्वये]

[महाराष्ट्र नगररचना परियोजना नियम, १९७४ च्या नियम क्र. १३(९) सहित]

लवाद/नरयो-१२/ प्रारंभिक निवाडा/२०२५/५८१

ज्याअर्थी, प्रारुप नगररचना परियोजना, नैना क्र. १२, हि रायगड जिल्ह्याच्या पनवेल तालुक्यामधील मौजे वाकडी, उमरोली, चिंचवली तर्फ वाजे, उसर्ली (बुद्रुक), रिटघर, मोर्बे, कोंडळे, महालूंगी या गावांमधील काही भागांसाठी विशेष नियोजन प्राधिकरण नैना (सिडको) यांनी तयार केली असून ती 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. १२/२०२४/१०५ दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ वर दिनांक ९ जुलै २०२४ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री सु. व. सुर्वे, निवृत्त उप संचालक, नगररचना यांची नेमणूक उक्त अधिनियमाच्या कलम ७२ च्या पोट-कलम (१) प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/ १३४३/ प्र. क्र.७८/२४/ नरयो-१२/ नवि -१२, दिनांक ७ ऑगस्ट २०२४ अन्वये केली आहे ;

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये **महाराष्ट्र शासन राजपत्र**, असाधारण, भाग-२ मध्ये दिनांक ११ ऑक्टोबर २०२४ रोजी आणि स्थानिक वृत्त पत्रात सूचना प्रसिद्ध करून उक्त नगररचना परियोजना क्र. १२, नैना करीता लवादीय कर्तव्ये पार पाडण्याचे काम दिनांक ३ ऑक्टोबर २०२४ पासून सुरु केल्याचे निम्न निम्नस्वाक्षरीकार लवाद यांनी घोषित केले आहे ;

Draw of Preliminary Scheme TPS 12 Gazette Notification dtd. 18-11-2025 (Marathi)

आणि ज्याअर्थी, विहीत केलेल्या नमूना क्रमांक ४ मधील विशेष सूचना उक्त नगररचना परीयोजनेमध्ये समाविष्ट झालेल्या सर्व जमीन मालकांना बजावण्यात आलेल्या असून निम्न स्वाक्षरीकार यांचे समोर उपस्थित झालेल्यांची या संदर्भातील सुनावणी पूर्ण करून त्याबाबतची टिपणे नोंदविण्यात आलेली आहेत ;

आणि ज्याअर्थी, विहित केलेली सर्व कार्यवाही पूर्ण करून उक्त नगररचना परियोजना, नैना क्र. १२, हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ अन्वये लवाद/ नरयो-१२/विभागणी/२०२५/५७२ अन्वये दिनांक ३ जून २०२५ रोजी जाहीर केल्याप्रमाणे लवादांकडून प्रारंभिक परियोजना व अंतिम परियोजना अशी उप विभागणी करण्यात आलेली आहे ;

आणि ज्याअर्थी, उक्त नियमांमधील नियम क्र.१३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (४) व (७) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी, निम्नस्वाक्षरीकार, नगररचना परियोजना, नैना क्र. १२, या परियोजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) अन्वये तसेच उक्त नियमांच्या नियम क्र. १३ (९) प्रमाणे ही परियोजना दिनांक १७ नोव्हेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

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

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

एस. व्ही. सुर्वे,
लवाद,
नगररचना परियोजना, नैना क्र. १२.

Draw of Preliminary Scheme TPS 12 Gazette Notification dtd. 18-11-2025 (Marathi)

OFFICE OF THE ARBITRATOR

PRELIMINARY TOWN PLANNING SCHEME, NAINA No. 12

(Vakadi, Umroli, Chinchavali tarf Vaje, Usarli Bk., Ritghar, Morbe, Kondale, Mahalungi)

Public Notice

[under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966]
[read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974]

No. ARB/TPS-12/Preliminary/Award/2025/581

WHEREAS, the Draft Town Planning Scheme, NAINA No. 12 prepared by the Special Planning Authority, NAINA (CIDCO) for the part areas from villages Vakadi, Umroli, Chinchavali Tarf Vaje, Usarli Bk., Ritghar, Morbe, Kondale and Mahalungi of the Tahasil Panvel, Dist. 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 (hereinafter, referred to as the 'said Act') *vide* his Notification No. CIDCO/NAINA/TPS- 12/Draft Scheme/2024/105; dated 8th July 2024, in exercise of the powers delegated to him by the Government in Urban Development Department *vide* its Notification No.TPS- 1817/973/C-103/17/UD-13, dated 13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 9th July 2024 ;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme *vide* its Notification No. TPS-1224/1343/CR-78/24/TPS-12/UD- 12; dated 7th August 2024 under sub-section (*1*) of Section 72 of the said Act ;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules') has declared under his notice dated 3rd October 2024 published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 11th October 2024 and also in local Newspapers that, he has commenced the duties of the Arbitrator in respect of the said Town Planning Scheme, NAINA, No. 12 with effect from 3rd October 2024 ;

And whereas, the special notices in the form No. 4 prescribed under Rule No. 13(*3*) of the said Rules have been served on to each and every owner of the lands included in the said scheme and hearing of those who appeared before the undersigned have been taken by recording minutes thereof in this respect ;

And whereas, after following the prescribed procedure, the said Town Planning Scheme, NAINA No. 12 has been sub-divided by the Arbitrator into Preliminary Scheme and the Final Scheme *vide* his declaration No. ARB/TPS-12/Sub-Dn/2025/572 dated 3rd June 2025 as provided under sub-section (*3*) of section 72 of the said Act ;

And whereas, the Arbitrator has, after following the procedure prescribed under Rule No. 13 of the said Rules has carried out the duties laid down in sub-sections (*4*) and (*7*) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary Town Planning Scheme, NAINA No. 12 has been drawn up within the prescribed time limit by him on 17th November, 2025 as provided under sub-section (*7*) of Section 72 of the said Act read with rule No. 13 (9) of the said Rules.

Draw of Preliminary Scheme TPS 12 Gazette Notification dtd. 18-11-2025 (English)

The Preliminary Scheme so drawn up by the undersigned has been published along with all its accompaniments and the copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the offices of the Arbitrator and of the Special Planning Authority, NAINA at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai 400 614.

NAINA Office, 7th Floor,
Tower No. 10, CBD-Belapur,
Navi Mumbai, 400 614.
Dated 17th November 2025.

S. V. SURVE,
Arbitrator,
Town Planning Scheme, NAINA No. 12.

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.

Draw of Preliminary Scheme TPS 12 in Gazette Notification dtd. 18-11-2025 (English)

Annexure 19 : Preliminary Scheme Award drawn by Arbitrator Letter to UDD.

OFFICE OF ARBITRATOR
Town Planning Scheme, NAINA No. 12
(Vakadi, Umroli, Chinchavali tarf Waje, Usarli (Budruk), Morbe, Kondale, Mahalungi)
NAINA Office, Tower No. 10, 7th Floor, Belapur Railway Station Complex, CBD Belapur – Navi Mumbai – 400614

No. ARB/TPS-12/Preliminary/Award/2025/ 584 Dt. 27-11-2025

To

Additional Chief Secretary
Urban Development Department,
UD-12
Mantralay, Mumbai, 400032

Sub:- Preliminary Town Planning Scheme, NAINA no. 12
Drawing of the Award under section 72(7)

Ref:- Notification of Urban Development Department No. TPS-1224/1343/ C R-78/24/TPS-12/UD-12, dated 7th August 2024

Sir,

The Urban Development Department has appointed the undersigned under the above referred notification as Arbitrator for sanctioned Draft Town Planning Scheme, NAINA no. 12. The said notification dated 7th August 2024 has been published in the MGG on 10th October 2024. I have commence the duties as the Arbitrator w.e.f. 3rd October 2024 as provided under Rule No. 13(1) of the Town Planning Schemes Rules, 1974 by publishing notice in this behalf in the MGG , Extra-Ordinary, Part II, dated 11th October 2025.

As the Notification appointing the Arbitrator for this scheme is published in the MGG on 10th October 2024, initial time limit of 9 months as prescribed under section 72(3) was expired on 21st August 2025 excluding the period of code of conduct enforced for Maharashtra State Assembly Elections from 15-10-2024 to 25-11-2024 of 42 days in computing this statutory time limit as per section 148-A.

The Preliminary Scheme was not drawn up within this initial time limit for the reasons stated hereinafter. Before drawing the award, it is required to serve notices in the prescribed form no. 4 and to give hearing to all the land owners whose lands are included in the scheme and to record the minutes thereof as provided under Rule no. 13(4) of the said Rules. On having completed this extensive work, the sanctioned draft scheme has been then sub-divided into Preliminary Scheme and Final Scheme on 3rd June 2025 as required under section 72(3) of the said Act.

I have to state here that though the State Government has appointed me as Arbitrator w.e.f. 7th August 2024 under the said notification, I have received this order too late and hence, I could take charge as the Arbitrator on 1st October 2024. The duties have been commenced w.e.f. 3rd October 2024 by publishing a public notice in the gazette and in the local newspapers as provided under Rule 13(1) of the said Rules.

Further, the land owners were constantly agitating with the NAINA, CIDCO against the scheme, particularly against the allotment of smaller final plots reduced to 40 % in lieu of their original lands and levy of heavy contribution charges eventhough they are asked to surrender 60 % of their lands to NAINA. Their latest demand was that the period of hearing would be extended still further, upto 30th June 2025 which has been considered by the NAINA, CIDCO and requested the undersigned to hear the land owners upto this extended time limit.

In addition, an alignment of Multi Modal Corridor, nearly of four km. in length, is passing through the scheme. Its interchange with Vadodara-Mumbai Spur is also located within the scheme. As some DP roads are crossing this Interchange, the discussions with MSRDC were held and as the MSRDC has not ultimately allowed to propose any of the DP roads through this interchange, they are required to be diverted suitably. As such, some more time is required to finalise the layout of the scheme.

Now the Preliminary Town Planning Scheme , NAINA, No. 12 has been drawn up by the undersigned on 17th November 2025 as provided under Section 72(7) of the said Act i.e. well within the extended time limit. The public notice declaring that the said Preliminary Scheme has been drawn up is published in the MGG on 18th November 2025 in the Extra-Ordinary Part II on pages 1 to 4.

In view of this, I have to request here that the time limit prescribed under sub-section (3) of Section 72 of the said Act would be extended by further period of three months beyond the initial time limit for drawing up of Preliminary Scheme i.e. beyond 21st August 2025 upto 20th November 2025 considering the extent of work to be carried out and then to draw the Preliminary Town Planning Scheme, NAINA no. 12 as provided under section 72(7) of the said Act.

I had already applied for extension for three months available under section 72(3) of the said Act beyond the initial time limit under my letter bearing No. ARB/ TPS-12 / Extn/ 2025/573 dated 5th June 2025. In this letter, I have counted the initial time limit wrongly from the date of the notification appointing me instead of from the date of its gazette publication which may be considered now.

Yours faithfully,

(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 12

O/C

CIDCO LTD.

Copy fwc for information:
1) Director of Town Planning, Maharashtra State, Central Offices, Pune, 411001
2) Vice Chairman and Managing Director, CIDCO, CIDCO Bhavan, CBD, Belapur, Navi Mumbai
3) Chief Planner, NAINA, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai

(2)

Annexure 20 : Gazette Notification of Preliminary Scheme Award drawn by Arbitrator in Newspaper.

कृषीवल

www.krushival.in

सोमवार, दि. ९ फेब्रुवारी, २०२६

सिडको

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

PUBLIC NOTICE

OFFICE OF THE ARBITRATOR

PRELIMINARY TOWN PLANNING SCHEME, NAINA NO. 12

(Vakadi, Umroli, Chinchavali tarf Vaje, Usarli Bk., Ritghar, Morbe, Kondale, Mahalungi)

[under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966]

[read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974]

No. ARB/TPS-12/Preliminary/Award/2025/581

WHEREAS, the Draft Town Planning Scheme, NAINA No. 12 prepared by the Special Planning Authority, NAINA (CIDCO) for the part areas from villages Vakadi, Umroli, Chinchavali Tarf Vaje, Usarli Bk., Ritghar, Morbe, Kondale and Mahalungi of the Tahasil Panvel, Dist. Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide his Notification No. CIDCO/NAINA/TPS-12/Draft Scheme/2024/105; dated 8th July 2024, in exercise of the powers delegated to him by the Government in Urban Development Department vide its Notification No.TPS-1817/973/C-103/17/UD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary; Part-II, dated 9th July 2024;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide its Notification No. TPS-1224/1343/CR-78/24/TPS-12/UD-12; dated 7th August 2024 under sub-section (1) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules') has declared under his notice dated 3rd October 2024 published in Maharashtra Government Gazette, Extraordinary; Part-II, dated 11th October 2024 and also in local Newspapers that, he has commenced the duties of the Arbitrator in respect of the said Town Planning Scheme, NAINA, No. 12 with effect from 3rd October 2024;

And whereas, the special notices in the form No. 4 prescribed under Rule No. 13(3) of the said Rules have been served on to each and every owner of the lands included in the said scheme and hearing of those who appeared before the undersigned have been taken by recording minutes thereof in this respect.

And whereas, after following the prescribed procedure, the said Town Planning Scheme, NAINA No. 12 has been sub-divided by the Arbitrator into Preliminary Scheme and the Final Scheme vide his declaration No. ARB/TPS-12/Sub-Dn/2025/572 dated 3rd June 2025 as provided under sub-section (3) of section 72 of the said Act;

And whereas, the Arbitrator has, after following the procedure prescribed under Rule No. 13 of the said Rules has carried out the duties laid down n sub-sections (4) and (7) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary Town Planning Scheme, NAINA No. 12 has been drawn up within the prescribed time limit by him on 17th November, 2025 as provided under sub-section (7) of Section 72 of the said Act read with rule No. 13 (9) of the said Rules.

The Preliminary Scheme so drawn up by the undersigned has been published along with all its accompaniments and the copies thereof have been kept open for the inspecion of the land owners and of the public during office hours at the offices of the Arbitrator and of the Special Planning Authority, NAINA at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai - 400614.

Address : NAINA Office ,
7th Floor, Tower No. 10,
CBD-Belapur, Navi Mumbai. 400614
Dated 17th November 2025.

S. V. Surve,
Arbitrator,
Town Planning Scheme, NAINA No. 12

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

सिडको

वाढवणचे शिल्पकार

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

जाहीर सूचना

लवाद यांचे कार्यालय

प्रारंभिक नगर रचना परियोजना, नैना क्र. १२

(वाकडी, उमरोली, चिंचवली तर्फे वाजे, उसर्ली (बुद्रुक), रिटघर, मोर्बे, कोंडळे, महालुंगी)

(महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२(७) अन्वये)

(महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(९) सहित)

लवाद/नरवी-१२/ प्रारंभिक निवाडा/२०२५/५८१

ज्याअर्थी, प्रारुप नगर रचना परियोजना, नैना क्र. १२, हि रायगड जिल्हाच्या पनवेल तालुक्यामधील मौजे वाकडी, उमरोली, चिंचवली तर्फे वाजे, उसर्ली (बुद्रुक), रिटघर, मोर्बे, कोंडळे, महालुंगी या गावांमधील काही भागांसाठी विशेष नियोजन प्राधिकरण नैना (सिडको) यांनी तयार केली असून ती उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१३/९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/नर.यो. १२/२०२४/१०५, दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ वर दिनांक ९ जुलै २०२४ रोजी प्रसिध्द झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्री सु. व. सुर्वे, निवृत्त उपसंचालक, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (१) प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/ १३४३/ प्र.क्र.७८/२४/ नरवी-१२/नवि -१२, दिनांक ७ ऑगस्ट २०२४ अन्वये केली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये **महाराष्ट्र शासन राजपत्र**, असाधारण, भाग-२ मध्ये दिनांक ११ ऑक्टोबर २०२४ रोजी आणि स्थानिक वृत्त पत्रात सूचना प्रसिद्ध करुन उक्त नगर रचना परियोजना क्र. १२, नैना करीता लवादीय कर्तव्ये पार पाडण्याचे काम दिनांक ३ ऑक्टोबर २०२४ पासून सुरु केल्याचे निम निम्नस्वाक्षरीकरा लवाद यांनी घोषित केले आहे.

आणि ज्याअर्थी, विहित केलेल्या नमुना क्रमांक ४ मधील विशेष सूचना उक्त नगर रचना परियोजनेकरे समाविष्ट झालेल्या सर्व जमीन मालकांना बजावण्यात आलेल्या असून निम स्वाक्षरीकार यांचे समोर उपस्थित झालेल्यांची या संदर्भातील सुनावणी पूर्ण करुन त्यांबाबतची टिपणे नोंदविण्यात आलेली आहेत.

आणि ज्याअर्थी, विहित केलेली सर्व कार्यवाही पूर्ण करुन उक्त नगर रचना परियोजना, नैना क्र. १२, हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ अन्वये लवाद/ नरवी-१२/विभागणी/२०२५/५७२ अन्वये दिनांक ३ जून २०२५ रोजी जाहीर केल्याप्रमाणे लवादांकडून प्रारंभिक परियोजना व अंतिम परियोजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी, उक्त नियमांमधील नियम क्र.१३ प्रमाणे सर्व कार्यवाही पूर्ण करुन उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (४) व (७) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार, नगर रचना परियोजना, नैना क्र. १२, या परियोजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (७) अन्वये तसेच उक्त नियमांच्या नियम क्र.१३ (९) प्रमाणे ही परियोजना दिनांक १७ नोव्हेंबर, २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही प्रारंभिक 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 संकुल, सीबीडी बेलापूर- नवी मुंबई ४०० ६१४ येथे प्रसिध्द करण्यात आली आहे.

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

एस. व्ही. सुर्वे
लवाद,
नगर रचना परियोजना, नैना क्र.१२

दिनांक: १७ नोव्हेंबर, २०२५.

सिडको/जनसंपर्क/४८४/२०२५-२६

Gazette Notification of Preliminary Scheme Award Published dtd. 09-02-2026 (Newspaper 'कृषीवल')

newsband

Sunday, 8 February 2026 5

सिडको
महानगर विकासकार

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

PUBLIC NOTICE

OFFICE OF THE ARBITRATOR

PRELIMINARY TOWN PLANNING SCHEME, NAINA NO. 12

(Vakadi, Umroli, Chinchavali tarf Vaje, Usarli Bk., Ritghar, Morbe, Kondale, Mahalungi)
[under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966]
[read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974]
No. ARB/TPS-12/Preliminary/Award/2025/581

WHEREAS, the Draft Town Planning Scheme, NAINA No. 12 prepared by the Special Planning Authority, NAINA (CIDCO) for the part areas from villages Vakadi, Umroli, Chinchavali Tarf Vaje, Usarli Bk., Ritghar, Morbe, Kondale and Mahalungi of the Tahasil Panvel, Dist. Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide his Notification No. CIDCO/NAINA/TPS-12/Draft Scheme/2024/105; dated 8th July 2024, in exercise of the powers delegated to him by the Government in Urban Development Department vide its Notification No.TPS-1817/973/C-103/17/UD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 9th July 2024;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide its Notification No. TPS-1224/1343/CR-78/24/TPS-12/UD-12; dated 7th August 2024 under sub-section (1) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules') has declared under his notice dated 3rd October 2024 published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 11th October 2024 and also in local Newspapers that, he has commenced the duties of the Arbitrator in respect of the said Town Planning Scheme, NAINA No. 12 with effect from 3rd October 2024;

And whereas, the special notices in the form No. 4 prescribed under Rule No. 13(3) of the said Rules have been served on to each and every owner of the lands included in the said scheme and hearing of those who appeared before the undersigned have been taken by recording minutes thereof in this respect.

And whereas, after following the prescribed procedure, the said Town Planning Scheme, NAINA No. 12 has been sub-divided by the Arbitrator into Preliminary Scheme and the Final Scheme vide his declaration No. ARB/TPS-12/Sub-Dn/2025/572 dated 3rd June 2025 as provided under sub-section (3) of section 72 of the said Act;

And whereas, the Arbitrator has, after following the procedure prescribed under Rule No. 13 of the said Rules has carried out the duties laid down in sub-sections (4) and (7) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary Town Planning Scheme, NAINA No. 12 has been drawn up within the prescribed time limit by him on 17th November, 2025 as provided under sub-section (7) of Section 72 of the said Act read with rule No. 13 (9) of the said Rules.

The Preliminary Scheme so drawn up by the undersigned has been published along with all its accompaniments and the copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the offices of the Arbitrator and of the Special Planning Authority, NAINA at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai - 400614.

Address : NAINA Office ,
7th Floor, Tower No. 10,
CBD-Belapur, Navi Mumbai. 400614
Dated 17th November 2025.

S. V. Surve,
Arbitrator,
Town Planning Scheme, NAINA No. 12

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

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

जाहीर सूचना

लवाद यांचे कार्यालय

प्रारंभिक नगर रचना परियोजना, नैना क्र. १२

(वाकडी, उमरोली, चिंचवली तर्फे वाजे, उसर्ली (बुद्रुक), रिटघर, मोर्बे, कोंडळे, महालुंगी)
(महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२(७) अन्वये)
(महाराष्ट्र नगर रचना परियोजना नियम, १९७४ च्या नियम क्र. १३(९) सहित)
लवाद/नरवी-१२/ प्रारंभिक निवाडा/२०२५/५८१

ज्याअर्थी, प्रारुप नगर रचना परियोजना, नैना क्र. १२, हि रायगड जिल्हाच्या पनवेल तालुक्यामधील मौजे वाकडी, उमरोली, चिंचवली तर्फे वाजे, उसर्ली (बुद्रुक), रिटघर, मोर्बे, कोंडळे, महालुंगी या गावामधील काही भागासाठी विशेष नियोजन प्राधिकरण नैना (सिडको) यांनी तयार केली असून ती उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/न.र.यो. १२/२०२४/१०५ दिनांक ८ जुलै २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ वर दिनांक ९ जुलै २०२४ रोजी प्रसिध्द झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्री सु. व. सुर्वे, निवृत्त उपसंचालक, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (१) प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/ १३४३/ प्र.क्र.७८/२४/ नवी-१२/ नवि -१२, दिनांक ७ ऑगस्ट २०२४ अन्वये केली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये **महाराष्ट्र शासन राजपत्र**, असाधारण, भाग-२ मध्ये दिनांक ११ ऑक्टोबर २०२४ रोजी आणि स्थानिक वृत्त पत्रात सूचना प्रसिद्ध करुन उक्त नगर रचना परियोजना क्र. १२, नैना करीता लवादीय कार्यास पार पाडण्याचे काम दिनांक ३ ऑक्टोबर २०२४ पासून सुरु केल्याचे निम्न निम्नस्वाक्षरीकार लवाद यांनी घोषित केले आहे.

आणि ज्याअर्थी, विहित केलेल्या नमुना क्रमांक ४ मधील विशेष सूचना उक्त नगर रचना परियोजनेमध्ये समाविष्ट झालेल्या सर्व जमीन मालकांना बजावण्यात आलेल्या असून निम्न स्वाक्षरीकार यांचे समोर उपस्थित झालेल्यांची या संदर्भातील सुनावणी पूर्ण करुन त्याबाबतची टिपणे नोंदविण्यात आलेली आहेत.

आणि ज्याअर्थी, विहित केलेली सर्व कार्यवाही पूर्ण करुन उक्त नगर रचना परियोजना, नैना क्र. १२, हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ अन्वये लवाद/ नरवी-१२/विभागणी/२०२५/५७२ अन्वये दिनांक ३ जून २०२५ रोजी जाहीर केल्याप्रमाणे लवादांकडून प्रारंभिक परियोजना व अंतिम परियोजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी, उक्त नियमांपैकी नियम क्र.१३ प्रमाणे सर्व कार्यवाही पूर्ण करुन उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (४) व (७) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार, नगर रचना परियोजना, नैना क्र. १२, या परियोजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (७) अन्वये सोपेल उक्त नियमांच्या नियम क्र.१३ (९) प्रमाणे ही परियोजना दिनांक १७ नोव्हेंबर, २०२५, रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

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

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

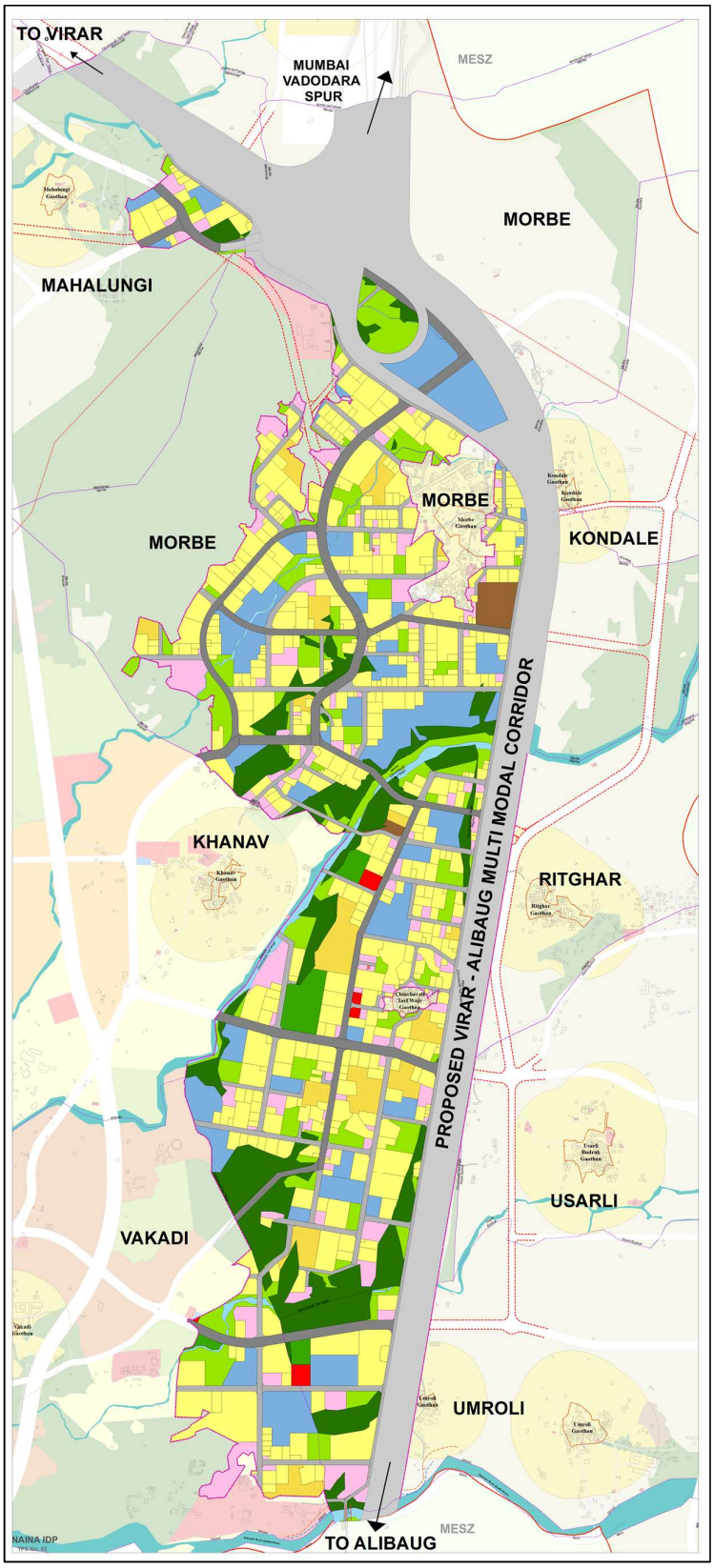
एस. व्ही. सुर्वे
लवाद,
नगर रचना परियोजना, नैना क्र.१२

दिनांक: १७ नोव्हेंबर, २०२५.

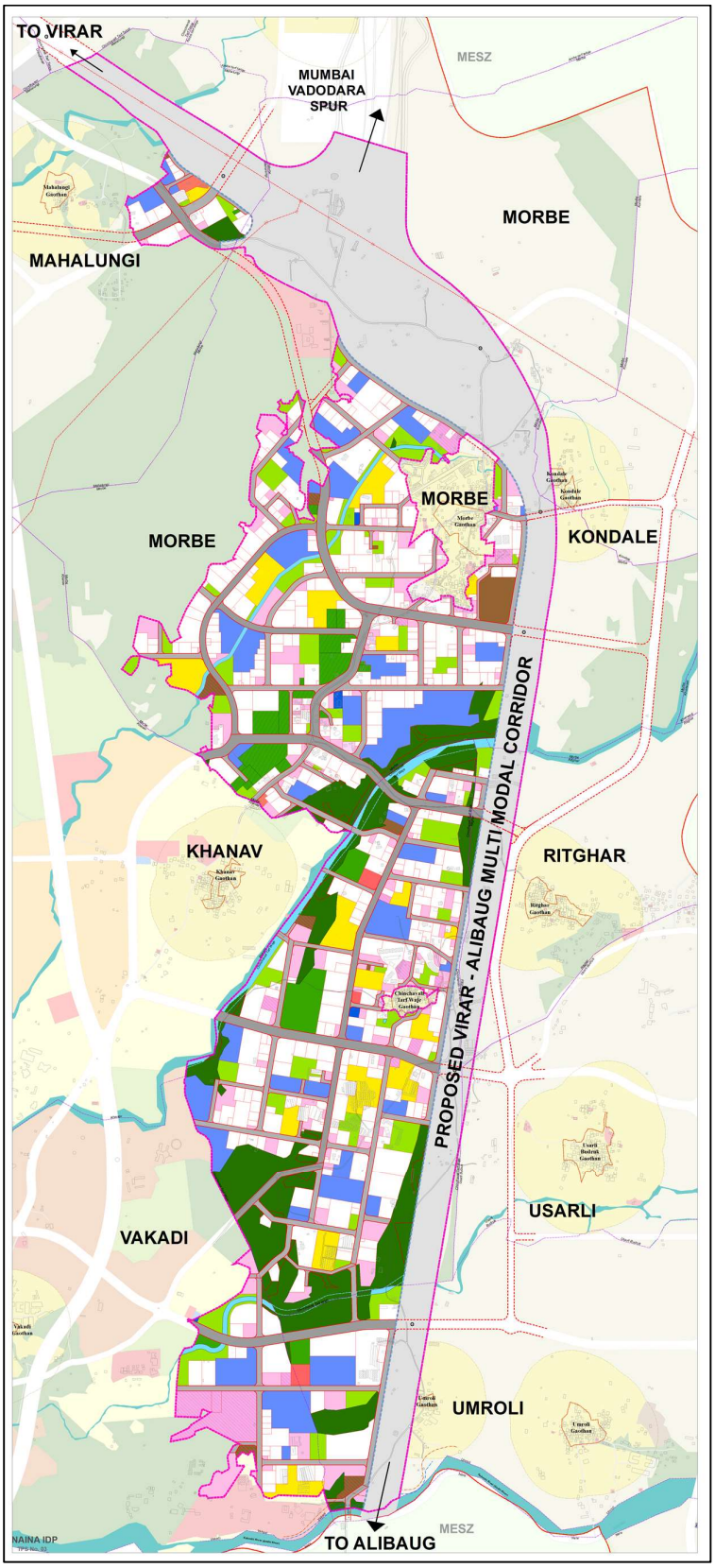
सिडको/जनसंपर्क/४८४/२०२५-२६

Gazette Notification of Preliminary Scheme Award Published dtd. 09-02-2026
(Newspaper 'Newsband')

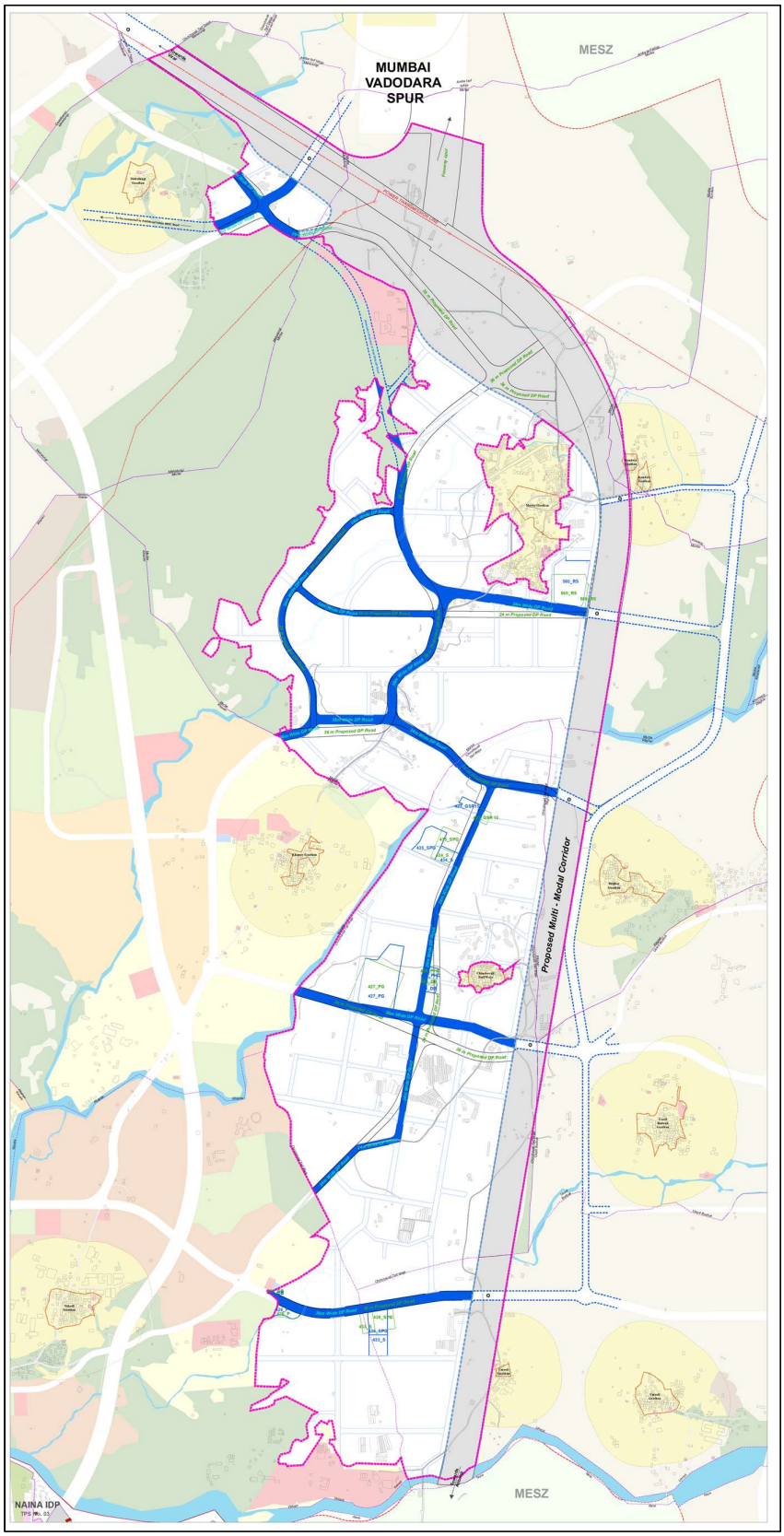
Annexure 21 : Draft Sanction Town Planning Scheme NAINA, No. 12. (Land use Plan (Plan 6))



Annexure 22 : Preliminary Town Planning Scheme NAINA, No. 12. (Plan 4)



Annexure 23 *: Preliminary Town Planning Scheme NAINA, No. 12.*
(Plan showing Modifications to DP Roads and DP Reservations)





Special Planning Authority

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA

(NAINA)

CIDCO