

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)



### Frequently Asked Questions

## Navi Mumbai Airport Influence Notified Area (NAINA)

### PREFACE

While granting the Environmental and Coastal Regulations Zone (CRZ) clearances to the proposed Greenfield airport Ministry of Environment & Forest (MoEF), Government of India, expressed concern about unplanned and haphazard development around Airport within 25 km of the airport. In pursuance of these concerns, the Government of Maharashtra vide notification dated 10.1.2013 appointed the City and Industrial Corporation of Maharashtra (CIDCO) as Special Planning Authority (SPA) under Section 40. (I) (b) of MR&TP Act, 1966 for Navi Mumbai Airport Influence Notified Area (NAINA) for about 560 sq.km containing 270 villages in the Thane District (14 Villages) and Raigad District (256 Villages).

NAINA enjoys proximity of Navi Mumbai and has influence of Navi Mumbai International Airport (NMIA), JNPT (Jawaharlal Nehru Port Trust), and proposed transport corridors viz. Multi Modal Corridor, Mumbai Trans Harbor Link (MTHL), Dedicated Freight Corridor (DFC), SPUR, etc.

#### Vision

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- To promote participatory model of development
- Sensitive to environmental concerns
- Unleash the land potential by providing world –class infrastructure
- Self sustaining financing model

#### 1. What is NAINA project?

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Govt. of Maharashtra vide notification dated 10-1-2013 appointed CIDCO as Special Planning Authority under section 40(1) of MR & TP Act, 1966 for area admeasuring 560 sq.km. comprising 256 villages of Raigad District and 14 Villages of Thane District. Subsequently Government of Maharashtra reduced the project area to 461 sq. kms. comprising 224 Villages.

## **2. What is the role of CIDCO in NAINA project and who has given this role to CIDCO?**

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As per the provision of MR & TP Act, 1966, CIDCO has to prepare the Development Plan, Development Control Regulations, grant permissions, control and regulate developments and provide physical and social infrastructure viz. roads, schools, hospitals, playgrounds, gardens, Water treatment plants, Sewage Treatment Plants, etc. in NAINA as Special Planning Authority.

## **3. Prior to appointment of CIDCO, who was the authority for this area?**

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**Prior** to appointment of CIDCO as SPA for NAINA, the district collector Raigad was the Authority to grant permission in accordance to section 18 of MRTP Act in conformity with the zoning provisions of sanctioned regional plan of MMR and corresponding prevailing DCRs prepared by MMRDA.

## **4. What was the FSI potential of land in MMR?**

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The lands were broadly classified in U1, U2, G1 and G2 Zones. The development potential of lands in G1 and G2 zones was broadly in the range of 0.05 to 0.1. The FSI of lands under U1 and U2 zones was 0.2 to 0.35 depending upon sizes of the land holdings. The FSI of 1.0 is permissible for lands within 200m of Gaothan.

## **5. What is the difference in role of CIDCO in NAINA compared to Navi Mumbai?**

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As all the lands in Navi Mumbai project are required for public purposes, all these lands are required to be acquired by Government, hence it is under 100% acquisition. In case of NAINA except land under DP reservation & IDP-I, the ownership remains with land owners.

In Navi Mumbai CIDCO has to provide infrastructure upto plot level. In NAINA, CIDCO as Special Planning Authority to provide city level and peripheral infrastructure. The infrastructure within the layout shall be developed by the land owners.

## 6. How can landowners benefit from NAINA project?

The project provides landowners grand opportunity to unlock their land potential by participating in the development model that increases the prevailing low FSI and offers a mechanism for handing over lands under physical and social infrastructure voluntarily without losing their development potential.

## 7. How Mumbai Metropolitan Region Plan and NAINA Plan are different?

MMR shows broad zoning plan of the area whereas NAINA shows the details development reservations for physical and social infrastructure with a mechanism of its execution.

## 8. What is FSI

FSI is the acronym for Floor Space Index. FSI indicates the maximum built-up area that can be built on a given plot area. For eg. On a plot of 100sqm with FSI 1.0 the maximum built-up area permissible is 100sqm. To facilitate light & ventilation, parking of vehicles, movement of fire tenders; set-backs are prescribed from the plot boundary. This results in consumption of permissible built-up area in more than one storey.

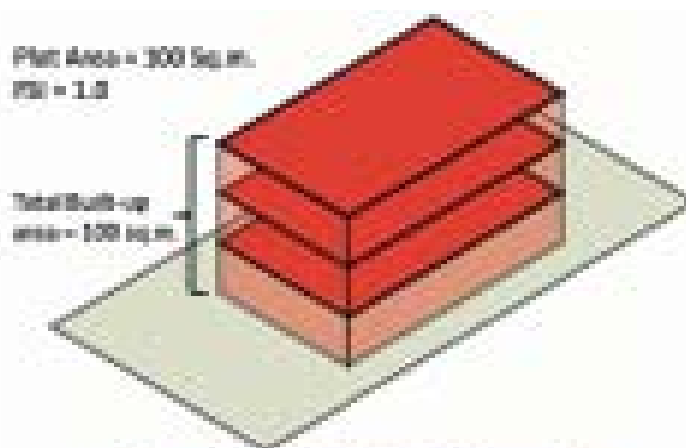
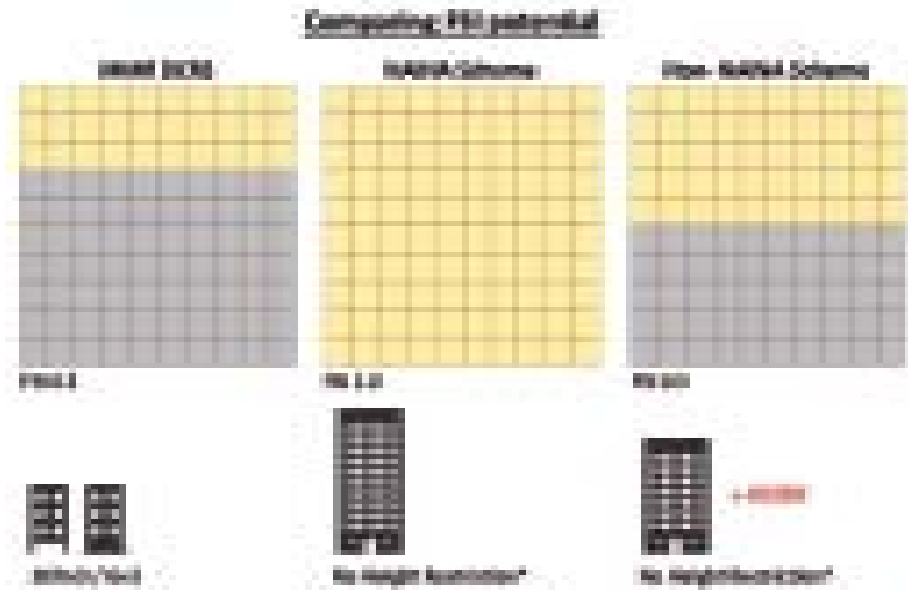


Figure 1 Floor Space Index Example

## 9. What is the development potential of lands in NAINA as per MMR plan?

The project area can be broadly classified into Gaothans, areas upto 200m of Gaothan, Special Township Projects, Rental Housing Projects, segregated by large swathes of lands largely under U1/U2/G1/G2 zones of MMR Plan.



The area around 200m of each goathanhas benefit of 1.0 FSI. Beyond these areas, lands under U1 and U2 zones have base FSI of 0.2 to 0.35 depending upon sizes of the land holdings.

The lands located in G1and G2 zones have low development potential with FSI ranging from 0.05 to 0.10 to maintain the environmental character of the area.

Thus as per MMR plan before CIDCO being appointed as SPA, the development potential available to the landowners was very low and there was no authority for taking up the physical and social infrastructure.

Thus for example if anybody is having land of 2000 sq.m. The permissible built up area as per MMR regulations would be 400 sq.m.

After the sanction of IDP, NAINA if the land owner does not participate in NAINA Scheme, the permissible built up area is 1000 sqm.

**10. If the applicant participates in NAINA scheme, the permissible built up area will be 1000 sq.m. That apart, if the land falls under any IDP reservations the applicant will be entitled for development rights certificate for an area of 2000 sq.m. What is CIDCO’s approach towards development of NAINA**

To understand the development potential of NAINA a study was carried out wherein on the basis of parameters like natural propensity for development in next 5-10 years, transport connectivity, proximity to Navi Mumbai, physical topography and zoning provisions of MMR, etc. NAINA was divided into five zones. Each zone was then evaluated using parameters such as land available for development,

physical growth trend, contiguity to Navi Mumbai, NMIA influence, ecologically sensitive areas. Based on the scores arrived by such evaluation, the total area has been divided into two phases; Phase - I and Phase-II.

Phase – I is an area offering potential for development in the immediate future. Phase – II is the balance area that is not immediately amenable to full-fledged urban development but may become amenable later. The areas under phase-II can be reviewed every five years and development plans for such potential lands accordingly prepared.

### 11. Why Interim Development Plan was prepared?

An area of about 36.83 sq.km (3683 ha) close to Panvel experiencing developmental pressures, where existing infrastructure of CIDCO can be extended was identified for taking up pilot project pending preparation of the Development plan.

### 12. Which villages are covered under Interim Development Plan – I?

The villages from Panvel taluka of Raigad district included in IDP-I are as follows:

Sr. No	Village	Sr. No	Village
1	Adai	14	Nere
2	Akurli	15	Palaspe
3	Belavali	16	PaliKh
4	Bonshet	17	Palidevad
5	Borle	18	Sangade
6	Chikhale	19	ShilottarRaichur
7	Chipale	20	Shivkar
8	Derawali	21	UsarliKh
9	Devad	22	Vichumbe
10	Kolkhe	23	Vihighar
11	Kon		
12	Koprol		
13	Moho		



### 13. What is the prescribed procedure by Government?

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- Appointed CIDCO as Special Planning Authority under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966
- Notice Published in Maharashtra Government Gazette, Part-II, Thursday to Friday, dated 15-21 May, 2014 for declaring intention to prepare Development Plan for the said notified area as per sub-section (1) of the Section 23 of the Act.
- As per Section 32 of the said Act, issued and published notice to prepare Interim Development Plan for the area specified therein, in the Maharashtra Government Gazette, Extraordinary Part-II, No. 53, Thursday, dated 7th August 2014.
- In accordance with the provision stipulated in section 25, read with section 32, of the said Act, the Corporation has carried out survey of the lands within the Interim Development Plan area and prepared an existing land-use map indicating the existing use of the land therein.
- The Board of Directors of the Corporation on 11th August 2014 have approved the Draft Interim Development plan with corresponding Development Control Regulations and Report for 23 villages in NAINA.
- A notice to that effect was published in Maharashtra Government Gazette, Extraordinary Part-II, No. 54, dated 13th August 2014 in accordance with provisions of sub-section (1) of Section 26, read with section 32 of the said act, for inviting the objections and suggestions from the public within a period of thirty days from the publication of this notice
- On request from public this period of thirty days to submit the objections and suggestions was extended by another 30 days (i.e. up-to 10th October 2014);
- Planning Committee was appointed by GoMin accordance with provisions of sub-section (2) of Section 28, read with Section 32 of the said act.
- After considering the Suggestions and Objections received in accordance with provisions of sub-section (3) of Section 28, read with section 32 of the said act, in response to the published Draft Interim Development Plan within stipulated period, the Planning Committee has submitted its report

to the Corporation ;

- The Board of Directors of the Corporation on 18th September 2015 has made changes to the Draft Interim Development Plan with corresponding Development Control Regulations and Report for 23 villages in NAINA as per Planning Committee's Report
- As per sub-section (4) of the Section 28, read with Section 32 of the said Act, the plan and DCR/Report are made available to public for inspection and Notice to that effect published in Gazette
- The plan was submitted to the Govt on 22.09.2015 as per section 30 of the MR & TP Act, 1966. The Govt vide TPS-1215/245/CR332/2015/SM/UD-12 dated 27.04.2017 has sanctioned the Interim Development Plan.
- CIDCO in November 2016 published the draft development plan of the balance area of 201 villages. Suggestion/objections have been invited. After completion of hearing of Suggestions/objections by the planning Committee, the draft development plan shall be submitted to the Govt for approval.

#### **14. What is NAINA Scheme?**

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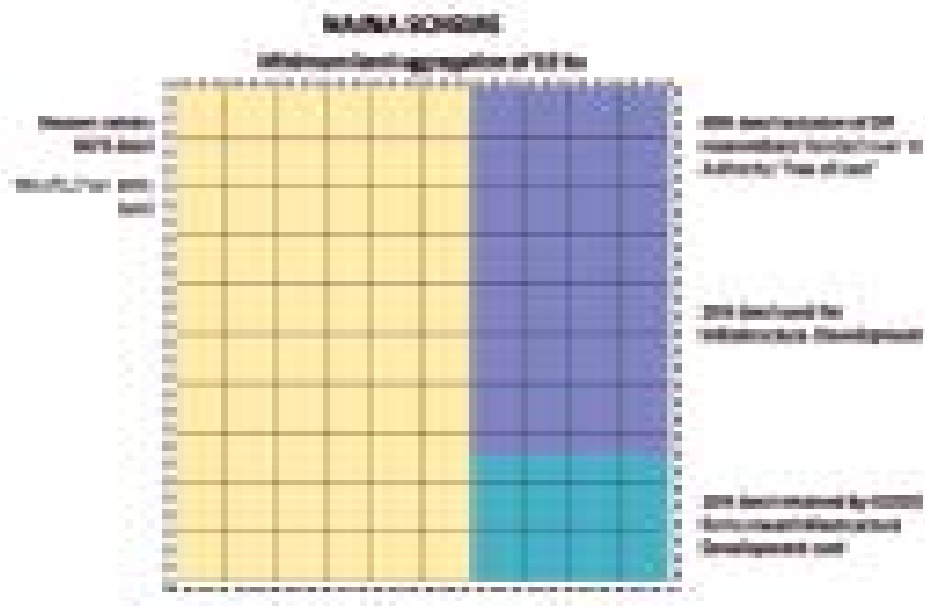
It is a voluntary scheme and minimum land area or land aggregation required for participating in 'NAINA Scheme' is 10 Ha. The details are:

- a) 40% land shall be given to the project. Balance 60% land to be retained with owner for development. Reservations of roads, open spaces, amenities and growth centre, if any can form part of 40% of land.
- b) 60% land with owner shall have maximum permissible FSI of 1.7. Thereby the development potential of 40% land given to the project is transferred on to the 60% land with the owner.
- c) Uses permissible on owner's land are Residential, Comm., R+C, Hotels, Offices etc.
- d) Additional, 20% BUA over & above BUA generated on 60% land shall necessarily be constructed for EWS/LIG housing and this additional FSI is being permitted free of cost over and above the BUA. The constructed tenements of EWS/LIG will be handed over to CIDCO at pre-determined rates. CIDCO shall allot these tenements to identified target groups



through lottery. Further options are given for the development of EWS component. The land towards EWS component can be handed over to the authority at ready reckoner rate. The landowners given option to develop the EWS component in some other land pockets also.

- e) Internal roads & layout open spaces to be provided as per norms without losing FSI.
- f) Layout Amenities within the land owners 60% component shall have internal scheme roads & Open Spaces to be necessarily developed (in a fixed time-frame) and maintained by the owner.
- g) In case, the owner also surrenders developed Layout Amenity to the Authority 'FSI equivalent to amenity land area plus construction value based FSI of developed amenity' shall be given
- h) If more than 40% land area is affected by reservations, land owner is to be compensated for loss of land in excess of 40% by the option TDR or monetary compensation.
- i) Development charges shall be applicable. However FSI linked premium is not applicable on such lands as they contributed 40% land towards the development of the city.
- j) Reservations within NAINA Cluster shall be flexible and will be allowed to be adjusted in the cluster for those who participate in the 'NAINA Scheme'.



## 15. What are the benefits of participating in NAINA Scheme?

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By participating in NAINA scheme, the potential of land will be completely utilized. The FSI of entire land is made available on balance 60 % land. The participants are exempted from payment of FSI linked premium. There will be no restriction on height of the buildings. The land under reservation can be considered in NAINA scheme though it is non-contiguous.

## 16. What are the options for non-contiguous land owners for participation in NAINA Scheme

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The land owner having land under reservations at other non-contiguous locations in IDP-I can join such land/s to primary contiguous land to qualify for NAINA scheme.

## 17. What happens if more than 40% of land is under reservations in NAINA Scheme

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Land owner contributing more than 40% land can be compensated by

- TDR of 2 times of excess land given over mandatory 40%.
- Monetary Compensation for equivalent land

## 18. What happens if less than 40% of lands are under reservation in NAINA Scheme

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The participant shall contribute to the balance land to the extent of 40% to the project.

## 19. Does the NAINA Scheme participant have the option to develop IDP-I reservations

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The following options are available:

**Option 1:** Land owner/ developer participating in NAINA Scheme desirous of constructing and managing the reservation in 40% component of his Scheme shall first surrender the reservation land to SPA-NAINA. The SPA-NAINA shall then give back such reservation land to the same owner on lease basis with certain terms and conditions.

**Option 2:** In case the Land owner/developer participating in NAINA Scheme desires only to construct reservation within 40% component of his Scheme and handover the same to CIDCO, construction value based TDR of the reservation shall be offered. SPA-NAINA can then lease the developed facility with land to any other agency on certain terms and conditions.

These options could also be offered to non-NAINA participants. Any of the above options shall be exercised at the discretion of CIDCO.

All the reservation lands under Growth Centre shall vest with SPA-NAINA. None of the above options shall be applicable for Growth Centers.

**20. Can the participant in NAINA Scheme be granted development permission from proposed DP road**

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Yes.

**21. Who will develop the infrastructure and amenities within 60% component of NAINA Scheme**

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The infrastructure and amenities within 60% component shall be provided by the landowners.

**22. How will existing structures be treated in NAINA scheme?**

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If existing structures are as per approval by competent Authority and in fit condition the same can be incorporated in NAINA Scheme by suitably adjusting the FSI. Land under unauthorised structures can be included in NAINA Scheme by demolishing these structures. No additional FSI benefit shall be given for demolition of structures.

**23. Is it mandatory to participate in NAINA Scheme?**

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No, NAINA scheme is a voluntary participation model. However the non-participants in NAINA Scheme will get 0.5 FSI and are required to FSI linked premium @ 30% of ready reckoner rate.

**24. What is the difference between NAINA Scheme and non-NAINA Scheme?**

NAINA Scheme	Non-NAINA Scheme
Max. Permissible FSI : 1.70	Max. Permissible FSI- 0.5
FSI linked premium not payable	FSI linked premium payable
40% contribution towards infra.	Infrastructure & Growth Centre Land to be acquired either by TDR or by LARR Act
>40% to project compensated by giving TDR/monetary compensation	All Land under Infrastructure & Growth Centre to be acquired either by TDR or by LARR Act
Environmental Clearance by CIDCO	Environmental Clearance by CIDCO
Addl. 20% BUA for EWS / LIG Scheme	Addl. 20% BUA for EWS / LIG Scheme

**25. Will the scale of NAINA scheme be lowered?**

A new option for NAINA scheme is framed. In this option the land owners in the range 7.5-10 ha can also participate in NAINA scheme with 50:50 land sharing with FSI 2.0 on the 50% land retained with the owner. There is no change in land sharing ratio and FSI for lands above 10.0 ha scheme.

**26. What is the size of NAINA scheme in urban Villages (200m from the gaathan)?**

The size of NAINA scheme in Urban villages is 4.0 ha (10 acres). It is necessary that the entire 4.0 ha land to be within the 200m limit to get the benefit of NAINA scheme.

**27. Is there any height restriction for NAINA Scheme in Urban Villages?**

No. The height shall be governed only by fire-fighting and Airport Authority of India restrictions, if any.

**28. Is there any proposal to permit constructing buildings with heights more than 13.5m in urban villages**

The Govt has sanctioned 16m height within urban villages not coming under NAINA scheme. However, for NAINA scheme within urban villages, there is no restriction in height

## 29. What is the process of granting Development Permission to NAINA schemes?

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To ensure that 'NAINA scheme' proposals are processed effectively, CIDCO has prepared detailed proforma and formats for the benefit of the landowners participating in the scheme. The Scheme is designed to ensure that where land is reconstituted and given back to the original land owners, every participant should get a clear title in his hand. A detailed process flow is prepared which is as explained below:

- i) All land owners intending to participate in NAINA Scheme shall execute a MoU amongst themselves and shall also appoint a Special Power of Attorney who shall act as a representative to the land owners for processing the application for approval of NAINA scheme in CIDCO and other govt offices.
- ii) The Special Power of Attorney holder shall submit detailed proposal to CIDCO along with all land ownership documents of the participating landowners in the specified format and based on the checklist provided by CIDCO.
- iii) CIDCO shall prima-facie scrutinize the documents and more specifically for ascertaining that there is no material defect in the legal titles.
- iv) The legal documents being in order, CIDCO in consultation with representative of the land owners shall identify broadly 40% component to be handed over to CIDCO.
- v) CIDCO shall publish the scheme in local newspapers and also display at prominent locations in village panchayat office, inviting suggestions / objections from land owners, public at large or any other stakeholders. Suggestions / objections received by CIDCO shall be examined by CIDCO's Chief Land & Survey Officer and if any serious defects are observed, the same shall be referred to the concerned revenue authority. On the basis of the recommendations of the concerned revenue authority, CIDCO in consultation with Special power of attorney holder may drop parcels of land from scheme if any serious material defects persist.

- vi) It is also envisaged that certain land parcels may have pending suits in various courts related to ownership etc. In such cases if parties to the suits/litigations intend to participate in the scheme, they may be allowed by taking affidavit duly notarized to that effect.
- vii) CIDCO then shall issue Letter of Intent to the land owners, seeking further documents such as joint land measurement by the DySLR, detailed layout indicating land share of all the participating land owners, layout based on the provisions of the development control regulations, exact 40% land to be handed over to CIDCO and submit the plans along with a registered co-operation agreement (as per the format) duly signed by all the landowners.
- viii) The office of the sub-registrar shall also be informed about the issuance of LOI to the scheme so that any further land transaction by the participating land owners shall be permitted only after CIDCO's NOC.
- ix) Based on the joint measurement plan the representative shall prepare detailed plan within 60% component wherein all the participating land owners shall get respective share in the layout. On submission of the plan by the authorized representative, CIDCO shall scrutinize the layout in the ambit of sanctioned DCR of IDP.
- x) Once reconstituted layout is finalized in consultation with CIDCO and the representative, the respective land owners shall be executing a Co-operation Agreement amongst themselves, wherein all the land owners shall give consent to the reconstituted layout, reduction in their area and change in the location of original land. It is proposed that the taking over of 40% land by signing surrender deed with CIDCO (format prepared) and issuance of layout permission shall be carried out.

CIDCO shall also issue final plot once layouts are sanctioned encompassing the scale of complete village or a sector.

### **30. Why FSI linked premium is (FLP) being levied?**

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All developments in NAINA project shall derive benefit of the development initiatives proposed to be brought into this area irrespective of fact whether



they are participating in the NAINA Scheme or not. All non-participants in Gaothans & development upto 200m around Gaothan, land owners having area less than 10 ha, Special Township, Rental housing proposals, etc shall access and enjoy the city level physical and social infrastructure. To ensure equity in participation, concept of levying FSI linked premium is applied. FLP thus are charges to be paid by non-participants in NAINA Scheme as their contribution for development of city scale and peripheral infrastructure. These charges shall be collected by CIDCO-SPA at the time of issuing Commencement Certificate.

### **31. Will CIDCO immediately provide infrastructure on payment of FLP**

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The intention of CIDCO is to provide peripheral and city level infrastructure in time-line of 7-10 years from the date of sanction of IDP-I. The faster implementation of infrastructure is dependent on the success of NAINA Scheme and speedy land acquisition. However, the collection of FLPs with immediate effect and is not to be linked with the progress of infrastructure development.

### **32. What are options if anyone does not participate in NAINA Scheme?**

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Participation in NAINA Scheme is voluntary. The landowner can develop his land without participating in NAINA Scheme. The maximum permissible FSI on such lands (net lands excluding reservations) will be 0.5 and the landowner shall have to pay FLP.

The land under reservations shall be acquired either through TDR or as per LARR act 2013. Compensation will be given as per LARR or shall be given the option of TDR @ 2 times.

### **33. What is Multi-modal Corridor (MMC)?**

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The MMC is a multimodal corridor, which will provide public transport and road based connectivity to important parts of Mumbai metropolitan region (MMR) between Vasai Road/Virar to Uran. The alignment of Mumbai vadodara spur which is leading to JNPT is merged with the alignment of MMC to accommodate the traffic of both the corridors the ROW of MMC has been increased to 126m width. This corridor shall have eight lanes on either side to accommodate traffic from SPUR and upcoming urban centres along the corridor. The central spine of MMC shall have 30m ROW for the Metro traffic.

#### **34. What is the alignment of Multi-modal Corridor (MMC) in IDP-I**

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The alignment of MMC is as per the original alignment proposed by MMRDA. Service roads will be provided along the MMC on both sides to provide local access for the proposed development.

#### **35. Who shall develop the Multi-modal Corridor (MMC)**

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The stretch of MMC lying in IDP-I shall be developed by NHAI in co-ordination with MMRDA.

#### **36. Whether the lands under Multi-modal Corridor (MMC) will get the same benefits as other reservation lands in IDP**

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Yes.

#### **37. What is the role of Growth Centres?**

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The lands reserved for Growth Centres in IDP-I are 15% of the developable area.. The Growth Centres have been earmarked along major IDP roads with the premise that their development by the Authority will trigger development in the lands in their vicinity. The revenue generated from the sale of Growth Centre lands shall be the mainstay of financing the project.

#### **38. Whether Growth Centers can be developed by the landowners?**

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No. The land under growth centres shall be developed by CIDCO only.

#### **39. Why Growth Centres will be developed by CIDCO only?**

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The estimated infrastructure cost for IDP-I is approx. 7700 crores. Since CIDCO is committed to invest upfront the above cost towards infrastructure development, the success of the project is wholly dependent on the revenue from the development and sale of growth centre lands by CIDCO. The sale of growth centre lands shall be the source of revenue for developing the infrastructure.

#### **40. Will NAINA Scheme be permitted in Growth Centers?**

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All lands within the Growth centre shall vest with CIDCO. The land owners cannot develop land within the growth centre. However, NAINA schemes lying

partially within growth Centre and partially outside, are eligible by giving the lands under growth centre to the project.

#### **41. What is the concept of Transferrable Development Rights (TDR)**

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Transfer of Development Rights (TDR) means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land to SPA-NAINA, so that he can use extra built up area either at the same location or any other location where permitted or can transfer it to any another person in need of the extra built up area. Transferrable Development Rights shall be given in form DRC (Development rights certificate) by SPA-NAINA.

For lands under reservation of IDP –I and not participating in NAINA Scheme such land owners have option to accept compensation as per LARR or opt for TDR. If the land owner selects the option of TDR, he will get the TDR equivalent to 2 times the land surrendered.

#### **42. Is there any incentive for surrendering reservation lands against TDR?**

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Yes. Incentive TDR to the extent of 20%, 15%, 10% and 5% of the surrendered land shall also be allowed to the land owners who submit the proposal for grant of TDR within 1, 2, 3 years and 5 years from this notification respectively.

#### **43. Is there any time-limit for consumption of Transferrable Development Rights (TDR)**

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There is no time-limit for consumption of TDR.

#### **44. How much Transferrable Development Rights (TDR) will be given for 1000sqm reservation land acquired by SPA-NAINA**

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Acceptance of TDR is voluntary. If such landowner opts for TDR, the SPA – NAINA will give him DRC of 2000sqm.

#### **45. Which areas are identified for consumption of TDR ?**

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The TDR generated from IDP-I can be consumed anywhere within IDP –I. however while utilizing the TDR the following formula shall be made applicable.

Formula:  $P = (R_g / R_r) \times Y$

Where, P = Utilisation of DR in sq.m. on receiving plot

R<sub>g</sub> = Rate in Rs. per sq.m. as per ASR of generating plots in generating year

R<sub>r</sub> = Rate in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m

**46. Will TDR be offered NAINA Scheme where more than 40% of lands under reservations?**

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The landowner has the option to avail TDR @ 2 times the excess reservation land surrendered over and above 40%.

**47. How is CIDCO treating proposals approved by District Collector, Raigad which are under construction?**

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The approval given by District Collector will be honored. The applicant shall seek Plinth completion and occupancy certificates from CIDCO to ensure that the constructions are being carried out as per approval.

**48. Will vadi/pada be given gaathan status and the benefits attached thereto?**

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As per directives of Govt in 2006, vadi/pada shall not be considered as Gaathan and therefore no benefits can be given.

**49. Whether CIDCO is giving training to local residents?**

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Since there is no bulk acquisition of lands there shall not be any PAPs in this project except those whose lands are acquired under LARR.

**50. After appointment of CIDCO can any other authority grant development permission in NAINA**

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No, as per Notification of NAINA, all other planning authorities ceases to operate from the date of Notification i.e. from 10/03/2013.

**51. What is the compensation package for lands that will acquired by CIDCO**

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The compensation package for lands that will acquired by CIDCO as per Land Acquisition and Rehabilitation and Resettlement Act-2013.

**52. Can Gram Panchayat grant development permission after appointment of CIDCO**

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In SPA notified area the development permissions shall be granted by CIDCO.

**53. What steps will SPA-NAINA take after IDP- I is approved by GoM IDP – I**

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After receipt of sanction of IDP-I by the UDD,GoM, all lands under reservations shall be notified for acquisition under the LARR Act, 2013. Simultaneously CIDCO will invite all land owners to participate in 'NAINA Scheme' through public advertisement. The 'NAINA Scheme' will be kept open for a limited time period. Acquisition notices shall be withdrawn on those lands where the owners are willing to join 'NAINA scheme' within this period. The land of such participants will be acquired through Consent Agreement without monetary compensation.

**54. Is there any land acquisition in IDP-I**

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The project envisages minimum land acquisition towards development of physical and social infrastructure. Such land not realised voluntarily through NAINA scheme shall have to be acquired as per the LARR.

**55. What is the mechanism being adopted by CIDCO to develop infrastructure**

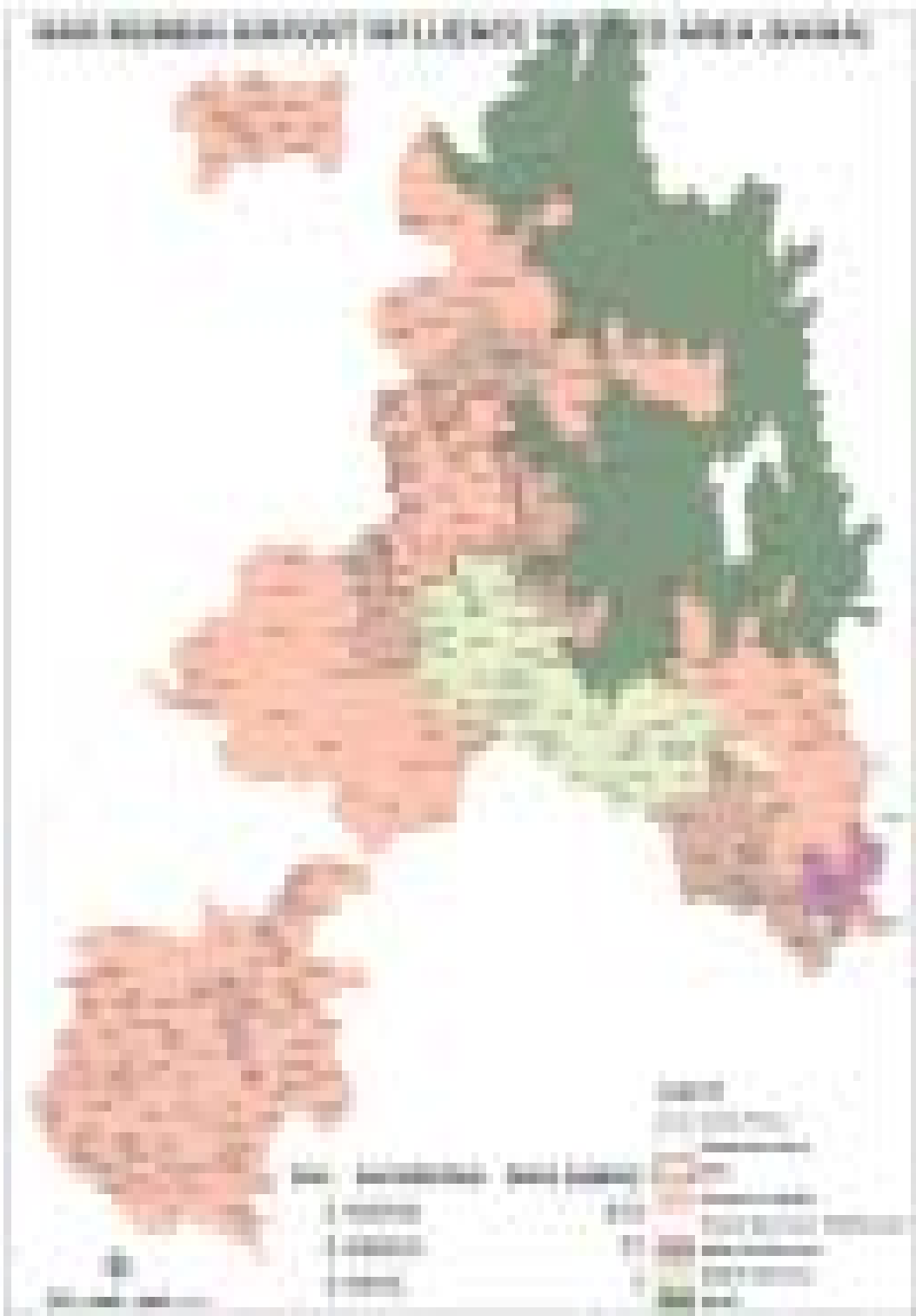
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The Govt. has not allotted funds to CIDCO for the project. CIDCO has limited means to raise funds required for development of infrastructure. The idea of developing NAINA therefore pivots on eliciting participation and contribution of private landowners in developing infrastructure. CIDCO intends to play the role of facilitator encouraging land pooling, planned development and creation of physical infrastructure through funds raised from sale of Growth Centre lands.

**56. What is the status of the development plan of the remaining are of the NAINA project?**

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CIDCO in November 2016 published the draft development plan of the balance area of 201 villages. Suggestion/objections have been invited. After completion of hearing of Suggestions/objections by the planning Committee, the draft development plan shall be submitted to the Govt for approval.







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