

FORM No 1 AS PER TPS RULES, 1974

SR. NO.	NAME OF OWNER	Tenure of Land	Survey No. hisaa No and Village			Original Plot Value in Rs.					No.	Area	Final Plot Value in Rs.						Contribution (+) Compensation (-) (Col. 10 (c) - Col 7(c))	Increment (Col. 11(b) - 10(b))	Contribution 50 percent of col. 13	Additional to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 12, 14, 15	Remarks
			S. No	Hisaa No.	Village	No.	Area	Value in Rs.					Undeveloped			Developed								
								*Rate of Original Value as per ASR 2017-18	Without Reference to Value of Structure	Inclusive of Structure			*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure						
			4a	4b	4c	5	6	7a	7b	7c			8	9	10a	10b	10c	11a						
1	Ananta Haribhau Dharanekar, Vinay Shrivankumar Agrawal	Class I	178	0	Aakurli	1	3800	4420	16796000	16796000	1	1520	6630	10077600	10077600	17680	26873600	26873600	-6718400	16796000	8398000	0	1679600	The FP is located at same location of OP, and is given access by proposed 12 M wide layout road.
2	Sameer Ramdas Shivaneekar	Class I	43	1 (pt)	Chikhale	47	4194	3000	12582000	12582000	2	1678	6630	11122488	11122488	17680	29659968	29659968	-1459512	18537480	9268740	0	7809228	The OP is from non-contiguous IDP reservation of Growth Centre. The FP is accommodated at space available after allocating FPs to land owners having OPs in the area where layout is prepared. The FP is given access by proposed 12 M wide layout road.
3	Sunny Mannapone Chako	Class I	179	0	Aakurli	2	2050	4420	9061000	9061000	3	2084	6630	13816920	13816920	17680	36845120	36845120	-9211280	23028200	11514100	0	2302820	The land is under ownership of same person. Therefore single FP is given and located at location of area covered maximum by Ops. The FP is given access by proposed 12 M wide layout road.
4	Sunny Mannapone Chako		188	1	Aakurli	14	1440	4420	6364800	6364800														
5	Mannapone Chako Sunny		186	1	Aakurli	3	1720	4420	7602400	7602400														
6	Vinay Prakash Singh, Vinay Shrivankumar Agrawal	Class I	43	2 /A (pt)	Chikhale	46	9374	3000	28121065.5	28121065.5	5	1666	6630	24855870	24855870	17680	66282320	66282320	-3265195.5	41426450	20713225	0	17448029.5	The OP is from non-contiguous IDP reservation of Growth Centre. The FP is accommodated at space available after allocating FPs to land owners having OPs in the area where layout is prepared. The FP is given access by proposed 12 M wide layout road.
7	Vinay Prakash Singh, Vinay Shrivankumar Agrawal			2 /B (pt)																				
8	Balaram Rama Dharanekar, Mahadu Rama Dharanekar	Class I	180	0	Aakurli	4	300	4420	1326000	1326000	6	120	6630	795600	795600	17680	2121600	2121600	-530400	1326000	663000	0	132600	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road.
9	Minadevi Shrivankumar Agrawal	Class I	182	1	Aakurli	6	2230	4420	9856600	9856600	8	892	6630	5913960	5913960	17680	15770560	15770560	-3942640	9856600	4928300	0	985660	The FP is located near to OP, and is having access by proposed 20 M wide IDP road and 15 M wide proposed layout road.
10	Machindra Janardan Bhopi, Rajubai Ambaji Mhatre, Sarita Gurunath Mhatre, Anant Chaya Bhopi, Jayashree Tulashiram Mhaskar	Class I	182	2	Aakurli	7	350	4420	1547000	1547000	11	140	6630	928200	928200	17680	2475200	2475200	-618800	1547000	773500	0	154700	The FP is located at same location of OP, and is given access by 15 M wide proposed layout road.
11	Padibai Dattu Bhandari, Bharati Bharat Patil, Hirabai Suresh Waghmare, Ananta Dattu Bhandari, Ramesh Dattu Bhandari, Sangita Prakash Bandre	Class I	183	0	Aakurli	8	1000	4420	4420000	4420000	12	400	6630	2652000	2652000	17680	7072000	7072000	-1768000	4420000	2210000	0	442000	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road and 15 M wide proposed layout road.
13	M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny	Class I	181	0	Aakurli	5	2910	4420	12862200	12862200	14	8064	6630	53464320	53464320	17680	142571520	142571520	-35642880	89107200	44553600	0	8910720	The land is under ownership of same person. Therefore single FP is given and located at location of area covered maximum by OP. The FP is carved out in such a way that it gets access from 20 M wide proposed IDP road.
M/s Seaqueen Developer Pvt Ltd through Director Mannapone Chako Sunny and Bhupendra M. Shaha	184		1	Aakurli	10	4120	4420	18210400	18210400															
M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny	189		3	Aakurli	16	1140	4420	5038800	5038800															
M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny	197		2	Aakurli	42	1720	4420	7602400	7602400															
M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny	202		0	Aakurli	38	6270	4420	27713400	27713400															
M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny	169		0	Aakurli	20	4000	4420	17680000	17680000															
18	Parashuram Ambo Patil	Class I	197	1	Aakurli	35	3790	4420	16751800	16751800	16	1516	6630	10051080	10051080	17680	26802880	26802880	-6700720	16751800	8375900	0	1675180	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road.

55	Arvind Motilal Dhakad (Jain), Kishor Kaluram Chaudhari, Janardan Mahadu Keni, Pandurang Sakharan Keni, Bhagavati Motilal Dhakad, M/s Ganga Realities LLP Through Director Ramji Gela Bera	Class I	168	6	Aakurli	23	2420	4420	10696400	10696400	35	968	6630	6417840	6417840	17680	17114240	17114240	-4278560	10696400	5348200	0	1069640	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.						
56	Harischandra Dhondu Bhopi, Bharat Dhondu Bhopi	Class I	168	5	Aakurli	24	3310	4420	14630200	14630200	36	1324	6630	8778120	8778120	17680	23408320	23408320	-5852080	14630200	7315100	0	1463020	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.						
57	Sanjay Laxman Dharanekar, Santosh Laxman Dharanekar, Ananta Laxman Dharanekar, Satyavan Laxman Dharanekar	Class I	191	0	Aakurli	26	2280	4420	10077600	10077600	37	912	6630	6046560	6046560	17680	16124160	16124160	-4031040	10077600	5038800	0	1007760	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.						
58	Vinay Shrivankumar Agrawal, Jayesh Rajanikant Mehata, Rakesh Nagarmal Bansal	Class I	190	2	Aakurli	25	2900	4420	12818000	12818000	38	1160	6630	7690800	7690800	17680	20508800	20508800	-5127200	12818000	6409000	0	1281800	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.						
59	Dinesh Namdeo Bhagat	Class I	190	1	Aakurli	27	2800	4420	12376000	12376000																				
61	Kaustubh Dinesh Bhagat, Aditya Dinesh Bhagat	Class I	193	2	Aakurli	32	2020	4420	8928400	8928400	39	1928	6630	12782640	12782640	17680	34087040	34087040	-8521760	21304400	10652200	0	2130440	The S. Nos (OP) are under ownership of two persons from same family. The applicants have given consent as per section 65 of the MR&TP Act to give single final plot in lieu of their original holdings. Accordingly, single FP is given, having access by proposed 15 M wide layout road.						
60	Vinay Shrivankumar Agrawal, Ankush Ramdas Patil, Lahu Ramdas Patil, Dattatraya Ramdas Patil	Class I	189	2	Aakurli	28	6120	4420	27050400	27050400	40	2448	6630	16230240	16230240	17680	43280640	43280640	-10820160	27050400	13525200	0	2705040	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.						
62	Uma Bharat Kedia, Bharat Krishna Kedia	Class I	193	1/B	Aakurli	30	200	4420	884000	884000	42	80	6630	530400	530400	17680	1414400	1414400	-353600	884000	442000	0	88400	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.						
																			Total	-296366451.5	844527190	422263595	A	125897143.5						
63	SPA-NAINA, CIDCO	Class I	185, 186/1, 186/2	part	Aakurli						4	850	4420	3757000	3757000	4420	3757000	3757000	3757000	0	0	0	0	Garden 1/4th beneficial to the Scheme, but no demand is generated as this is non-buildable part						
64			181	part	Aakurli						7	676	4420	2987920	2987920	4420	2987920	2987920	2987920	2987920	0	0	0	0	Garden 1/4th beneficial to the Scheme, but no demand is generated as this is non-buildable part					
65			182/1, 183, 200/2	part	Aakurli						9	1810	4420	8000200	8000200	4420	8000200	8000200	8000200	8000200	0	0	0	8000200	Amenity 1/4th beneficial to the Scheme					
66			182/1, 183	part	Aakurli						10	360	4420	1591200	1591200	4420	1591200	1591200	1591200	1591200	1591200	0	0	0	1591200	Amenity 1/4th beneficial to the Scheme				
67			186/2, 188/1, 188/2, 187	part	Aakurli						13	4168	4420	18422560	18422560	4420	18422560	18422560	18422560	18422560	18422560	0	0	0	0	Garden 1/4th beneficial to the Scheme, but no demand is generated as this is non-buildable part				
68			206	part	Aakurli						18	144	4420	636480	636480	4420	636480	636480	636480	636480	636480	0	0	0	0	Open space 1/4th beneficial to the Scheme				
69			187	part	Aakurli						24	719	4420	3177980	3177980	4420	3177980	3177980	3177980	3177980	3177980	0	0	0	794495	Amenity 1/4th beneficial to the Scheme				
70			187	part	Aakurli						25	1516	4420	6700720	6700720	4420	6700720	6700720	6700720	6700720	6700720	0	0	0	c	Electric sub-station 1/4th beneficial to the Scheme				
71			168/8, 168/7	part	Aakurli						32	405	4420	1790100	1790100	4420	1790100	1790100	1790100	1790100	1790100	0	0	0	0	Garden 1/4th beneficial to the Scheme				
72			168/6, 168/7	part	Aakurli						33	617	4420	2727140	2727140	4420	2727140	2727140	2727140	2727140	2727140	0	0	0	0	Open Space 1/4th beneficial to the Scheme, but no demand is generated as this is non-buildable part				
73			191, 192	part	Aakurli						41	4840	4420	21392800	21392800	4420	21392800	21392800	21392800	21392800	21392800	0	0	0	10696400	Play Ground 1/2th beneficial to the Scheme				
74			168/5 191	part	Aakurli						43	2479	4420	10957180	10957180	4420	10957180	10957180	10957180	10957180	10957180	0	0	0	5478590	School plot 1/2th beneficial to the Scheme				
75			207, 196, 194, 193	part	Aakurli						44	8597	4420	37998740	37998740	4420	37998740	37998740	37998740	37998740	37998740	0	0	0	9499685	Inclusive Housing 1/4th beneficial to the Scheme				
76			194	part	Aakurli						45	134	4420	592280	592280	4420	592280	592280	592280	592280	592280	0	0	0	0	Open Space 1/4th beneficial to the Scheme				
77			168/6, 168/7	part	Chikhale						46	17731	3000	53193000	53193000	3000	53193000	53193000	53193000	53193000	53193000	0	0	0	0	Growth Centre- Net demands not taken onto consideration as this is city scale reservation				
78	168/6, 168/7	part	Belavali						47	37254	3590	133741860	133741860	3590	133741860	133741860	133741860	133741860	133741860	0	0	0	0	Growth Centre- Net demands not taken onto consideration as this is city scale reservation						
																			11300708.5											
																							B	36060570						
																							Total A+B	₹ 161,957,713.50						

Assumptions

- 1 For original plot value of land parcels, ASR of Non-agriculture land of 2017-18 is considered
- 2 For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2017-18 of OP is considered
- 3 Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2017-18
- 4 Final value of Amenities/Inclusive Housing plot is considered as NA land rate of ASR 2017-18
- 5 Growth Centre are meant for subsidising cost of providing city scale infra. Hence not considered in costing of TPS