		FORM No 1 AS PER TPS RULES, 1974																						
			Survey	No. hisaa Village	No and			Original I	Plot Value in R	S.			Final Plot Value in Rs.									Additional to (+) or		
SR. NO	. NAME OF OWNER	Tenure of Land	S. No	Hisaa No.	Village	No.	Area	*Rate of Original Value as per ASR 2017-18	Without Reference to Value of Structure	erence to Inclusive of alue of Structure	Area	Area *Rate of Semi final Value	Undevelop Without Reference to Value of Structure	ed Inclusive of Structure	*Rate of final Value	Developed  Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (- ) (Col. 10 (c) - Col 7(c)	Increment (Col. 11(b) - 10(b)	Contribution 50 percent of col. 13	deducton from (-)	Net demand from (+) or by (-) owner, being the additional of col. 12, 14, 15	Remarks	
1	2	3	4a	4b	4c	5	6	7a	7b	7c	8	9	10a	10b	10c	11a	11b	11c	12	13	14	15	16	17 The FP is located at same
1	Ananta Haribhau Dharanekar, Vinay Shravankumar Agrawal	Class I	178	0	Aakurli	1	3800	4420	16796000	16796000	1	1520	6630	10077600	10077600	17680	26873600	26873600	-6718400	16796000	8398000	0	1679600	location of OP, and is given access by proposed 12 M wide layout road.
2	Sameer Ramdas Shivanekar	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.
4	Sunny Mannapone Chako Sunny Mannapone Chako Mannapone Chako Sunny	Class I	179 188 186	1	Aakurli Aakurli Aakurli	2 14 3	2050 1440 1720	4420 4420 4420	9061000 6364800 7602400	9061000 6364800 7602400	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.
6	Vinay Prakash Singh , Vinay Shravankumar 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.  The OP is from non-contiguous
7	Vinay Prakash Singh , Vinay Shravankumar Agrawal			2 /B (pt)							15	2083												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 located at proposed 20 M wide IDP road.  The FP is located at same
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	location of OP, and is having access by proposed 20 M wide IDP road
9	Minadevi Shravankumar 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	Machhindra 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 M/s Seaqueen Developer Pvt		181	0	Aakurli	5	2910	4420	12862200	12862200														
	Ltd through Director Mannapone Chako Sunny and Bhupendra M. Shaha		184	1	Aakurli	10	4120	4420	18210400	18210400														
14	M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny	-Class I	189	3	Aakurli	16	1140	4420	5038800	5038800	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
15	M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny		197	2	Aakurli	42	1720	4420	7602400	7602400	1-7	3004	3000	33707020	33707020	17000	201 1020		330-2000	33107200	. 7555500		3310720	maximum by OP. The FP is carved out in such a way that it gets access from 20 M wide proposed IDP road.
16	M/s Seaqueen Developer Pvt Ltd through Director Bhupendra M. Shaha and Mannapone Chako Sunny		202	0	Aakurli	38	6270	4420	27713400	27713400														
17	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.

19	Ramdas Balu Bhopi	Class I	206	0	Aakurli	39	3160	4420	13967200	13967200	17	1264	6630	8380320	8380320	17680	22347520	22347520	-5586880	13967200	6983600	0	1396720	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road.
20	Krishna Dhondu Bhopi, Vinay Shravankumar Agrawal	Class I	207	0	Aakurli	40	2730	4420	12066600	12066600	19	1092	6630	7239960	7239960	17680	19306560	19306560	-4826640	12066600	6033300	0	1206660	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road.
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Vinay Shravankumar Agrawal Varsha Vinay Agrawal Vinay Shravankumar Agrawal	Class I	170  185 186 187 186 188 171 168 192 193 189 184 199 196 198 194 194	0 0 2 0 3 2 0 7 0 1/A 1 2 0 0 1/A 1 2 0 0 1 1/A 1 2 0 0 0 1 1 1 2 0 0 0 1 1 1 1 1 1 1 1	Aakurli	19 9 11 12 13 15 18 22 29 31 33 35 36 41 43	1970 3450 5820 2710 1340 2880 1740 3140 6420 1980 3620 2120 3570 1700 2860 4790 1010 1900	4420 4420 4420 4420 4420 4420 4420 4420	8707400  15249000 25724400 11978200 5922800 12729600 7690800 13878800 28376400 8751600 16000400 9370400 15779400 7514000 12641200 21171800 4464200 8398000	8707400  15249000 25724400 11978200 5922800 12729600 7690800 13878800 28376400 8751600 16000400 9370400 15779400 7514000 12641200 21171800 4464200 8398000	20	21208	6630	140609040	140609040	17680	374957440	374957440	-93739360	234348400	117174200	0	23434840	S. No 170/0 is in ownership of (1) Vinay Shravankumar Agrawal and (2) Varsha Vinay Agrawal. The applicant has given consent as per section 65 of the MR&TP Act to give single final plot in lieu of their original holdings. The FP is located at a place where the applicant is having OPs. The FP is having access by proposed 20 M wide IDP road and also got access by proposed 18 M wide and 15 M wide layout road.
39	Namdeo Songya Mokal, Vinay Shravankumar Agrawal	Class I	184	3	Aakurli	34	2000	4420	8840000	8840000	21	800	6630	5304000	5304000	17680	14144000	14144000	-3536000	8840000	4420000	0	884000	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road and also got access by proposed 15 M wide layout road.
40	Balaram Chandar Patil, Devkabai Janardan Ghogare, Janabai Trimbak Chorghe, Nirabai Eknath Mate, Sitabai Chandar Patil, Vinay Prakash Singh , Vinay Shravankumar Agrawal	Class I	152	0	Belavali	50	17350	3590	62286500	62286500	22	6940	6630	46012200	46012200	17680	122699200	122699200	-16274300	76687000	38343500	0	22069200	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 having access by proposed 20 M wide IDP road and also got access by proposed 18 M wide layout road.
41	Vinay Prakash Singh,Vinay Shravankumar Agrawal	Class I	154	0	Belavali	58	1950	3590	7000500	7000500	23	780	6630	5171400	5171400	17680	13790400	13790400	-1829100	8619000	4309500	0	2480400	The OP is from non-contiguous IDP reservation of Growth Centre. The FP is located at proposed 12 M wide layout road.
42	Balaram Pundalik joshi, Pandurang Pundalik Joshi, Manda Maya Patil	Class I	160	1	Belavali	48	13760	3590	49398400	49398400	26	5504	6630	36491520	36491520	17680	97310720	6630	-12906880	60819200	30409600	0	17502720	The OP is from non-contiguous IDP reservation of Growth Centre. The FP is located at proposed 18 M wide layout road.
43	Gopinath Mangalya Patil, Ram Mangalya Patil, Bhau Mangalya Patil, Madhukar Mangalya Patil, Yamuna Mangalya Patil, Gopinath Mangalya Patil, Ram Mangalya Patil, Bhau Mangalya Patil, Mandhukar Mangalya Patil,	Class I	150	1	Belavali Belavali	- 53 -	1250 580	3590 3590	4487500 2082200	4487500 2082200	27	732	6630	4853160	4853160	17680	12941760	12941760	-1716540	8088600	4044300	0	2327760	The OP is from non-contiguous IDP reservation of Growth Centre. The land is under ownership of same person. Therefore single FP is given and the same is having access by proposed 18 M wide layout road.
45	Yamuna Mangalya Patil, Minadevi Shravankumar Agrawal, Varsha Vinay Agrawal, Vinay Shravankumar Agrawal, Shravankumar J. Agrawal	Class I	172	0	Aakurli	17	2400	4420	10608000	10608000	28	960	6630	6364800	6364800	17680	16972800	16972800	-4243200	10608000	5304000	0	1060800	The FP is located at same location of OP, and is given access by proposed 18 M wide layout road.
46	Vinay Prakash Singh , Vinay Shravankumar Agrawal	Class I	160	2	Belavali	49	1160	3590	4164400	4164400														The OP is from non-contiguous IDP reservation of Growth
47	Vinay Prakash Singh , Vinay Shravankumar Agrawal	Class I	151	0	Belavali	51	5290	3590	18991100	18991100	29	2580	6630	17105400	17105400	17680	45614400	45614400	-6050100	28509000	14254500	0	8204400	Centre. The land is under ownership of same person. Therefore single FP is given and the same is having access by proposed 15 M wide layout road.
48	Parvati Mahadu Patil, Kisan Mahadu Patil, Machindra Mahadu Patil, Sanjay Mahadu Patil, Leela Jagdish Mhatre, Changuna Vasudev Gavate, Shakuntala Dattatraya Kedari	Class I	168	8	Aakurli	21	3950	4420	17459000	17459000	30	1580	6630	10475400	10475400	17680	27934400	27934400	-6983600	17459000	8729500	0	1745900	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.
49	Kashinath Pandurang Patil, Yamuna Haribhau Gaykar, Ambobai Ragho Huddar, Hirabai Harischandra Khutale, Madhumati Janardan Khutarkar, HUF Kashinath Pandurang Patil	Class I	147	0	Belavali	57	2980	3590	10698200	10698200	31	1192	6630	7902960	7902960	17680	21074560	21074560	-2795240	13171600	6585800	0	3790560	The OP is from non-contiguous IDP reservation of Growth Centre. FP given is having access by proposed 15 M wide layout road.
	Pradeep Dattatraya Prabhu Charls Manvel Rumau	Class I	148 42	0 3 (pt)	Belavali Chikhale	56	1000 4163	3590 3000	3590000 12489000	3590000 12489000			6630 6630	2652000 11040276	2652000 11040276	17680 17680	7072000 29440736	7072000 29440736	-938000 -1448724	4420000 18400460	2210000 9200230	0	1272000 7751506	The OP is from non-contiguous IDP reservation of Growth
51 52	Dynesty Home Makers Pvt Ltd	UIASS I	150	3 (pt) 2	Belavali	<b>45</b> 52	400	3590	1436000	1436000			UCOU	11040276	11040276	17000	2344U130	23440/30	-1440724	10400400	5200230	0	7731300	Centre. The S. Nos are under ownership of various persons.
	Dynesty Home Makers Pvt Ltd  Dynesty Home Makers Pvt Ltd	Class I	149	2	Belavali Belavali	55 54	810 660	3590 3590	2907900	2907900	34	2813	6630	4959240	4959240	17680	13224640	13224640	-1754060	8265400	4132700	0	2378640	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

	rvind Motilal Dhakad (Jain), ishor Kaluram Chaudhari, anardan Mahadu Keni, andurang Sakharam Keni, hagavati Motilal Dhakad, M/s anga Realties LLP Through irector 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.
	arischandra Dhondu Bhopi, harat 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 Sai	anjay Laxman Dharanekar, antosh Laxman Dharanekar, nanta Laxman Dharanekar, atyavan 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.
<b>58</b> Jay	inay Shravankumar Agrawal, ayesh Rajanikant Mehata, akesh 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.
61 Ka	inesh Namdeo Bhagat austubh Dinesh Bhagat, ditya Dinesh Bhagat	Class I	190		Aakurli Aakurli	32	2800	4420	12376000 8928400	12376000 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 Ani	inay Shravankumar Agrawal, nkush Ramdas Patil, ahu Ramdas Patil, attatraya 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.
	ma Bharat Kedia, Bharat rishna 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	Α	125897143.5	
63			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	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	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	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	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	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	0	0	0	794495	Amenity 1/4th beneficial to the
	SPA-NAINA, CIDCO	Class I	-	_																0	0			Scheme Electric sub-station 1/4th
70			168/8	_	Aakurli						25	1516	4420	6700720	6700720	4420	6700720	6700720	6700720	0		0	С	beneficial to the Scheme Garden 1/4th beneficial to the
71			168/7	part	Aakurli						32	405	4420	1790100	1790100	4420	1790100	1790100	1790100	0	0	0	0	Scheme
			168/6, 168/7	part	Aakurli						33	617	4420	2727140	2727140	4420	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
72			191, 192	part	Aakurli						41	4840	4420	21392800	21392800	4420	21392800	21392800	21392800	0	0	0	10696400	Play Ground 1/2th beneficial to the Scheme
72			<del></del>		Aakurli						43	2479	4420	10957180	10957180	4420	10957180	10957180	10957180	0	0	0	5478590	School plot 1/2tth beneficial to the Scheme
			168/5 191	part											37998740	4420	37998740	37998740	37998740	0	0	0		Inclusive Housing 1/4th
73			207. 196.		Aakurli						44	8597	4420	37998740					ı	1			9499685	beneficial to the Scheme
73			207, 196, 194, 193	part							44 45	8597 134	4420 4420	37998740 592280	592280	4420	592280	592280	592280	0	0	0	9499685	Open Space 1/4th beneficial to
73 74 75 76			207, 196, 194, 193 194 168/6,	part	Aakurli Aakurli							134	4420	592280	592280					0	0			
73 74 75 76			207, 196, 194, 193 194 168/6, 168/7 168/6,	part part	Aakurli Aakurli Chikhale						45 46	134 17731	4420 3000	592280 53193000	592280 53193000	3000	53193000	53193000	53193000	0	0	0	0	Open Space 1/4th beneficial to the Scheme Growth Centre- Net demandis not taken onto consideration as
73 74 75 76			207, 196, 194, 193 194 168/6, 168/7	part part	Aakurli Aakurli						45	134	4420	592280	592280				53193000 133741860	-		0	0	Open Space 1/4th beneficial to the Scheme Growth Centre- Net demandis
73 74 75 76 77			207, 196, 194, 193 194 168/6, 168/7 168/6,	part part	Aakurli Aakurli Chikhale						45 46	134 17731	4420 3000	592280 53193000	592280 53193000	3000	53193000	53193000	53193000	0	0	0	0 0 0	Open Space 1/4th beneficial to the Scheme Growth Centre- Net demandis not taken onto consideration as
73 74 75 76			207, 196, 194, 193 194 168/6, 168/7 168/6,	part part	Aakurli Aakurli Chikhale						45 46	134 17731	4420 3000	592280 53193000	592280 53193000	3000	53193000	53193000	53193000 133741860	0	0	0	0	Open Space 1/4th beneficial to the Scheme Growth Centre- Net demandis not taken onto consideration as

## <u>Assumptions</u>

- 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 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