

**PART A**

**TOWN PLANNING SCHEME NO. 1, NAINA**

**REPORT**

**1) Preamble**

The Government of Maharashtra in exercise of 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, No. TPS -1712/475/CR-98/12/UD-12, dated 10th January, 2013 (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 270 villages (hereinafter referred to as “said notified area”) as Navi Mumbai Airport Influence Notified Area (NAINA) as specified therein.

In pursuance of the powers conferred by Sub Section (1) of the Section 23 of the said Act, the Corporation published notice declaring its intention to prepare Development Plan for the said notified area, and inviting suggestions or objections from the public within a period of not less than sixty days from the publication of this notice in the Maharashtra Government Gazette, Part-II, Thursday to Friday, dated 15-21 May, 2014.

The Government of Maharashtra vide notifications dated 22th September, 2015 and 18th March, 2016 had declared Maharashtra Industrial Development Corporation Limited, (MIDC) and Maharashtra State Road Development Corporation Limited, (MSRDC) respectively as SPA, resulting NAINA to 224 villages.

The Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27.04.2017 has sanctioned the Interim Development Plan along with Development Control and Promotion Regulations for the 23 villages of NAINA under Section 31(1) of the said Act, wherein the voluntary participatory NAINA Scheme was approved, the salient features of which are as under:

- a. Minimum land area or land aggregation required for participation is 10 Ha.
- b. For financial sustainability of the NAINA Project, 40 % land shall be surrendered to Authority “free of cost” which shall be preferably include of IDP reservations.
- c. The FSI of original land is permitted to be utilized on land retained by the owner Thus on 60% land, the maximum permissible FSI will be 1.7.
- d. Uses permissible on retained land are Residential, Comm., R+C, Hotels, Offices etc.
- e. Additional, 20% BUA over & above BUA generated on 60% land shall necessarily be constructed for EWS/LIG housing. The constructed tenements of EWS/LIG will be handed over to CIDCO at pre-determined rates (*as per MHADA formula*).
- f. Flexibility to join non-contiguous land under reservations to make aggregation of 10 Ha.

- g. Reservations within NAINA Cluster shall be flexible (excluding roads) and will be allowed to be relocated in the cluster.

To make the NAINA scheme successful, CIDCO has also sought Relaxation in Stamp duty for execution of Co-operation agreement and Surrender Deed. However, after various discussions, the Govt. in its wisdom directed CIDCO that rather than waiting for relaxations and to avoid land aggregation to happen at sporadic locations, CIDCO should implement NAINA Scheme itself in the ambit of recently amended Town Planning Scheme regulations.

CIDCO had also sought relaxation/waivers for variations in parameters of certain sections of Chapter V of the said Act with justification after discussions & deliberations with office of PS (UD), and delegation of powers to CIDCO for smooth implementation of TPS, which primarily includes:

- (a) Taking schemes in non-contiguous format, on the similar lines of approved NAINA scheme.
- (b) Including about 40% IDP reservations in the schemes and preparing layout within 60% of the land with 10% open spaces, 5% amenity, internal roads, EWS. Thereby the final plot to be returned to the owners became less than 50% of the Original plots. This is also on the similar lines of NAINA scheme wherein the applicants have to make layout within 60% land by surrendering 40% land under reservations.

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 13/09/2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO.

Therefore, Board of CIDCO approved the proposal to take forward Town Planning Scheme regulations by giving all the benefits approved under NAINA Scheme. The Board of CIDCO vide Resolution No 11915 dated 11.08.2017 had declared its intention under Sub- Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No 1 at Village- Akurli, Belavali, and Chikhale (non-contiguous pocket) of Taluka – Panvel, District Raigad. Copy of the Board note is annexed herewith for reference.

While declaring the boundary of TPS-1, the proposal received under voluntary NAINA scheme was considered and the land parcels which were found land locked within the proposed scheme boundary were added along with the some land parcels required to make the shape of the scheme more buildable. The 40% land under reservation for surrendering to SPA NAINA is offered by the participant at non-contiguous location.

As committed in NAINA scheme, the FSI of original plot is going to be load on the final plot area, which is 40% of OP. thus the permissible FSI on the FP will be 2.5. To enable the holder of FP to consume the permissible FSI, it is necessary to make Special Development Control Regulations for TPS-1. Therefore, along with approval of Draft TPS-1 under section 68(2) of the Act, requisite special DCR in accordance with sub-section (2) of section 159 of the said Act are proposed to be approved with Draft TPS

## **2) Draft Town Planning Scheme**

The Board of CIDCO vide Resolution No 11915 dated 11.08.2017 had declared its intention under Sub- Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No 1 at Village- Akurli, Belavali, and Chikhale (non-contiguous pocket) of Taluka – Panvel, District Raigad.

A notice about declaration of making Town Planning Scheme No 1 as per provision in Section 60(2) of MR&TP Act, 1966 has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 08.09.2017 as well as in the daily newspapers “Prahar” and “Asian Age” dated 13.09.2017. The notice was also displayed and affixed on Notice Board of NAINA office on 08.09.2017.

As per provisions of Sub- Section (2) of Section 60 of the said Act, a copy of gazette Notice together with a copy of the plan showing the area to be included in the scheme has been dispatched to the Urban development Department-12 and Director of Town Planning, Maharashtra State.

The data regarding ownerships and maps of all holdings included in the Scheme along with their area details were collected from the Revenue and Land Records Departments.

The land records Department had issued measurement plan for the TPS 1 area vide MR No 11574/29.9.2017, 11577/29.09.2017 and 11576/05.9.2017

### **Methodology for preparing draft TPS:**

- 1 CIDCO has declared intention to prepare TPS-1 for the purpose of implementing the proposals in the sanctioned IDP of NAINA. The percentage of reservations in IDP is about 40% of the developable land. Therefore effort is made to include IDP reservations to the tune of 40% within the TPS so that the purpose of implementation of IDP by getting reservations can be realized.
- 2 The TPS-1 is in two pockets, Pocket No1 from village Akurli, Tal-Panvel and pocket No 2 is from village Chikhale and Belavali, Tal-Panvel.
- 3 The non-contiguous pocket under Growth center reservation and MMC from village Chikhale & Belavali and 20 M wide DP road in village Akurli constitutes about 40% of total area of TPS-1
- 4 Layout for allocating lands for final plots for all the participating landowners is prepared in developable land located in village Akurli.
- 5 Area of scheme as per measurement plan almost matches with area mentioned in 7/12 extracts.
- 6 The area of final plots is 40% of the original plots
- 7 10% open spaces, 5% amenity spaces and EWS are calculated on the developable area on which layout is prepared. While calculating percentage of open spaces, amenity and EWS, the net plot area after deducting IDP reservations is considered.
- 8 All the landowners from village Akurli have been given 40% final plot of their original plot area at the location of their respective land holding. As regards

location of final plots for the landowners from village Belavali and Chikhle, they are adjusted in the layout at Akurli as per the land availability after allocation of final plots to the landowners of Akurli at their respective locations.

- 9 An attempt has been made to carve out final plots in such a way that they are of regular shape and are developable.
- 10 Irregular shapes, corners, triangular portions at edge of the scheme are utilized for garden, amenity and EWS so that in the upcoming adjoining TPS these area will be joined with garden, amenity and EWS of these upcoming schemes to make them of regular shape
- 11 After giving access to all final plots, actual area under internal roads is arrived at. Thereafter plots for 10% open spaces and 5 % amenity spaces were reserved. Balance plot is kept for EWS/LIG, which in instant proposal works out to 7% of developable land.
- 12 Where more than one original land parcels are owned by a single owner severally, then ONE final plot of such aggregations is provided.
- 13 On the basis of consent received from owners, original land parcels in joint ownership has been clubbed together to give single final plot at ONE location
- 14 After allocating final plot of individual land holders at their OP locations and allocating single final plot for aggregated land parcels and consented land owners, the balance land is allocated to give Final Plots (40% of OP holding) of owners of non-contiguous pocket No 2 of village Chikhale and Belavali.
- 15 As per Rule No 4(1) of TPS Rules 1974, all the land owners were called for meeting / discussion. A presentation for understanding of the draft scheme layout for TPS-1 is made by concerned officer for suggestion and objection. The owners understood the scheme and expressed their satisfaction on the location, size and shape of their reconstituted plot.

CIDCO had received 3 suggestions/consent from land owners under section 65 of the Act for giving single final plot as under:

- i. Vinay Shrivankumar Agrawal and Varsha Vinay Agrawal
- ii. Pradeep Dattatraya Prabhu, Charls Manvel Rumau, and Dynesty Home Makers Pvt Ltd
- iii. Dinesh Namdeo Bhagat, Kaustubh Dinesh Bhagat, and Aditya Dinesh Bhagat

The suggestions are taken into consideration and the layout of TPS-1 is modified to the extent of suggestions received. The scheme is welcomed by all owners present during owners meet conducted on 08.11.2017

- 16 After conducting owners meet on 08.11.2017 as per rule No 4(1) of TPS Rules 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, the draft TPS-1 consultation was sought 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.

- 17 The Director of Town Planning vide letter जा.क्र. नरयो नैना क्र.१/प्र.क्र.४३८/१७/टीपीव्ही-३/८८२ दि ०१.०२.२०१८ had offered consultation on TPS-1. Necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-1.

**Plans prepared:**

- 1 Plan no 1 shows boundary of the scheme in pink color
- 2 In Plan no. 2 all the boundaries of the existing holdings are shown in Green lines as Original Plots ( OPs ) and all holdings were given distinct reference numbers termed as original Plot Numbers (O. P Numbers).
- 3 The proposal of 20 meter IDP road (which is presently under EP) and taking cognizance of IDP proposals and existing features the scheme layout is prepared.
- 4 All the original plots were reconstituted in to the new plots as Final Plots which are shown in Red lines.
- 5 These new plots were given new reference numbers which are termed as "Final Plot Numbers" (F. P. Number).
- 6 Plan no.3 showing the original plots in Green color and superimposing thereon the reconstituted final plots in Red color along with the existing and proposed roads was prepared which forms the part of this scheme.
- 7 Plan no. 4 showing only the reconstituted final plots, the proposed roads and the amenity sites in Red color was prepared which also forms the part of the scheme.
- 8 The roads whose works were included in the scheme were detailed in plan no.5.

**3) Salient features of the Scheme:**

The proposed TPS-1 is located at North-West side of Panvel-Matheran road at a distance of about 750 meter from Panvel Node of Navi Mumbai. At present the Panvel-Matheran Road is narrow and is required to be widened in order to accommodate the future construction activities. Looking at existing upcoming construction projects, there is need for improvement in social and physical infrastructure along the stretch.

The TPS-1 is having access by existing 18.00 M wide public road of Rental Housing Scheme. Since the proposed TPS-1 is in close proximity of already developed Panvel node of CIDCO, the existing infrastructure can be extended to the said scheme in coming years. The land encompassed in pocket 1 of TPS-1 is in predominantly residential zone. As per 7/12 extracts, there is no court cases or pending suit observed on the lands included in TPS-1. The entire infrastructure such as construction of roads, providing street light, providing and laying of appropriate size gutter line, providing and laying of appropriate size water pipeline etc within scheme shall be now responsibility of CIDCO.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA in south East direction of the scheme at a distance of about 900 meter. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP.

While preparing TPS-1 no changes in the IDP reservations have been made.

#### 4) Development Control in the Scheme Area:

As stated in earlier para, as per earlier commitments made by CIDCO in NAINA scheme and as per approved DCPRs of IDP, no landowner should lose potential of land. The full FSI of land area is permitted to be utilized on land retained by the owners in NAINA scheme. On the same lines it is proposed to permit FSI equal to original plot area on final plot area. Thus the effective FSI on FP will be 2.5 (since the FP is 40% of OP)

As per the provisions of sub-section (2) of section 159 of the said Act, the State Government may, by notification in the Official Gazette, make Special Development Control Regulations consistent with this Act and the rules made thereunder, for the purpose of implementing any Scheme, Project, Programme or Policy, of the Central or the State Government, in the whole or a part of the State. To enable the land owner to consume the assigned FSI, it is necessary to give certain relaxations in the sanctioned DCPR of IDP to ensure consumption of FSI. This concern has been raised by Architects and land owners at various forums including land owners meet. Such relaxation would probably make the land owners to accept the schemes.

Since the powers of sanctioned of Draft Scheme u/s 68(2) of the Act are delegated to Managing Director, CIDCO vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017, it is proposed to formulate Special Development Control Regulations for TPS-1 consistent with sanctioned DCPRs of IDP as per sub-section (2) of section 159 of the said Act

##### **Special Development Control Regulations for TPS-1**

The Director of Town Planning vide letter जा.क्र. नरयो नैना क्र.१/प्र.क्र.४३८/१७/टीपीव्ही-३/८८२ दि ०१.०२.२०१८ has suggested some changes in the Special development control regulation in his consultation. Necessary changes are incorporated in special DCRs. The special DCR are as under:

Notwithstanding anything contained in the Development Control and Promotion Regulations of Interim Development Plan of NAINA sanctioned vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27.04.2017, and Draft Modified Development Control and Promotion Regulations of Development Plan of NAINA, the following special regulations shall be applicable to development of plots in TPS-1. The corresponding Regulations of sanctioned DCPRs of IDP of NAINA shall deemed to be suspended under section 59(1)(b)(iii) of the Act, to such extent only mentioned herein under. Rest of the provisions of sanctioned Development Control and Promotion Regulations of Interim Development Plan of NAINA as amended from time to time shall be applicable.

1. Land uses permitted in predominantly residential and mix use zone shall be permissible for individual plots fulfilling the conditions mentioned therein.
2. Inclusive housing shall not be required for individual final plot above 4000 Sq.M.

3. Permissible FSI on final plots = (Original plot area as per 7/12 extract) ÷ (final plot area).
4. For the purpose of TDR chapter of sanctioned IDP DCPRs, TPS-1 shall be treated at par with provisions of sanctioned NAINA Scheme.
5. FSI of amenity plots and inclusive housing plot shall be 2.5
6. No FLP shall be applicable on final plot
7. Side and Rear Marginal Spaces

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
80 M <sup>2</sup> to less than 150 M <sup>2</sup> *Pls refer Special Note	Row houses with common walls	15 M	0.0	1.5
	Semi-detached buildings	15 M	1.5	1.5
<p>*Special Note</p> <p><i>Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.</i></p>				
150 M <sup>2</sup> to less than 450 M <sup>2</sup>	Semi-detached buildings	15 M	1.5	2.25
	Detached building	15 M	2.25	2.25
		Above 15 M upto 24 M	6.00	6.00
450 M <sup>2</sup> to 1000 M <sup>2</sup>	Detached building	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00
1000 M <sup>2</sup> and above	Detached building	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	9.00	9.00
		Above 60.00 M	12.00	12.00
<p>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.</p> <p>The provision of dead wall mentioned in sanctioned DCPRs of IDP shall be applicable</p>				

No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.

8. Provision of Recreational open space, Amenity space and EWS mentioned in sanctioned DCPRs of IDP shall not made applicable for final plot.
9. One full side of a habitable room shall abut on the open space to the extent of required ventilation purpose only (i.e. 1/6th of carpet area of the room).
10. Distance between two buildings shall be the one which is required for the taller buildings. This distance shall also be treated as means of access /driveway and no separate setback/marginal distances shall be insisted from such driveway.
11. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
  - a. Title Ownership & easement right of the plot on which building is proposed
  - b. Workmanship, soundness of material & structure safety of building
  - c. Variation in area from recorded areas of building unit
  - d. Location & boundary of building unit
  - e. Safety of the user of the building
  - f. NOC from appropriate authority
  - g. Structural reports and Structural drawing

## **5) Finance of the Scheme**

Sections 97 to 107 of the Maharashtra Regional and Town planning Act, 1966 deal with finance of the scheme. The compensation to be paid to the owners for their lands acquired for public sites, widening of existing roads and for new roads proposed in the Town Planning Scheme is based on NA land rate mentioned in ASR of corresponding year prevailing to the date of declaration of intention of making of this scheme and this date is 11<sup>th</sup> August 2017. It is observed that as transactions registered during the period of 2010 to 2016, market value (agreement value) of the land involve huge variation. Therefore, for uniformity NA land rate of the village is considered as base for determining Original Plot value in the scheme. This estimation was used to decide the values of the Original Plots.

For the purpose of Semi-Final value of plot, considering regular shape of the plot and proposed access, it is presumes that the value of the land will rise at least one and half times original value. Therefore, Semi-Final value of the plot is considered as one and half times of NA land rate of ASR 2017-18. The Final Plots were estimated in the draft scheme at the rate of four times of NA land rate of ASR 2017-18.

Expenditure towards development of IDP reservations, including IDP roads etc is accounted against sale of Growth center lands. As regards the other internal infrastructure i.e development of internal roads with all necessary infrastructure, development of garden/ playgrounds, surface leveling of the scheme area etc are assessed and this cost is to be recovered through betterment charges. No separate land is kept for the authority for commercial use to finance the development of internal infrastructure.



The re-distribution and valuation statement of original plots as well as of final plots are worked out in form no.1. The same is enclosed herewith for reference.

Finance of the TPS-1 as required under Rules 6 (vii ) and 21 (2) of the Maharashtra Town Planning Schemes Rules, 1974 has been prepared under Form No. 2 and is enclosed wherewith for reference

## 6) Scheme Accompaniments

- a. Declaration of intention under Sub- Section (1) of Section 60 of the said Act by the Board of CIDCO - Resolution No 11915 dated 11.08.2017
- b. A notice as per provision in Section 60(2) of MR&TP Act, 1966 - published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 08.09.2017
- c. A notice as per provision in Section 60(2) of the Act in the daily news papers “Prahar” and “Asian Age” dated 13.09.2017. The notice was also displayed and affixed on Notice Board of NAINA office on 08.09.2017 .
- d. Copy of gazette Notice together with a copy of the plan showing the area to be included in the scheme is dispatched to the Urban development Department-12 and Director of Town Planning, Maharashtra State.as per provisions of Sub- Section (2) of Section 60 of the Act.

Accompaniments with draft scheme being sent for consultation as per section 61(1) of the Act are as under:

- a. The plan no.1 showing the location of the area under scheme.
- b. The plan no.2 showing the Original Plots included in the scheme.
- c. The plan no.3 showing the Original Plots and the Final Plots allotted in the scheme.
- d. The plan no.4 showing the Final Plots allotted in the scheme.
- e. The plan no.5 showing details of roads & infrastructure to be carried out by the Authority.
- f. Part A- Report on the Scheme.
- g. Part B- Redistribution and Valuation Statement in Form no. 1 and finance of TPS-1 in Form no 2

## ORIGINAL PLOTWISE DECISIONS

Sr. No.	Survey No	Hisaa No	Village	OP Area (Sq.M.)	OP No	FP Area (Sq.M.)	FP No	Remark
1	178	0	Aakurli	3800	1	1520	1	The FP is located at same location of OP, and is given access by proposed 12 M wide layout road.
2	43	1 (pt)	Chikhale	4194	47	1678	2	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	179	0	Aakurli	2050	2	2084	3	The land is under ownership

4	188	1	Aakurli	1440	14			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.
5	186	1	Aakurli	1720	3			
6	43	2 /A (pt)	Chikhale	9374	46	1666	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		2 /B (pt)					15	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 located at proposed 20 M wide IDP road.
8	180	0	Aakurli	300	4	120	6	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road
9	182	1	Aakurli	2230	6	892	8	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	182	2	Aakurli	350	7	140	11	The FP is located at same location of OP, and is given access by 15 M wide proposed layout road
11	183	0	Aakurli	1000	8	400	12	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	181	0	Aakurli	2910	5	8064	14	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.
	184	1	Aakurli	4120	10			
	189	3	Aakurli	1140	16			
	197	2	Aakurli	1720	42			
	202	0	Aakurli	6270	38			
17	169	0	Aakurli	4000	20			
18	197	1	Aakurli	3790	35	1516	16	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road.

19	206	0	Aakurli	3160	39	1264	17	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road.
20	207	0	Aakurli	2730	40	1092	19	The FP is located at same location of OP, and is having access by proposed 20 M wide IDP road.
21	170	0	Aakurli	1970	19	21208	20	S. No 170/0 is in ownership of (1) Vinay Shrivankumar 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.
22	185	0	Aakurli	3450	9			
23	186	2	Aakurli	5820	11			
24	187	0	Aakurli	2710	12			
25	186	3	Aakurli	1340	13			
26	188	2	Aakurli	2880	15			
27	171	0	Aakurli	1740	18			
28	168	7	Aakurli	3140	22			
29	192	0	Aakurli	6420	29			
30	193	1/A	Aakurli	1980	31			
31	189	1	Aakurli	3620	33			
32	184	2	Aakurli	2120	35			
33	199	0	Aakurli	3570	36			
34	196	0	Aakurli	1700	41			
35	198	0	Aakurli	2860	43			
36	194	1	Aakurli	4790	44			
37	194	2	Aakurli	1010				
38	194	3	Aakurli	1900				
39	184	3	Aakurli	2000	34	800	21	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	152	0	Belavali	17350	50	6940	22	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	154	0	Belavali	1950	58	780	23	The OP is from non-contiguous IDP reservation of Growth Centre. The FP is located at proposed 12 M wide layout road.
42	160	1	Belavali	13760	48	5504	26	The OP is from non-contiguous IDP reservation of Growth Centre. The FP is located at proposed 18 M wide layout road.

43	150	1	Belavali	1250				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.
44	150	3	Belavali	580	53	732	27	
45	172	0	Aakurli	2400	17	960	28	The FP is located at same location of OP, and is given access by proposed 18 M wide layout road.
46	160	2	Belavali	1160	49	2580	29	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 15 M wide layout road.
47	151	0	Belavali	5290	51			
48	168	8	Aakurli	3950	21	1580	30	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.
49	147	0	Belavali	2980	57	1192	31	The OP is from non-contiguous IDP reservation of Growth Centre. FP given is having access by proposed 15 M wide layout road.
50	148	0	Belavali	1000	56	2813	34	The OP is from non-contiguous IDP reservation of Growth Centre. The S. Nos are under ownership of various persons. 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.
51	42	3 (pt)	Chikhale	4163	45			
52	150	2	Belavali	400	52			
53	149	1	Belavali	810	55			
54	149	2	Belavali	660	54			
55	168	6	Aakurli	2420	23	968	35	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.
56	168	5	Aakurli	3310	24	1324	36	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.
57	191	0	Aakurli	2280	26	912	37	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.
58	190	2	Aakurli	2900	25	1160	38	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.

59	190	1	Aakurli	2800	27			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.
61	193	2	Aakurli	2020	32	1928	39	
60	189	2	Aakurli	6120	28	2448	40	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.
62	193	1/B	Aakurli	200	30	80	42	The FP is located at same location of OP, and is given access by proposed 15 M wide layout road.
63	185, 186/1, 186/2	part	Aakurli			850	4	Garden plot, out of 10% open space reserved towards recreational activities. Located at 20 M wide IDP road and 12 M wide proposed layout road
64	181	part	Aakurli			676	7	Irregular, odd shape reaming end part of scheme is reserved as garden, considering that area from adjoining scheme shall be reserved as garden and be clubbed to make the open space/garden of regular shape. Located at 20 M wide IDP road
65	182/1 ,183,200/2	part	Aakurli			1810	9	Amenity space- It is presumed that area from adjoining scheme shall be reserved as amenity and be clubbed to make the amenity space larger and of regular shape. Located at 15 M wide proposed layout road
66	182/1, 183	part	Aakurli			360	10	
67	186/2, 188/1, 188/2, 187	part	Aakurli			4168	13	Irregular, odd shape reaming end part of scheme is reserved as garden, considering that area from adjoining scheme shall be reserved as garden and be clubbed to make the open space/garden of regular shape. Located at 20 M wide IDP road

68	206	part	Aakurli			144	18	Open space- It is presumed that area from adjoining scheme shall be reserved as amenity and be clubbed to make the open space larger and of regular shape. Located at 20 M wide IDP road
69	187	part	Aakurli			719	24	Amenity space. Located at 12 M wide proposed layout road
70	187	part	Aakurli			1516	25	Amenity space- reserved for Electric sub-station considering earlier correspondence done by owner with MSEB. Located at 12 M wide proposed layout road
71	168/8, 168/7	part	Aakurli			405	32	Garden- It is presumed that area from adjoining scheme shall be reserved as garden and be clubbed to make the garden space larger and of regular shape. Located at 15 M wide proposed layout road
72	168/6, 168/7	part	Aakurli			617	33	Irregular, odd shape remaining end part of scheme is reserved as garden, considering that area from adjoining scheme shall be reserved as garden and be clubbed to make the open space/garden of regular shape. Located at 15 M wide proposed layout road
73	191, 192	part	Aakurli			4839	41	OS-Play Ground attached to school Located at 15 M wide proposed layout road
74	168/5 191	part	Aakurli			2479	43	Amenity-School plot Located at 15 M wide proposed layout road and 20 M wide IDP road. Rest of portion of plot shall be joined from adjoining scheme.
75	207, 196, 194, 193	part	Aakurli			8597	44	Inclusive Housing Located at 15 M wide proposed layout road and 20 M wide IDP road. Rest of portion of plot shall be joined from adjoining scheme.
76	194	part	Aakurli			134	45	Open space- It is presumed that area from adjoining scheme shall be reserved as open space and be clubbed to make the amenity space larger and of regular shape. Located at 20 M wide IDP road
77	168/6,	part	Chikhale			17731	46	Growth Centre Reservation

	168/7							
78	168/6, 168/7	part	Belavali			37254	47	Growth Centre Reservation

**Land use distribution in TPS-1 is as under:**

Sr. No	Particulars	Area in Sq.M.	% on net scheme area (non-reservation land)	% on overall scheme area
1	Area of the TPS-1 as per 7/12	191071.00		
2	Area of the TPS-1 as per measurement plan of land records office	191178.00		
3	Area under IDP Reservation	72391.00		37.87
	a. Area under IDP road and MMC	17406.00		9.10
	b. Area under other DP reservations such as schools, hospitals etc..	0		
	c. Area under Growth Centre	54985.00		28.76
4	Actual (NET) area available for Scheme preparation	118787.00		62.13
5	Area under internal roads (actuals)	15040.25	12.66	7.87
6	Area reserved for Recreational open spaces	11857.23	9.98	6.20
7	Area reserved towards amenities/social facilities	6885.73	5.80	3.60
8	Area available for inclusive housing	8597.24	7.24	4.50
9	Area to be distributed in the form of final plots (40% of 7/12 area)	76428.4	64.34	<b>40.00</b>
10	Total Numbers of original Plots	58		
11	Total Numbers of final Plots	47		