

TOWN PLANNING SCHEME, NAINA NO. 1 (Akurli, Belavali, Chikhale)

PRELIMINARY SCHEME

(Under Section 72 (4) and Rule 13 (5) & (6))

Table B

Allotment of Final Plots, their Ownership Rights, Tenures and Areas

| Sr. No. | Village & Survey/Gat Number of OP | Hissa Number of OP | Reference OP No. | Details of Final Plots allotted as per the Scheme drawn up | | | | Remarks |
|---------|-----------------------------------|--------------------|------------------|--|--------------------|---------|---|--|
| | | | | Final plot Number | Area of FP (Sq. M) | Tenure | Ownership of the Final Plot decided with share | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 1 | Akurli 178 | nil | 1 | 1 | 1786.00 | Class I | Ananta Haribhau Dharanekar (21.05 %) Ganesh Poshha Dharanekar (21.05 %) Vinay Shavankumar Agrawal (57.90 %) | The structure under construction is without obtaining the SPA's due permission. It should not be construed that structure marked in the FP is regularised. |
| 2 | Akurli 179 | nil | 2 | 15 | 2084.00 | Class I | Mannapone Chako Sunny | --- |
| | Akurli 186 | 1 | 3 | | | | | |
| | Akurli 188 | 1 | 14 | | | | | |
| 3 | Akurli 180 | nil | 4 | 5 | 262.00 | Class I | Vinay Shrivankumar Agrawal | Present ownership is recorded |

| | | | | | | | | | |
|---|---------------|-----|----|----|---------|---------|---|-----|--|
| 4 | Akurli 182 | 2 | 7 | | | | | | |
| 5 | Akurli 181 | nil | 5 | | | | | | |
| | Akurli 184 | 1 | 10 | | | | | | |
| | Akurli 189 | 3 | 16 | 14 | 8064.00 | Class I | M/S Sea Queen Developer Pvt. Ltd. | --- | |
| | Akurli 169 | nil | 20 | | | | | | |
| | Akurli 202 | nil | 38 | | | | | | |
| | Akurli 197 | 2 | 42 | | | | | | |
| 6 | Akurli 182 | 1 | 6 | 8 | 892.00 | Class I | Meenadevi Shrivankumar Agrawal | --- | |
| 7 | Akurli 183 | nil | 8 | 6 | 408.00 | Class I | Padibai Dattu Bhandari Bharati Bharat Patil Hirabai Suresh Waghmare Ananta Dattu Bhandari Ramesh Dattu Bhandari Sangita Prakash Bandre | --- | |
| | Akurli 185 | nil | 9 | | | | | | |
| | Akurli 186 | 2 | 11 | | | | | | |
| | Akurli 187 | nil | 12 | | | | | | |
| | Akurli 186 | 3 | 13 | | | | | | |

| | | | | | | | | |
|---|---------------|-------|----|----|----------|---------|-------------------------------|--|
| 8 | Akurli 188 | 2 | 15 | 20 | 22013.00 | Class I | Vishesh Arrangement Pvt. Ltd. | Present ownership is recorded. Revised reconstitution into single Final Plot in lieu of company's all OPs is carried out and slightly adjusted to make the 18 m road alignment smoother |
| | Akurli 171 | nil | 18 | | | | | |
| | Akurli 170 | nil | 19 | | | | | |
| | Akurli 168 | 7 | 22 | | | | | |
| | Akurli 192 | nil | 29 | | | | | |
| | Akurli 193 | 1/A | 31 | | | | | |
| | Akurli 189 | 1 | 33 | | | | | |
| | Akurli 184 | 3 | 34 | | | | | |
| | Akurli 184 | 2 | 35 | | | | | |
| | Akurli 199 | nil | 36 | | | | | |
| | Akurli 198 | nil | 37 | | | | | |
| | Akurli 196 | nil | 41 | | | | | |
| | Akurli 194 | 1+2+3 | 44 | | | | | |

| | | | | | | | | |
|----|---------------|-----|----|---------------------|---------|----------|---|--|
| 9 | Akurli 172 | nil | 17 | 28 | 960.00 | Class I | Meenadevi Agrawal Varsha Vinay Agrawal Vinay Shrivankumar Agrawal Shrivankumar J. Agrawal | --- |
| 10 | Akurli 168 | 8 | 21 | 30 | 1580.00 | Class I | Vinay Prakash Singh Vinay Shrivankumar Agrawal | Present ownership is recorded |
| 11 | Akurli 168 | 6 | 23 | 33 35 | 972.00 | Class I | M/S Ganga Realities LLP | The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown modified on the plans no. 3 & 4. The Final Plot allotted is 35 |
| 12 | Akurli 168 | 5 | 24 | 36 | 1324.00 | Class II | Harishchandra Dhondu Bhopi Bharat Dhondu Bhopi | OP is held under Bombay Tenancy and Agricultural Lands Act, 1948 and FP allotted shall not be transferred unless permitted by the Revenue Department |
| 13 | Akurli 190 | 2 | 25 | 38 | 1160.00 | Class I | Vinay Shrivankumar Agrawal (50%) Jayesh Rajanikant Mehata (25%) Rakesh Nagarmal Bansal (25%) | The shares in the ownerships are recorded on their request |
| 14 | Akurli 191 | nil | 26 | 37 | 912.00 | Class I | Sanjay Laxman Dharanekar Santosh Laxman Dharanekar Ananta Laxman Dharanekar Satyavan Laxman Dharanekar | --- |
| 15 | Akurli 190 | 1 | 27 | 39 | 1928.00 | Class I | Dinesh Namdeo Bhagat (58.10) Koustubh Dinesh Bhagat (20.95) Aditya Dinesh Bhagat (20.95) | The single FP is allotted on their request The shares in the ownerships are recorded In view of their original holding |
| | Akurli 193 | 2 | 32 | | | | | |

| | | | | | | | | |
|----|----------------|--------|----|-----|---------|----------|--|--|
| | | | | | | | | areas |
| 16 | Akurli 189 | 2 | 28 | 40B | 1816.00 | Class I | Ankush Ramdas Patil Lahu Ramdas Patil Dattatray Ramdas Patil | Separate FP is allotted on his request |
| 17 | Akurli 193 | 1/B | 30 | 40A | 727.00 | Class I | Vinay Shrivankumar Agrawal (94.45%) Varsha Vinay Agrawal (5.55%) | Separate FP is allotted for share in the OP no. 28 and amalgamated with FP to be allotted in lieu OP no. 30 on their request |
| 18 | Akurli 206 | nil | 39 | 17 | 1408.00 | Class II | Ramdas Balu Bhopi | OP is held under Bombay Tenancy and Agricultural Lands Act, 1948 and FP allotted shall not be transferred unless permitted by the Revenue Department |
| 19 | Akurli 207 | nil | 40 | 19 | 1093.00 | Class I | Krishna Dhondu Bhopi (14.65%) Vinay Shrivankumar Agrawal (85.35%) | The matter regarding shares in the ownership etc. Is in the Court of Law and the ownership alongwith their shares shall be considered as per the Court decision. |
| 20 | Akurli 197 | 1 | 43 | 16 | 1516.50 | Class I | Parshuram Ambo Patil (deceased) | The succession ownership is in dispute. The ownership of this FP shall be as decided by the Competent Authority or by the Court. |
| | Chikhale 42 | 3 part | 45 | | | | | |

| | | | | | | | | |
|----|-----------------|---------------------------|----|---------------------|---------|---------|--|--|
| 21 | Belavali 150 | 2 | 52 | 32 34 | 2814.00 | Class I | M/S Dynasty Home Makers Pvt. Ltd. | The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown modified on the plans no. 3 & 4. The Final Plot allotted is 34 |
| | Belavali 149 | 2 | 54 | | | | | |
| | Belavali 149 | 1 | 55 | | | | | |
| | Belavali 148 | nil | 56 | | | | | |
| 22 | Chikhale 43 | 2/A part + 2/B part | 46 | 2 | 5463.00 | Class I | Vinay Prakash Singh Vinay Shrivankumar Agrawal | --- |
| | Chikhale 43 | 1 part | 47 | | | | | |
| 23 | Chikhale 43 | 1 part | 47 | 26 | 5504.00 | Class I | Baram Pundalik Joshi Pandurang Pundalik Joshi Manda Maya Patil | The ownership is disputed and in the process of appeal in RTS. It shall be modified as per The final decision |
| | Belavali 160 | 1 | 48 | | | | | |
| 24 | Belavali 160 | 1 | 48 | 29 | 2580.00 | Class I | Vinay Prakash Singh Vinay Shrivankumar Agrawal | ---- |
| | Belavali 151 | 2 | 49 | | | | | |
| 25 | Belavali 160 | 2 | 49 | 7 | 2487.00 | Class I | Vinay Prakash Singh | --- |
| | Belavali 151 | nil | 51 | | | | | |
| 26 | Belavali | nil | 50 | | | | Vinay Prakash Singh | |

| | | | | | | | | | |
|----|-----------------|-----|----|----|----|---------|---------|---|--|
| 27 | 152 | | | | 22 | 4453.00 | Class I | Vinay Shrivankumar Agrawal | |
| | Belavali 150 | 1+3 | 53 | 27 | | 732.00 | Class I | Gopinath Mangalya Patil Ram Mangalya Patil Bhau Mangalya Patil Madhukar Mangalya Patil Yamuna Mangalya Patil | --- |
| 28 | Belavali 147 | nil | 57 | 31 | | 1192.00 | Class I | Kashinath Pandurang Patil Yamuna Haribhau Gaykar Ambubai Ragho Huddhar Hirabai Harishchandra Khutale Madhumati Janardan Khutale- HUF Kashinath Pandurang Patil | The decision of the Arbitrator is changed and draft Scheme proposal is confirmed as shown modified on the plans no. 3 & 4. The Final Plot allotted is 31 |
| 29 | Belavali 154 | nil | 58 | 23 | | 784.00 | Class I | Vinay Prakash Singh Vinay Shrivankumar Agrawal | --- |
| 30 | Akurli | - | - | 13 | | 5070.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Garden |
| 31 | Akurli | - | - | 24 | | 2438.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Community Centre |
| 32 | Akurli | - | - | 25 | | 2280.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Electric Sub- Station (To be transferred to MSEB) |
| 33 | Akurli | - | - | 34 | | 1806.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Children Play Ground |

| | | | | | | | | |
|-----|----------|---|---|----|----------|---------|--|--|
| 33A | Akurli | - | - | 32 | 405.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Open Space |
| 33B | Akurli | - | - | 33 | 617.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Open Space |
| 34 | Akurli | - | - | 41 | 5379.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Play Ground |
| 35 | Akurli | - | - | 43 | 2021.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Educational Purpose |
| 36 | Akurli | - | - | 44 | 8543.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Housing of EWS and LIG |
| 37 | Akurli | - | - | 45 | 134.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Road Amenity |
| 38 | Chikhale | - | - | 46 | 17731.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Growth Centre (DP Reservation GC-207) |
| 39 | Belavali | - | - | 47 | 37254.00 | Class I | Special Planning Authority (CIDCO) for | Designated for Growth Centre (DP Reservation GC-207) |

| | | | | | | | | |
|----|----------|---|---|----|---------|---------|--|---|
| | | | | | | | Navi Mumbai Airport Influence Notified Area | |
| 40 | Belavali | - | - | 48 | 5976.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Multi-Modal Corridor (DP Reservation) (To be transferred to MMRDA) If the MMC is dropped, then plot shall be merged into Growth Centre |
| 41 | Belavali | - | - | 49 | 2671.00 | Class I | Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area | Designated for Multi Modal Corridor (DP Reservation) (To be transferred to MMRDA) If the MMC is dropped, then plot shall be merged into Growth Centre |

Note: Final plot numbers 3, 4, 9, 10, 11, 12, 18, 21, 35 and 42 are not appearing in the table as these final plots do not exist.



(Signature)
(S. V. Surve)
Arbitrator

Town Planning Scheme, NAINA No. 1
(Akurli, Belavali, Chikhale)