

- Legend**
- NAINA Boundary
  - Village Boundary
  - Town Planning Scheme no. 3 Boundary
  - Town Planning Scheme no. 2 Boundary
  - Survey No. outside TPS
  - IDP Roads
  - Roads Outside TPS
  - Existing Roads
  - Panvel Matheran Road RoW (30m)
  - River
  - High Flood Line
  - High Flood Line
  - Existing Structures
  - Borewell
  - Well
  - GAIL Pipeline

Total Area of Scheme: 441.93 ha

**Draft Town Planning Scheme no. 03**  
 Chipale (Pt), Koproli (Pt), Nere (Pt), Vihigar (Pt), Moho (Pt)  
 Published u/s 61(1), MR&TP Act, 1966  
**PLAN 1 : Location Plan**

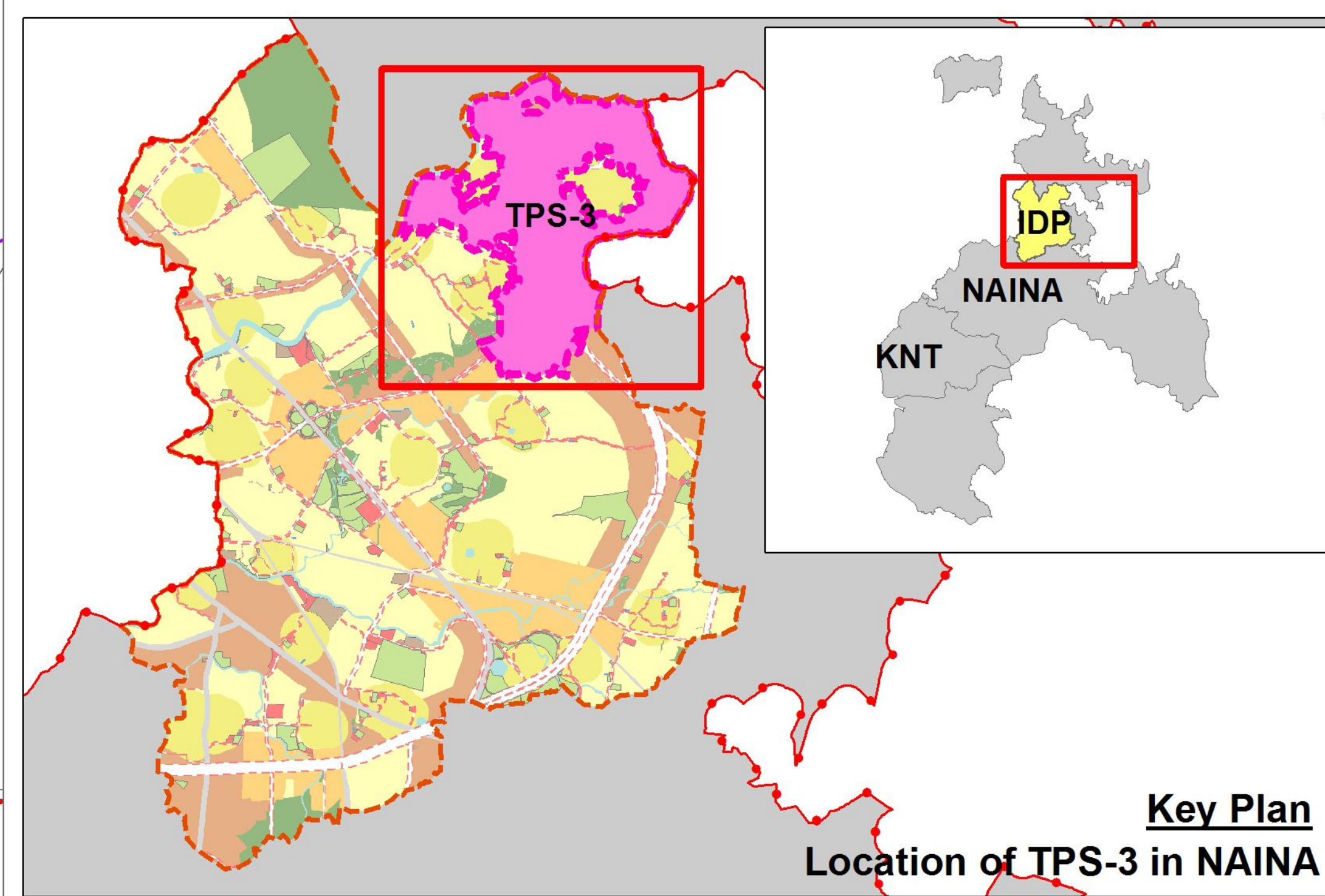
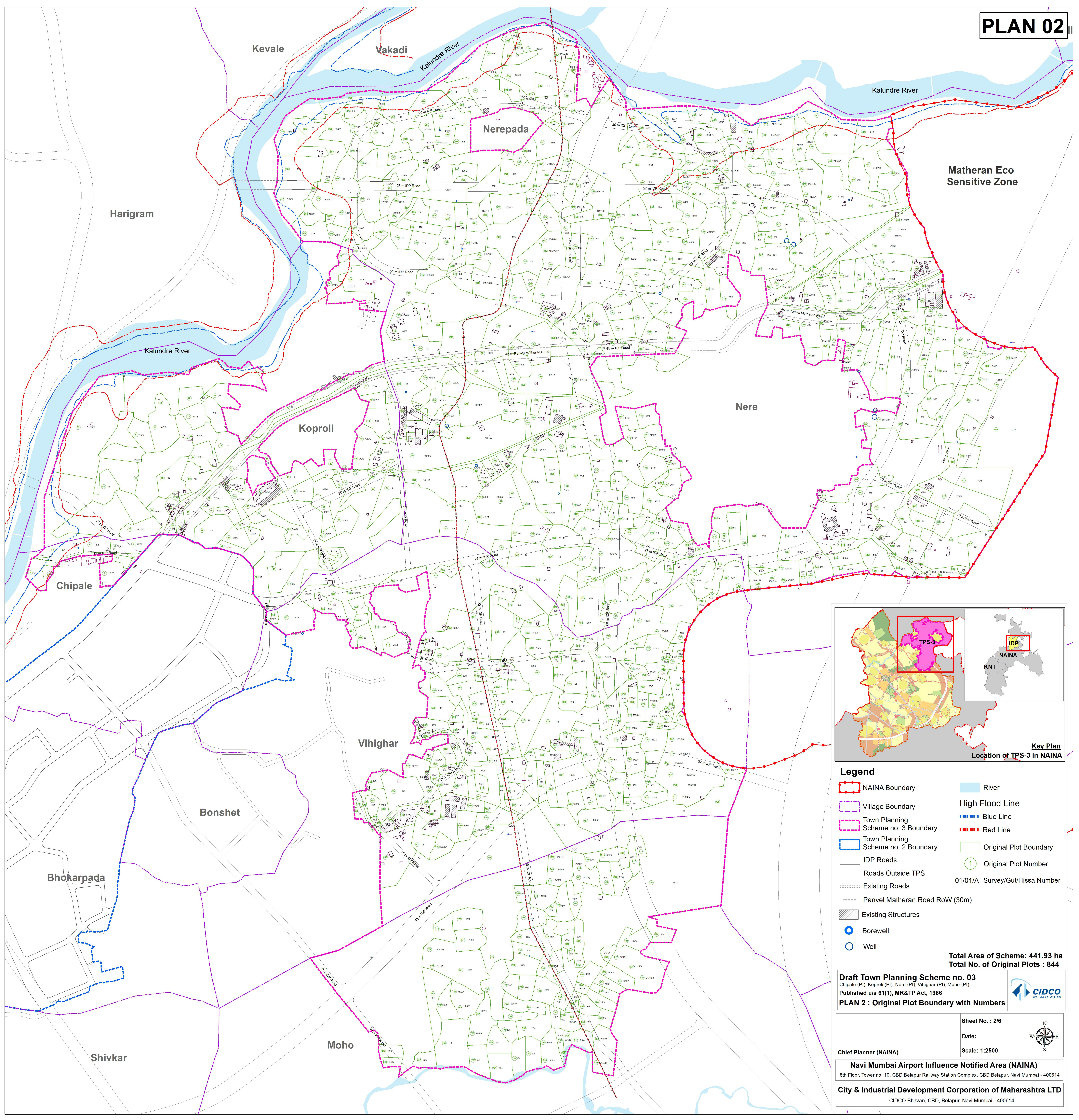


Chief Planner (NAINA) \_\_\_\_\_  
 Sheet No. : 1/6  
 Date: \_\_\_\_\_  
 Scale: 1:2500



**Navi Mumbai Airport Influence Notified Area (NAINA)**  
 8th Floor, Tower no. 10, CBD Belapur Railway Station Complex, CBD Belapur, Navi Mumbai - 400614

**City & Industrial Development Corporation of Maharashtra LTD**  
 CIDCO Bhavan, CBD, Belapur, Navi Mumbai - 400614



**Legend**

- NAINA Boundary
- Village Boundary
- Town Planning Scheme no. 3 Boundary
- Town Planning Scheme no. 2 Boundary
- IDP Roads
- Roads Outside TPS
- Existing Roads
- Panvel Matheran Road RoW (30m)
- Existing Structures
- Borewell
- Well
- River
- High Flood Line
- Blue Line
- Red Line
- Original Plot Boundary
- Original Plot Number
- 01/01/A Survey/Gut/Hissa Number

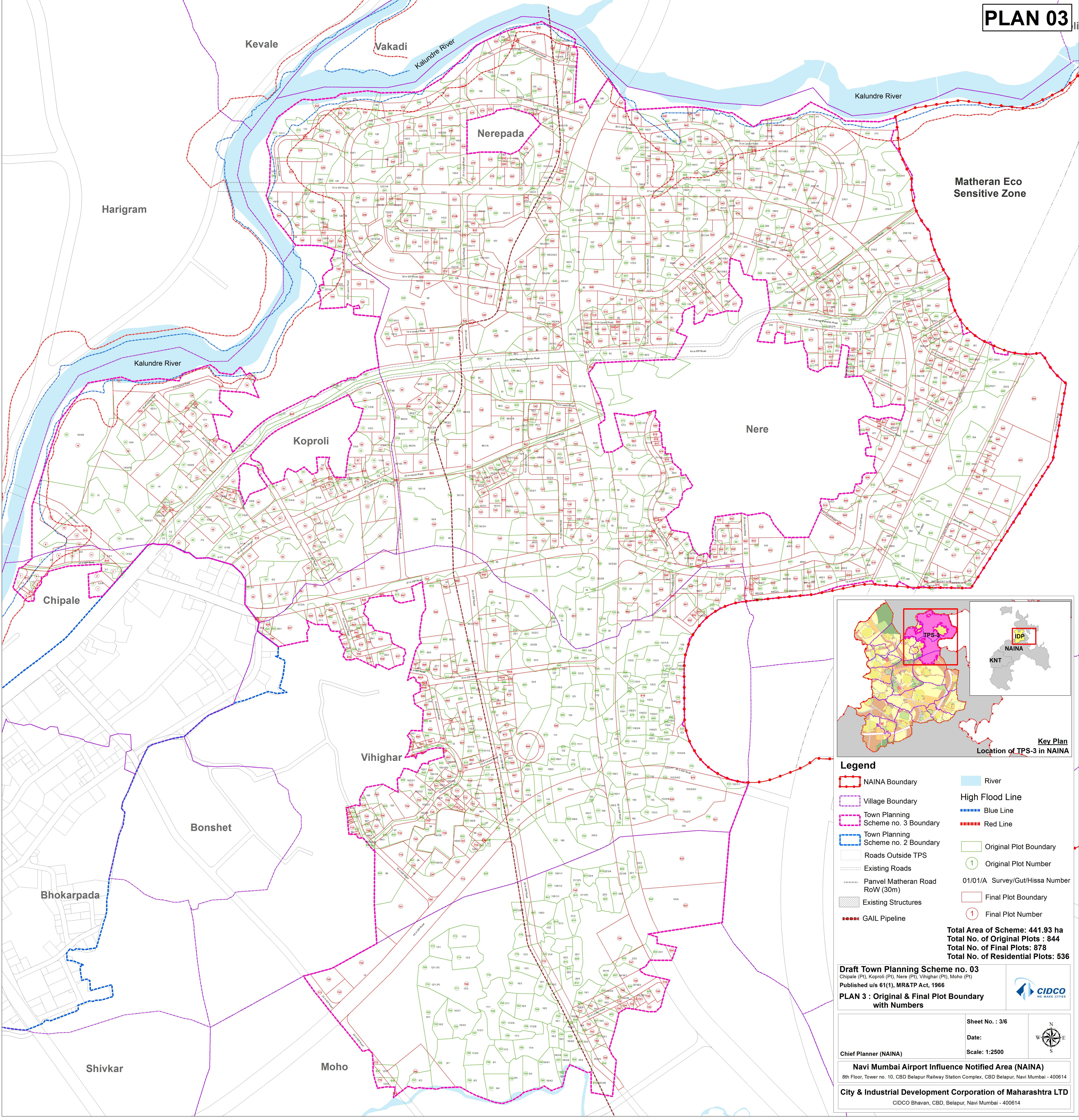
**Total Area of Scheme: 441.93 ha**  
**Total No. of Original Plots : 844**

**Draft Town Planning Scheme no. 03**  
 Chipale (P1), Koproli (P1), Nere (P1), Vihigar (P1), Moho (P1)  
 Published u/s 61(1), MR&TP Act, 1966  
**PLAN 2 : Original Plot Boundary with Numbers**

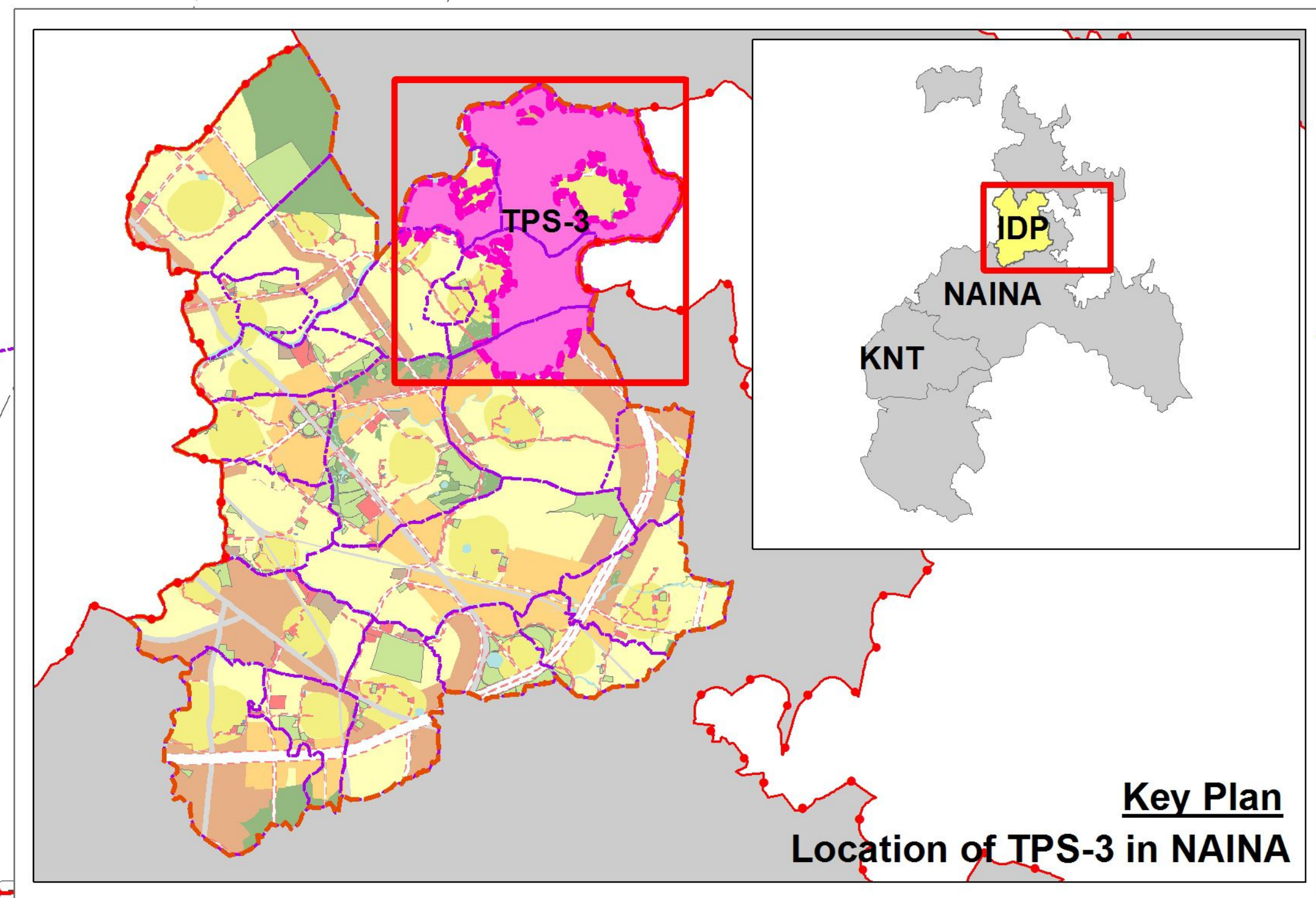
Sheet No. : 2/6  
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 Scale: 1:2500

**Chief Planner (NAINA)**  
**Navi Mumbai Airport Influence Notified Area (NAINA)**  
 8th Floor, Tower no. 10, CBD Belapur Railway Station Complex, CBD Belapur, Navi Mumbai - 400614

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 CIDCO Bhavan, CBD, Belapur, Navi Mumbai - 400614



Matheran Eco Sensitive Zone



Key Plan  
Location of TPS-3 in NAINA

**Legend**

- NAINA Boundary
- Village Boundary
- Town Planning Scheme no. 3 Boundary
- Town Planning Scheme no. 2 Boundary
- Roads Outside TPS
- Existing Roads
- Panvel Matheran Road RoW (30m)
- Existing Structures
- GAIL Pipeline
- River
- High Flood Line
- Blue Line
- Red Line
- Original Plot Boundary
- Original Plot Number
- 01/01/A Survey/Gut/Hissa Number
- Final Plot Boundary
- Final Plot Number

**Total Area of Scheme: 441.93 ha**  
**Total No. of Original Plots : 844**  
**Total No. of Final Plots: 878**  
**Total No. of Residential Plots: 536**

**Draft Town Planning Scheme no. 03**  
 Chipale (Pt), Koproli (Pt), Nere (Pt), Vihihar (Pt), Moho (Pt)  
 Published u/s 61(1), MR&TP Act, 1966


**PLAN 3 : Original & Final Plot Boundary with Numbers**

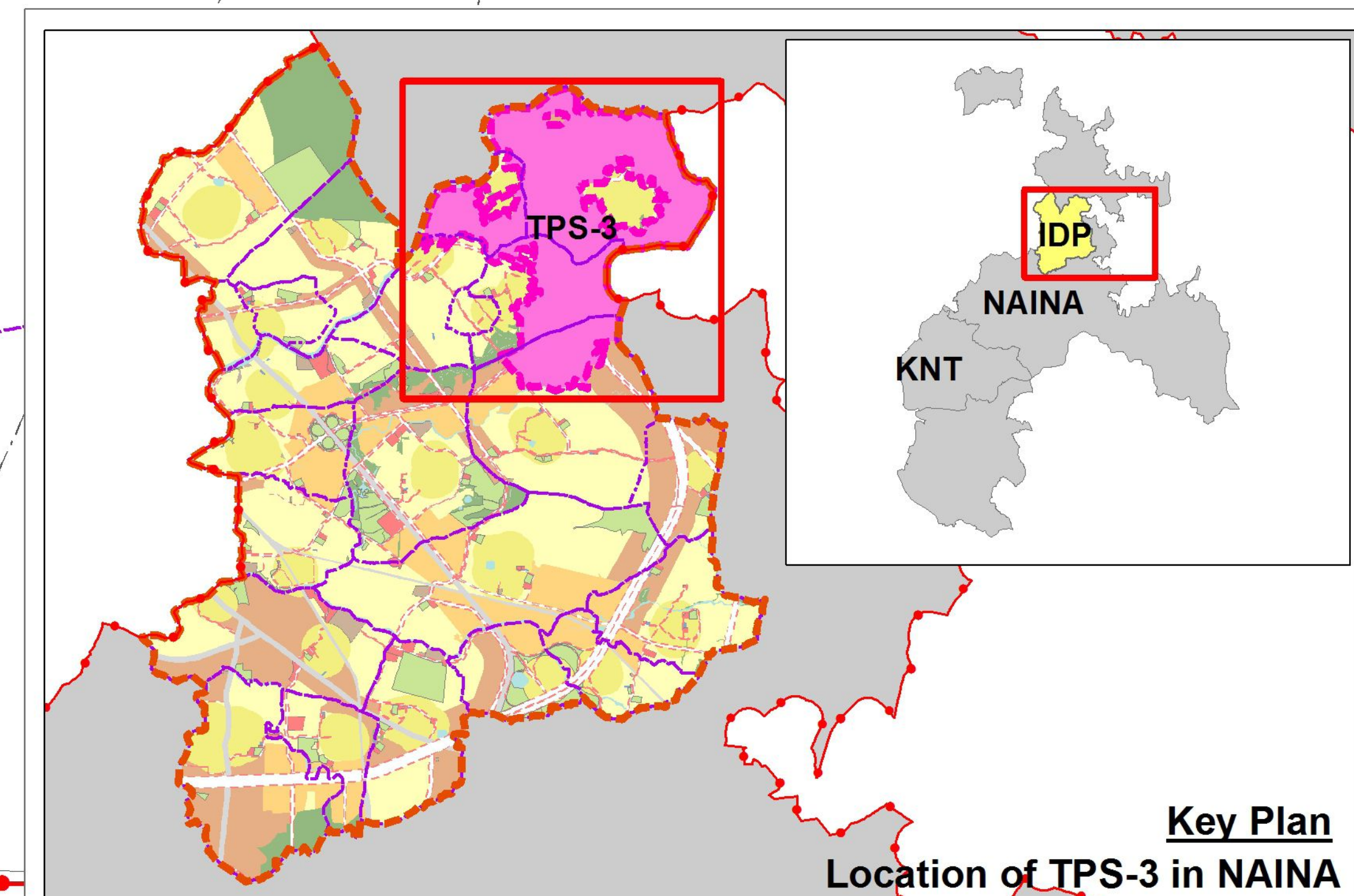
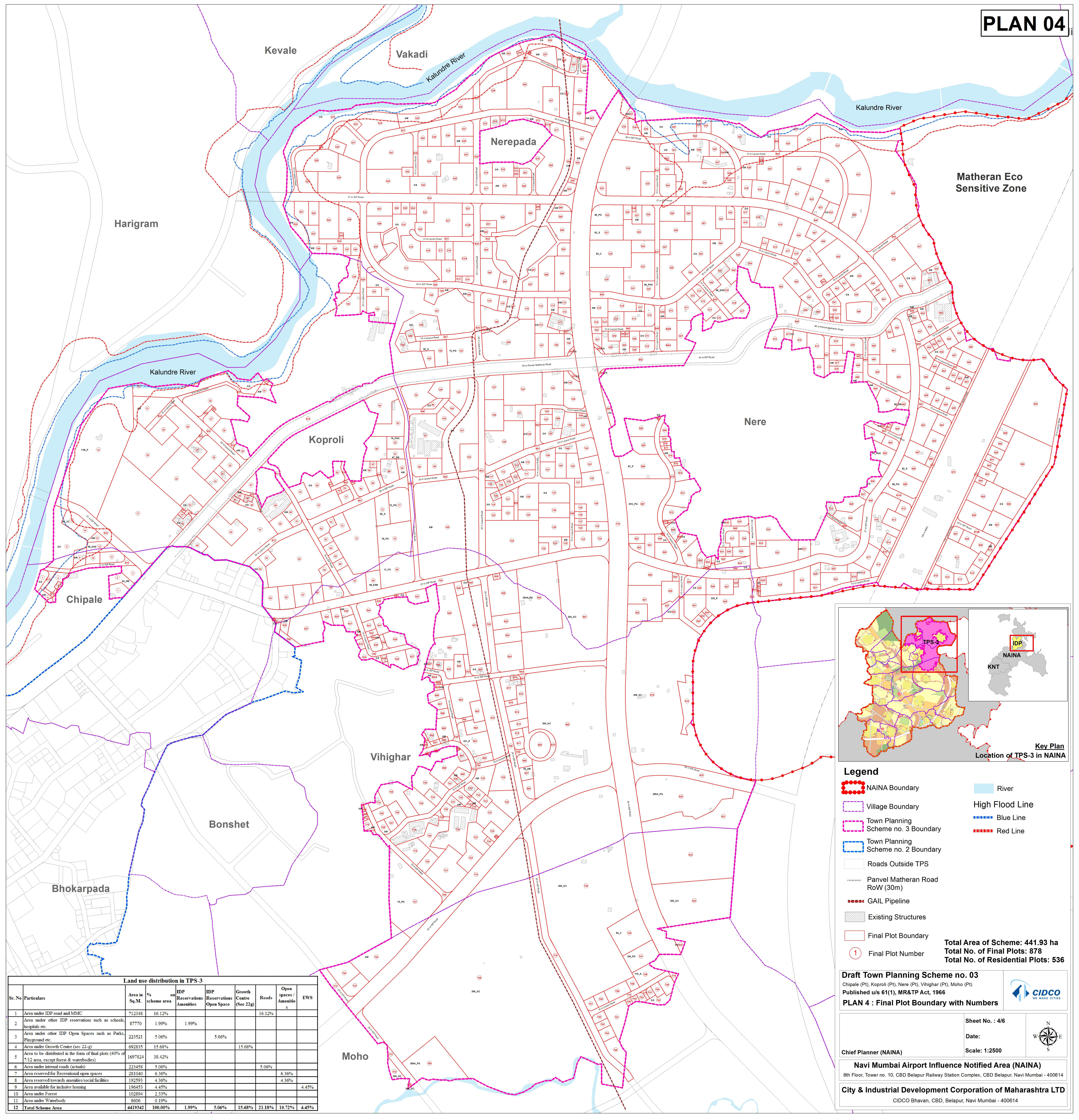
Chief Planner (NAINA)

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 Scale: 1:2500

**Navi Mumbai Airport Influence Notified Area (NAINA)**  
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**City & Industrial Development Corporation of Maharashtra LTD**  
 CIDCO Bhavan, CBD, Belapur, Navi Mumbai - 400614



**Legend**

- NAINA Boundary
- Village Boundary
- Town Planning Scheme no. 3 Boundary
- Town Planning Scheme no. 2 Boundary
- Roads Outside TPS
- Panvel Matheran Road RoW (30m)
- GAIL Pipeline
- Existing Structures
- Final Plot Boundary
- Final Plot Number
- River
- High Flood Line
- Blue Line
- Red Line

**Total Area of Scheme: 441.93 ha**  
**Total No. of Final Plots: 878**  
**Total No. of Residential Plots: 536**

**Draft Town Planning Scheme no. 03**  
Chipale (Pt), Koproli (Pt), Nere (Pt), Vihigar (Pt), Moho (Pt)  
Published u/s 61(1), MR&TP Act, 1966

**PLAN 4 : Final Plot Boundary with Numbers**

Chief Planner (NAINA)

**Navi Mumbai Airport Influence Notified Area (NAINA)**  
8th Floor, Tower no. 10, CBD Belapur Railway Station Complex, CBD Belapur, Navi Mumbai - 400614

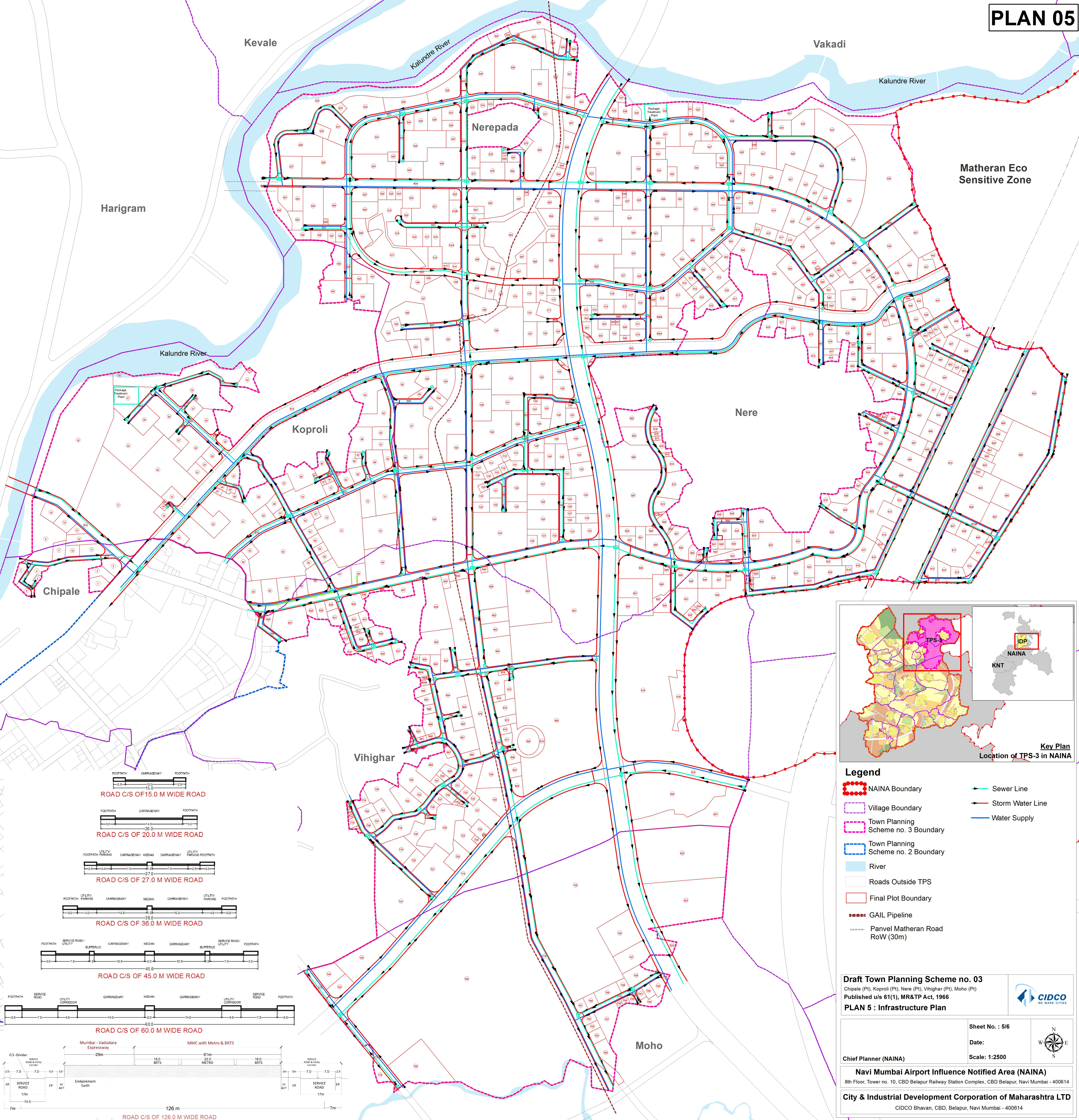
City & Industrial Development Corporation of Maharashtra LTD  
CIDCO Bhavan, CBD, Belapur, Navi Mumbai - 400614

Sheet No. : 4/6  
Date: \_\_\_\_\_  
Scale: 1:2500

North arrow symbol.

**Land use distribution in TPS-3**

Sr. No	Particulars	Area in Sq.M.	% scheme area	IDP Reservations Amenities	IDP Reservations Open Space	Growth Centre (Sec 22g)	Roads	Open spaces / Amenities	EWS
1	Area under IDP road and MMC	712348	16.12%				16.12%		
2	Area under other IDP reservations such as schools, hospitals etc.	87770	1.99%	1.99%					
3	Area under other IDP Open Spaces such as Parks, Playground etc.	223521	5.06%		5.06%				
4	Area under Growth Centre (sec 22-g)	692835	15.68%			15.68%			
5	Area to be distributed in the form of final plots (40% of 7/12 area, except forest & waterbodies)	1697824	38.42%						
6	Area under internal roads (actuals)	223458	5.06%				5.06%		
7	Area reserved for Recreational open spaces	281040	6.36%					6.36%	
8	Area reserved towards amenities/social facilities	192593	4.36%					4.36%	
9	Area available for inclusive housing	196453	4.45%						4.45%
10	Area under Forest	102894	2.33%						
11	Area under Waterbody	8606	0.19%						
12	<b>Total Scheme Area</b>	<b>4419342</b>	<b>100.00%</b>	<b>1.99%</b>	<b>5.06%</b>	<b>15.68%</b>	<b>21.18%</b>	<b>10.72%</b>	<b>4.45%</b>



Matheran Eco Sensitive Zone

Harigram

Kevale

Vakadi

Nerepada

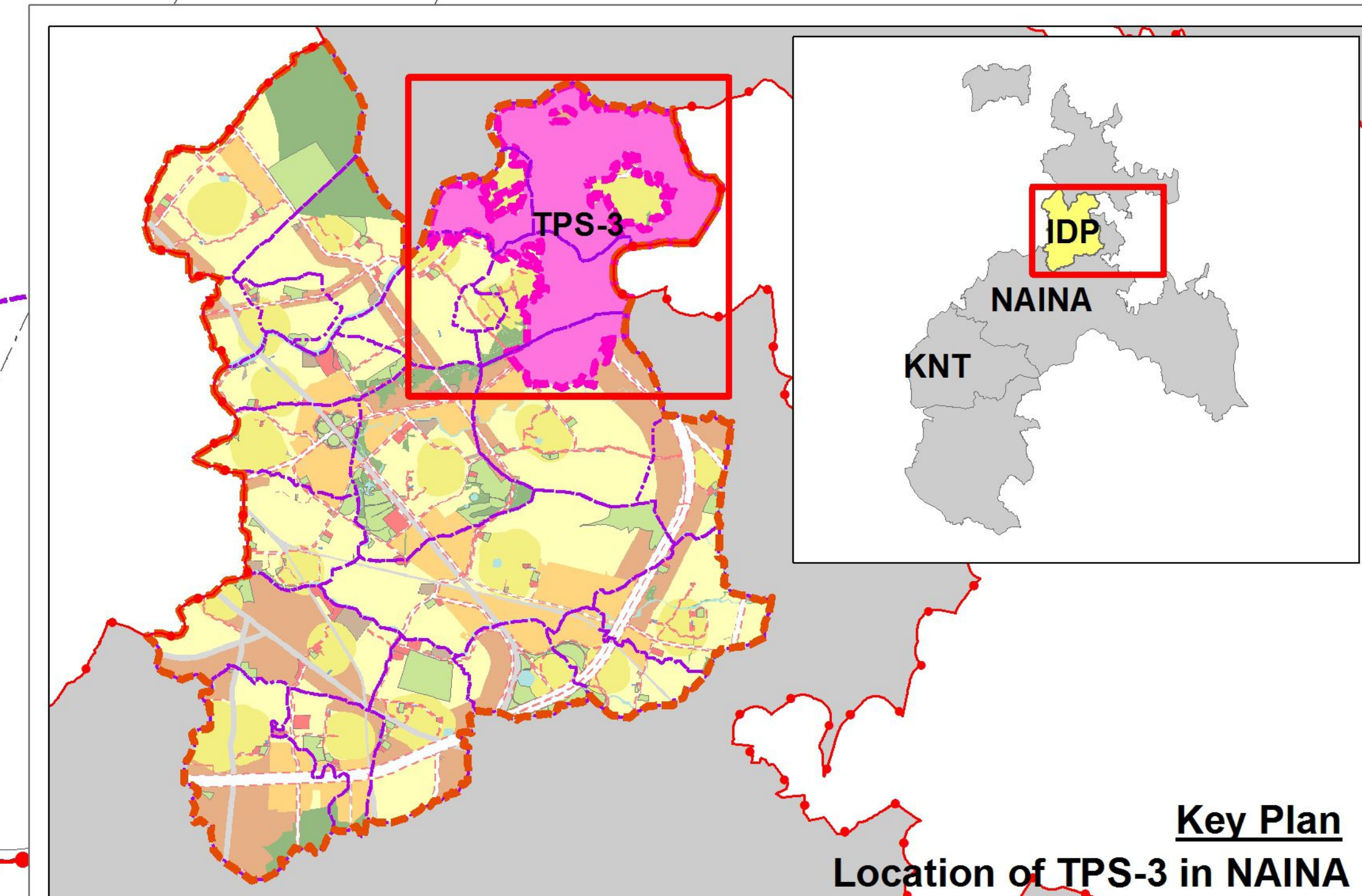
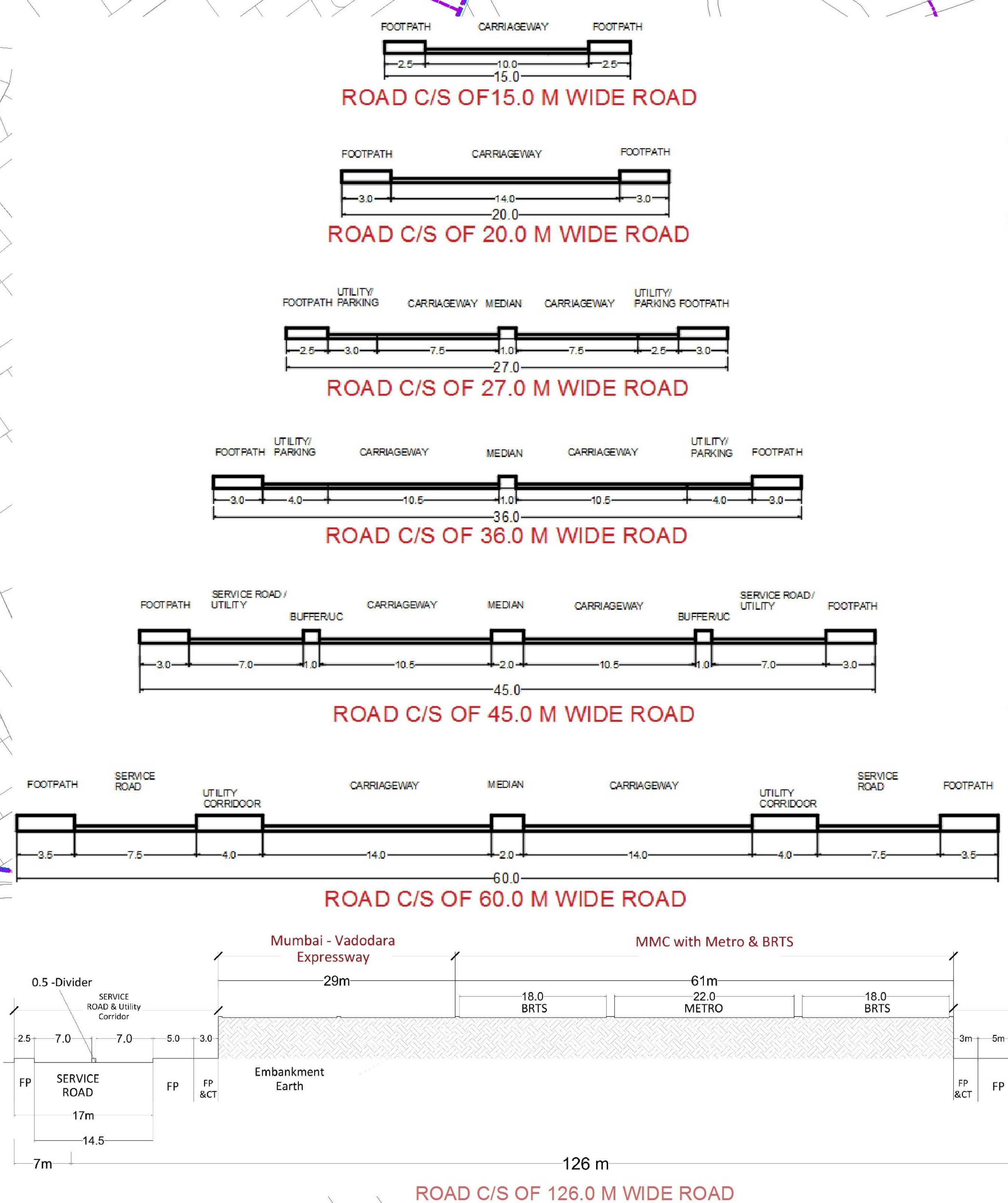
Nere

Koprol

Vihigar

Moho

Chipale



- Legend**
- NAINA Boundary
  - Village Boundary
  - Town Planning Scheme no. 3 Boundary
  - Town Planning Scheme no. 2 Boundary
  - River
  - Roads Outside TPS
  - Final Plot Boundary
  - GAIL Pipeline
  - Panvel Matheran Road RoW (30m)
  - Sewer Line
  - Storm Water Line
  - Water Supply

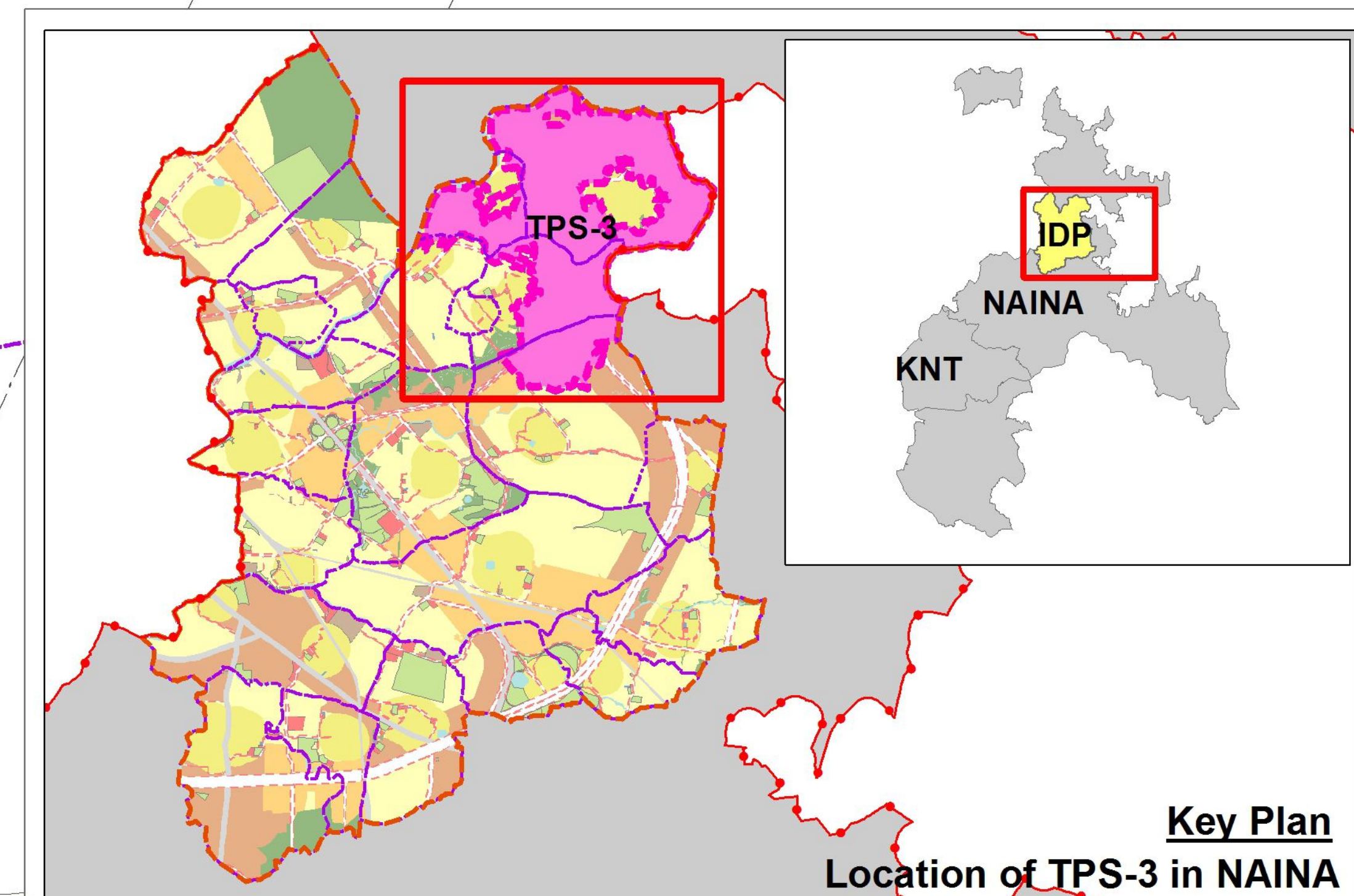
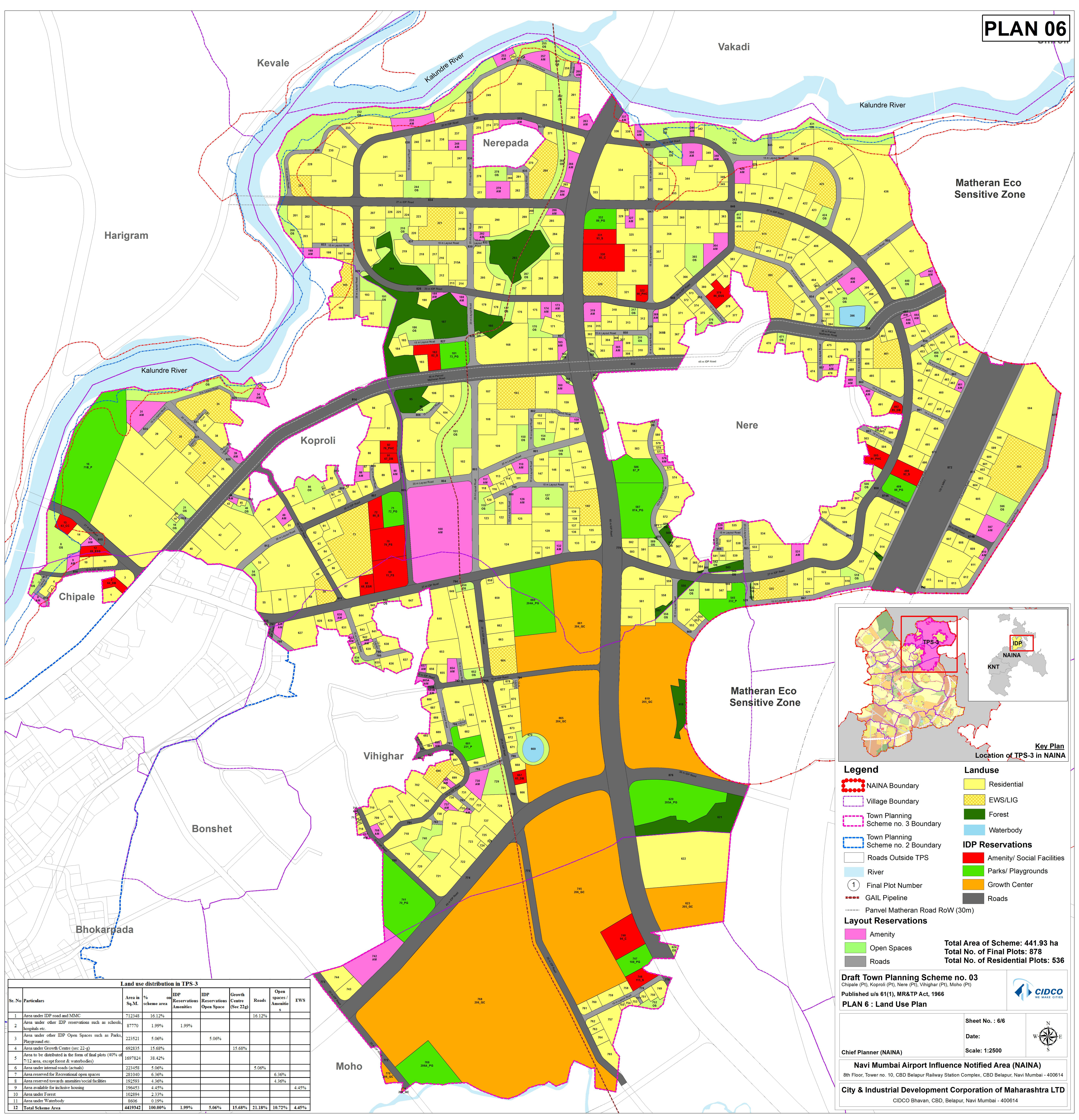
**Draft Town Planning Scheme no. 03**  
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 Published u/s 61(1), MR&TP Act, 1966  
**PLAN 5 : Infrastructure Plan**

Sheet No. : 5/6  
 Date: \_\_\_\_\_  
 Scale: 1:2500

**Chief Planner (NAINA)**

**Navi Mumbai Airport Influence Notified Area (NAINA)**  
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**Legend**

- NAINA Boundary
- Village Boundary
- Town Planning Scheme no. 3 Boundary
- Town Planning Scheme no. 2 Boundary
- Roads Outside TPS
- River
- Final Plot Number
- GAIL Pipeline
- Panel Matheran Road RoW (30m)

**Landuse**

- Residential
- EWS/LIG
- Forest
- Waterbody

**IDP Reservations**

- Amenity/ Social Facilities
- Parks/ Playgrounds
- Growth Center
- Roads

**Layout Reservations**

- Amenity
- Open Spaces
- Roads

**Total Area of Scheme: 441.93 ha**  
**Total No. of Final Plots: 878**  
**Total No. of Residential Plots: 536**

**Land use distribution in TPS-3**

Sr. No	Particulars	Area in Sq.M.	% of scheme area	IDP Reservations Amenities	IDP Reservations Open Space	Growth Centre (Sec 22g)	Roads	Open spaces / Amenities	EWS
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**Draft Town Planning Scheme no. 03**  
 Chipale (Pt), Koproli (Pt), Nere (Pt), Vihigar (Pt), Moho (Pt)  
 Published u/s 61(1), MR&TP Act, 1966

**PLAN 6 : Land Use Plan**

**Chief Planner (NAINA)**

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