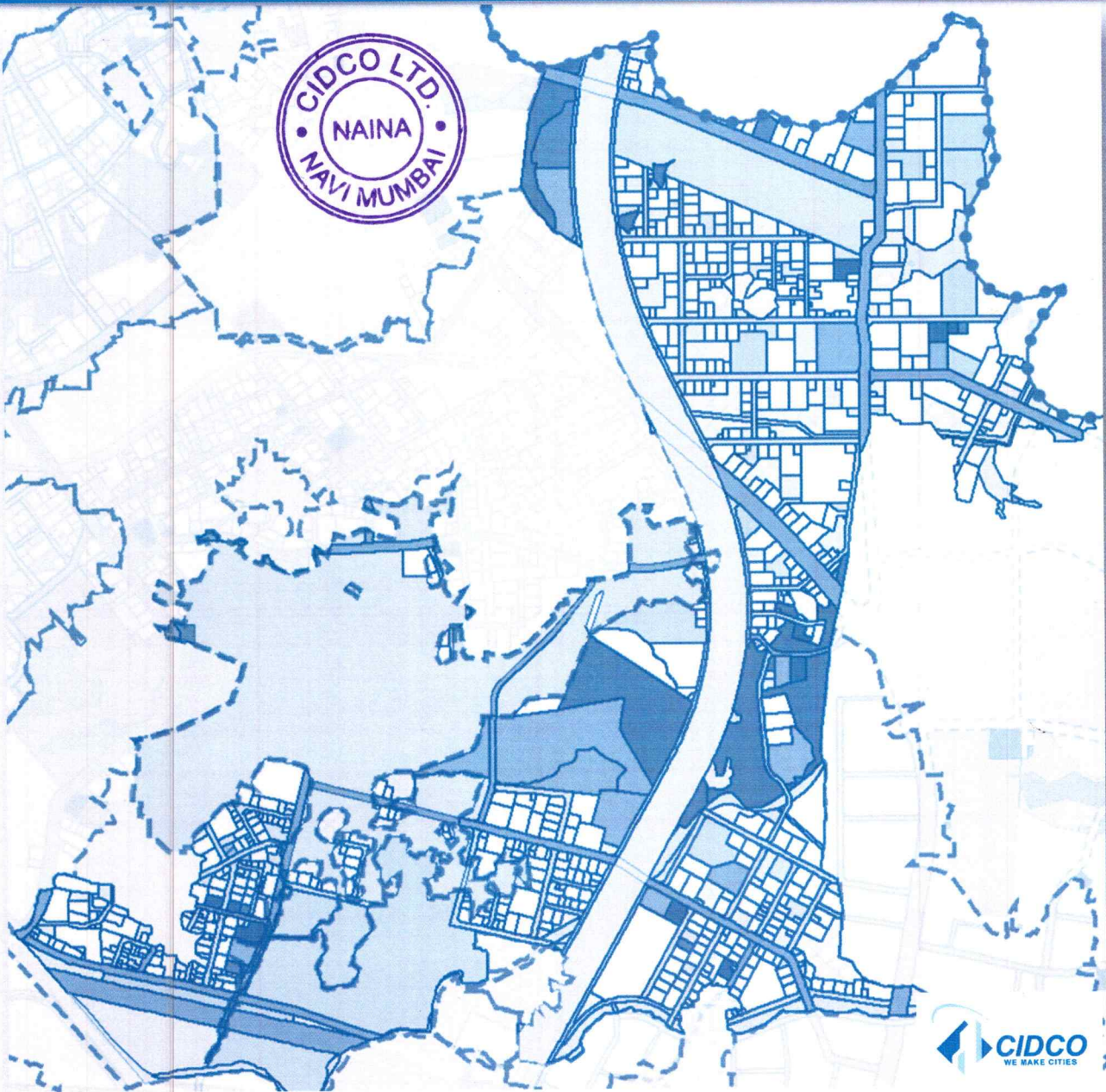


REPORT ON

DRAFT TOWN PLANNING SCHEME NO. 08

**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA
(NAINA)**

*Part Villages of Ambivali, Chikhale, Belavali, Palikhurd, Moho,
Wangani tarf Waje, Lonivali*



Draft Sanction under section 68(2) of MR&TP Act, 1966

**City and Industrial Development Corporation of
Maharashtra Ltd. (CIDCO)**

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Chapter 1 Introduction

1.1 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") appointed 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. The Sub-section (2) of Section 21 of the said Act makes it obligatory on the part of any Planning Authority to prepare and publish a Development Plan for the entire area under its jurisdiction and to submit it to the State Government for sanction within a period of three years from its constitution.

SPA - NAINA, while preparing a Development Plan for the area under its jurisdiction, prepared an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Tehsil of the Raigad District which are under immediate pressure of development. 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 (hereinafter referred to as 'IDP') along with

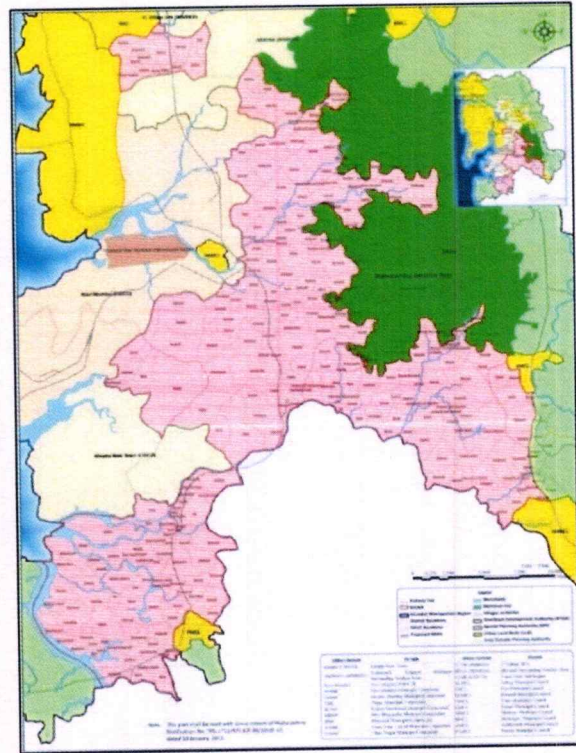


Figure 1: NAINA Notified area of 270 villages (2013)

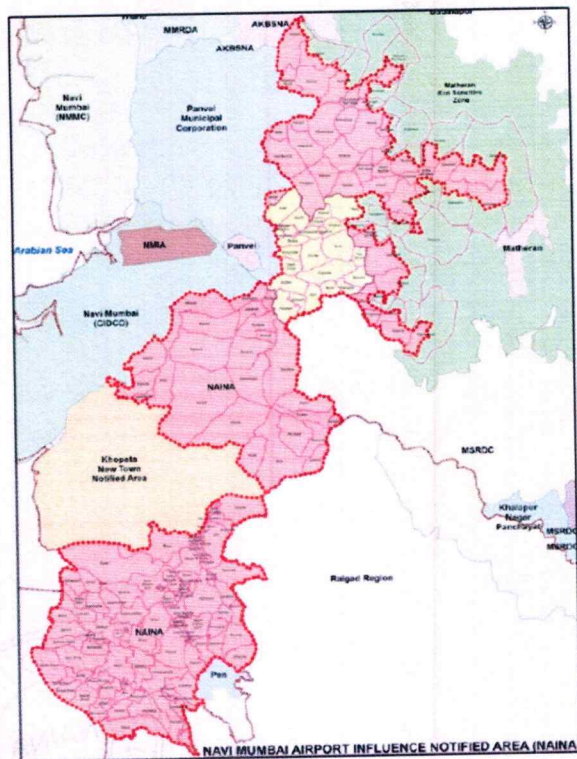


Figure 2: NAINA Notified area of 174 villages (2019)



Development Control and Promotion Regulations (hereinafter referred to as "DCPR-2017") for the 23 villages of NAINA under Section 31(1) of the said Act which has now come into force w.e.f. 04/05/2017. The excluded part (EP) of IDP is sanctioned vide Notification No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 01/03/2019.

Thereafter, the Government of Maharashtra vide Notifications dated 22/09/2015 and 18/03/2016 had declared Maharashtra Industrial Development Corporation Limited (MIDC) and Maharashtra State Road Development Corporation Limited (MSRDC) respectively as SPA, for some villages in NAINA. Thus, resulting SPA (NAINA) to 224 villages with a total area of 474 sq.km. While sanctioning Development plan of balance 201 villages on 16/09/2019, considering the contiguity of NAINA project, the UDD, GOM has excluded 49 non-contiguous village pockets. Thus, now the notified area of NAINA is for 174 villages encompassing about 371.35 sq.km. area.

The Development Plan (DP) for 151 villages of NAINA along with Development Control and Promotion Regulations (hereinafter referred to as "DCR-2019") was sanctioned by the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/ 2019/ UD-12, dated 16/09/2019 and also vide Gazette Notification dated 24/06/2022 and 26/07/2023 has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act.

Now, Government of Maharashtra vide notification no. TPS-1221/2461/CR 83/21/UD-12 dated 4th March 2024 has withdrawn appointment of CIDCO as special Planning Authority for 80 villages (77 villages from Pen Tahsil and 3 villages from Uran Tahsil) of NAINA jurisdiction. Thus, after deducting the 80 villages, the final Sanctioned Notified area of NAINA comprised of 94 villages with an area of 22559 Ha (225.59 Sq.km).

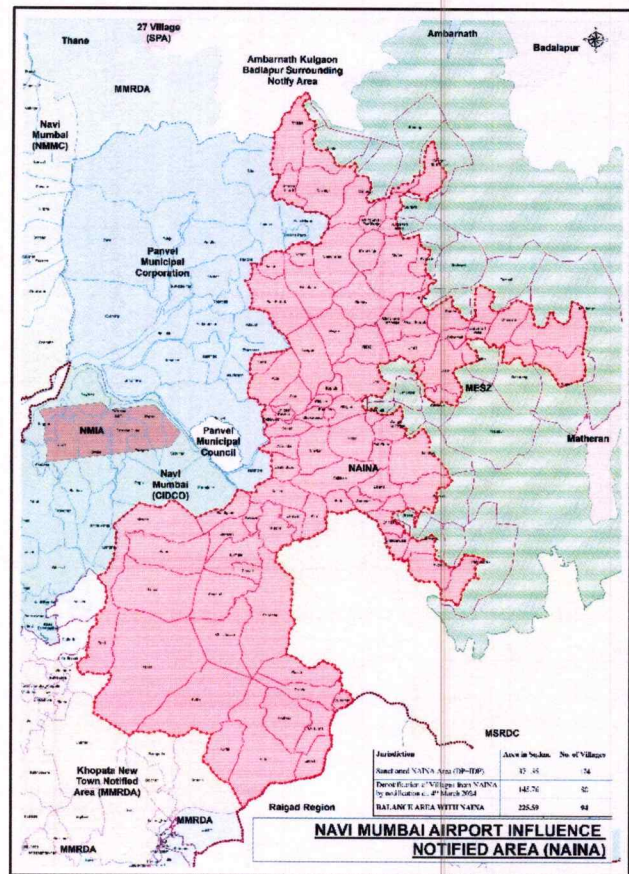


Figure 3: NAINA Notified area of 94 villages (2024)



1.2 Role of CIDCO

CIDCO as SPA is entrusted with the responsibility of preparation of development plan, corresponding development control regulations and mechanism for implementation of the plan. An innovative concept that promotes voluntary land assembly, contributes land for public purpose, finances infrastructure development, has been developed by CIDCO for NAINA. To realize this model and to assess the acceptability of the landowners it is decided to test the concept on a smaller scale.

Based on the above consideration, CIDCO decided to prepare an Interim Development Plan (IDP) on priority for the area under pressure of development due to its proximity to the developed node of New Panvel. Accordingly, IDP was prepared for 23 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 (IDP) along with Development Control and Promotion Regulations (DCR-2017) for the 23 villages of NAINA under Section 31(1) of the said Act, wherein the voluntary participatory NAINA Scheme was approved. The excluded part of IDP was sanctioned on 1st March 2019.

In DCR-2017, a new concept of voluntary and participatory land pooling and development by the land owners viz; NAINA Scheme has been approved under Regulations no.13. These special regulations for NAINA scheme are dealing with voluntary land pooling and development of areas from IDP lying within residential zones, within and outside 200 m from the village Gaothans.

1.3 Vision of NAINA

The development model for NAINA is pivoted on eliciting participation and contribution of the private land owners. CIDCO intends to play the role of facilitator encouraging land aggregation for self-sustaining and participatory model of development; without full-fledged land acquisition. The highlights of the sanctioned NAINA Scheme are as under:

- Minimum land area or land aggregation required for participation is 10 Ha.
- For financial sustainability of the NAINA Project, 40 % land shall be surrendered to Authority "free of cost" which shall be preferably include of IDP/DP reservations.
- 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.
- Uses permissible on retained land are Residential, Comm., R+C, Hotels, Offices etc.
- 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).
- Flexibility to join non-contiguous land under reservations to make an aggregation of 10 Ha.



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

1.4 Initiative taken for implementation of IDP/DP

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 the Urban Development Department, Govt. of Maharashtra, 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 (TPS) regulations.

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, for speedier implementation of the scheme.

Thereafter, Board of CIDCO approved the proposal to take forward Town Planning Scheme regulations by giving all the benefits approved under NAINA Scheme.

Accordingly, a proposal of NAINA scheme received to CIDCO has been decided to be implemented through pilot TPS, and 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 (TPS-1) admeasuring about 19.12 Ha.

Thereafter, as per provisions of the Act and TPS Rules 1974, after conducting owners meet, inviting suggestions/objections and seeking consultation from the Director of Town Planning, GoM, the VC&MD, CIDCO, in accordance with the powers delegated to him by the State Government vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13.09.2017, had sanctioned the Town Planning Scheme No 1 (TPS-1) on 21/09/2018 under section 68(2) of the Act with corresponding special DCRs.

CIDCO-NAINA, is now implementing Sanctioned Development Plan by means of Town Planning Schemes mechanism. Till date CIDCO has declared 12 town planning schemes, its status as on 08/07/2024 is as follows:



Table 1: Details of various stages of NAINA Town Planning Schemes

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Stage
TPS - 1	08/09/2017	19.12	Akurli, Belavali and Chikhale	Preliminary scheme sanctioned on 03/09/2019 and Final Scheme sanctioned on 24/07/2022
TPS - 2	08/12/2017	194	Chipale, Devad, Bhokarpada, Vihigar, Sangade and Belavali	Preliminary Scheme sanctioned on 03/11/2021 and Final Scheme sanctioned on 29/11/23.
TPS - 3	10/05/2018	438	Nere, Nerepada, Vihigar, Moho, Koproli and Chipale	Preliminary Scheme sanctioned on 29/11/2022 And Final Scheme submitted to Govt. for sanction
TPS - 4	21/06/2019	350	Adai, Akurli, Nevali, Shilottar Raichur and Pali devad	Draft Scheme sanctioned on 21/10/2022. Arbitrator has submitted TPS to Govt. on 13.12.2022 for Preliminary Sanction.
TPS - 5	28/06/2019	242	Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihigar and Moho	
TPS - 6	08/08/2019	243	Chikhale, Moho, Pali Khurd and Shivkar	
TPS - 7	18/09/2019	215	Devad, Vichumbe, Usarli Khurd, Shivkar and Kolkhe	
TPS - 8	20/12/2022	584	Palikhurd, Chikhale, Belavali, Ambivali, Wangani taraf Waje, Loniwali and Moho	Draft Sanction u/s 68(2) on 08/07/2024
TPS - 9	20/12/2022	412	Belavali, Sangade, Chikhale, Kon, Bhingar, Bherle, Loniwali, Wardoli and Borle	Draft Sanction u/s 68(2) on 27/02/2024
TPS - 10	29/10/2022	405	Shivkar, Chikhale, Kolkhe, Kolkhepeth, Kon, Palaspe and Deravali	Draft Sanction u/s 68(2) on 27/02/2024
TPS - 11	14/10/2022	590	Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon	Submission to Govt. for Draft Sanction u/s 68(1) on 02/01/2024
TPS-12	14/10/2022	504	Chinchavali taraf Waje, Kondale, Morbe, Mahalungi, Ritghar, Umroli, Usarli Budruk and Vakadi	Draft Sanction u/s 68(2) on 08/07/2024



Final TP Scheme no. 1 is sanctioned by the Government, all infrastructure related works are completed by Engg. Dept. and Property Cards are also updated by Land Record office. Development Permissions on these final plots is also being granted by CIDCO.

Preliminary scheme and final scheme of TPS-2 is sanctioned by Govt. on 3.11.2021 and 28.12.2022 respectively. Handing over of possession of final plots in TPS-2 is started by CIDCO, Property Cards are updated by Land Record office. Development Permissions on these final plots is also being granted by CIDCO Town Planning Scheme No. 8.

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Chapter 2 Background:

i) BR no. 12287 for TPS-8 (403 ha):

CIDCO Board had declared the intention under section 60(1) of the MR&TP Act 1966 for making Town Planning Scheme no. 8 (including notified ITP boundary) in Board meeting dated 16.01.2020 and published notice in the Extraordinary official Maharashtra Government Gazette (part-II) under section 60(2) of the MR&TP Act 1966 on 28.01.2020 for part villages of Chikhale, Moho and Palikhurd of taluka Panvel, dist. Raigad.

ii) Request for Inclusion of ITP area in TPS-8

The project proponent, M/S Valuable Properties Private Limited (VPPL), vide letter dated 8th August 2019, 19th September 2019, 7th November 2019, had made request for Inclusion of Notified ITP in Town Planning Scheme with Reconstitution of ITP boundary, rearrangement of Un-acquired landlocked pockets within ITP boundary, providing PPs land in TPS adjacent to ITP to make regular boundary of ITP. The project proponent was granted Locational clearance on 14th June 2017 for an area of 114 ha of land at villages Chikhale, Moho and Palikhurd. Accordingly, the CIDCO Board was appraised and ITP was included in TPS-8 Boundary vide Board Resolution no. 12287 dated 16th January 2020.

iii) Lockdown Period:

Further, nationwide lockdown was imposed by Government from 23.03.2020. In accordance with the amended provisions of section 148(A) of the MR&TP Act, vide MR & TP (Amendment) Act 2020 (Mah. Act No. XIX of 2020), due to enforcement of any Guidelines or lockdown measures by the Government, such time shall be excluded from the timeline stipulated under Act for processing TP Scheme. The total lockdown period & pandemic restrictions period was from 23.03.2020 to 31.03.2022 which is about 2 years 9 days.

iv) Addition of new area in TPS due to MMC

The area under Multi Modal Corridor (MMC) was considered non-developable when the scheme was first declared on 28th January 2020.

Later, it was directed to include MMC as part of TPS for acquisition of land under MMC through TPS. In continuation with the discussion held during High Power Committee meetings and considering the importance and urgency of MMC project, a proposal was initiated for board approval for obtaining land under MMC (Morbe to Karanjade) traversing through NAINA project by means of Town Planning scheme. The same is approved by CIDCO board vide Resolution no.12551 dated 2nd April 2022:



“RESOLVED THAT, the Board do hereby approves making available the land under Multi Modal Corridor MMC (Morbe to Karanjade) traversing through NAINA project by means of Town Planning Schemes.”

BR no. 12551 for obtaining land under MMC: Approval was sought for inclusion of additional area in declared scheme no. 8, 9 & 10 under the provision of section 62 of MR&TP Act 1966 and for taking up new scheme no. 11 and 12 for covering balance part of MMC (Morbe to Karanjade).

Thereafter, an additional area of 182 ha from part of villages Wangani Tarf Waje, Ambivali and Lonivali of Taluka – Panvel, District Raigad was included in TPS-8 with the approval of Hon.VC&MD vide CIDCO/DP(NAINA)/TPS-9/2022/E-140917 dated 12.08.2022. Hence, after inclusion of additional area of 182 ha, the total area of scheme no. 8 was about 578 ha, which included approx. 46.08 Ha area and 3.87 km length of MMC passing through villages Ambivali, Pali Khurd, Wangani Tarf Waje and Belavali of Taluka – Panvel, District Raigad. Intention for TPS-8 was declared by CIDCO in Government Gazette dated 25th to 31st August 2022 as per section 60(2) read with section 62 of MR&TP Act.

Meanwhile, a per Minutes of Hon'ble Chief Minister's War room meeting held on 29th Aug 2022, it is decided that “ land acquisition from Morbe to Karanjade and Karanjade to Chirle to be started through cash Compensation”.

2.1 Fresh Declaration of TPS-8 as per MR&TP Act 1966:

As per the provision of Section 62 in MR&TP Act 1966, before preparation and submission of draft scheme for additional area included in scheme, timelines of original declaration i.e. 28th January 2020 of the scheme shall apply.

Board of CIDCO acknowledged the insufficient time left to prepare Draft scheme and accorded approval vide Resolution No. 12631, dated 09.12.2022, for fresh declaration of Town Planning Scheme No. 08 with same scheme boundary under Sub-section (2) of with Section 61 of the MR&TP Act,1966, and at the same time declared its intention for making Town Planning Scheme No. 8 at part area of all villages bounded by PINK border as shown on declaration plan, namely; Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka Panvel, District Raigad under Sub-section (1) of Section 60 of the said Act.

Accordingly, notice for fresh declaration of intention of making Town Planning Scheme no.8 (TPS-8) as per section 60(1) of MR & TP Act, 1966 is published in the official Maharashtra Government Gazette Extra-ordinary (Part-II) dated 22.12.2022.



2.2 Scheme Boundary:

2.2.1 The Scheme is bounded by:

Total scheme area admeasuring approx. 578 ha includes part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka – Panvel, District Raigad. The TPS-8 is contiguous and located on the eastern side of Mumbai Pune expressway.

- i. North - Boundary of TPS 6 and NAINA Jurisdiction & MESZ Boundary
- ii. South – TPS-1 (Pocket-2), TPS-2(Pocket-2), Sangade & Borle Village Boundary
- iii. West - Mumbai – Pune Expressway along village Chikhale
- iv. East – Notified ITP Boundary at village Lonivali & TPS-9 along with Proposed 60 m spine road DP reservation in village Lonivali

2.2.2 Existing features of the scheme:

- i. Part of Existing Mumbai Pune expressway at village Chikhale and Borle
- ii. Notified Integrated Township Project (ITP) 114 Ha. At village Moho, Chikhale & Palikhurd
- iii. Part of Panvel-Karjat Railway line passing through village Chikhale.
- iv. Part of Kirki River is passing through village Belavali and Borle.

Plan indicating the boundary of Town Planning Scheme – 8 and its surrounding is shown in Figure 4.

2.2.3 Salient features of the TP Scheme:

TPS-1 to TPS-7 covers the North of IDP area in continuity. Now to take on the infrastructure for entire DP area as a whole it was intended to declare further Town Planning Schemes for balance DP area.

TPS-8 is in continuation with TPS 1, TPS-2 & TPS-6 in location as shown in overall Development Plan. For maintaining the continuity of infrastructure development, it is necessary to take up the scheme covering Total area of 578 Ha from part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka – Panvel, District Raigad.

i. DP Reservation

- In continuation with Growth Centre reservation of TPS-1, TPS-2 and TPS-6, TPS-8 with inclusion of ITP will cover Growth Centre area of 39.61 Ha along existing Mumbai-Pune Expressway & Panvel-Karjat Railway Line.
- Essential social facility DP reservations like school, Playground, Parks, Community Centre, PHC, Daily Bazar, Police Station and also Growth center all cumulative to the extent of 31.12% (approx.128ha) of developable area of 413 ha shall be materialized through TPS-8.

ii. Proposed Regional Connectivity

- Chikhale railway station on Panvel –Karjat Railway line is proposed to be shifted near to Chikhale gaothan which will serve larger population of the scheme as well as Integrated



Township.

- Part of Multi Modal Corridor (MMC) 126 m is passing through village Ambivali, Pali Khurd and Belavali. Multi Modal Corridor which is one of the major regional connectivity linking NAINA with Virar and Alibaug.

iii. Hill Slope

- Any land falling in hill Slope of more than 1:5 is excluded from TPS boundary as per BR no. 12189 dated 11/6/2019. Therefore, TPS benefits will not be given to such lands.
- However, as there is no reconstitution in notified boundary of ITP, hill slope falling within ITP is included in TPS. Land parcels outside ITP but falling in hill slope of more than 1:5 are given OP equal to FP.

2.3 Highlights of Scheme:

2.3.1 Integrated Township Project at village Chikhale, Moho & Palikhurd:

- Status of ITP inclusion in TPS-8 was apprised to Director of Town Planning, Pune while declaring the scheme in 2020. Till then, Letter of Intent was not issued by District Collector. Hence, correspondence enquiring about the status of ITP was made to District Collector, Raigad dated 13.10.2020 with reminder letter dated 08.02.2022 as well as GoM Town Planning Dept. at JDTP office by letter dated 25.01.2022 and DTP office by letter dated 02.03.2020, 20.10.2021.
- DTP was informed regarding inclusion of ITP within TPS-8 by letter dated 20.10.2021. Reply dated 18.02.2022 was received from DTP, Pune expressing concern about legal issues which may arise in future due to inclusion of ITP within TPS boundary. It was opined by DTP that, it may not be appropriate to include ITP in TPS as both the projects are different and have different set of rules.
- As per MR&TP Act 1966, there is no provision for deletion of any area from TPS after declaration of intention in gazette. Hence, ITP area was retained in TPS boundary and the same was appraised to Hon'VC&MD.
- The project proponent M/S Valuable Properties Private Limited (VPPL) received Letter of Intent (LOI) from District Collector, Raigad vide क्र.म.शा./एल.एन.ए. १(ब)/उद्देशपत्र चिखले व इतर /२८८१५/२०१८ dated 22.05.2022 notifying an area admeasuring approximately 114-94-10 ha under Integrated Township Project (ITP) in part villages Chikhale, Moho and Pali Khurd, Taluka Panvel. The same is included as part of TPS-8.
- Director of Town Planning vide first consultation dated 5th December 2023 has directed CIDCO to take decision at the level of Board of Directors regarding inclusion of ITP in TPS-8.
- Accordingly, CIDCO Board is apprised vide Board meeting dated 4th January 2024 and further discussed in Board Meeting dated 10th January 2024. Board Resolution no. 12839 vide Board Meeting dated 10th January 2024. As resolved by the Board of Directors, the layout is modified with respect to ITP and project proponent's lands in TPS -8.

2.3.2 Multi Modal Corridor (MMC):

- Finalized MMC alignment and interchange design details at Morbe, Borle and Karanjade are received from MSRDC vide MSRDC/02/Land Surveyor/2023/1191 dated



22.02.2023.

- ii. Revised Joint measurement work by TILR for MMC acquisition is in process as informed by MSRDC. Joint measurement (JM) survey drawing of MMC showing acquisition area from each hissa is awaited from MSRDC.
- iii. In accordance, the latest notification 10.08.2023 and updated JM data is referred for deriving entitlement of the Final plot while considering the MMC ROW alignment of JM maps in the layout plan before Publication of scheme and necessary changes are made in the form and layout of Draft TPS 8.
- iv. Layout is prepared by considering the finalized alignment with interchanges of MMC as shared by MSRDC.
- v. MMC entitlements are kept separately in the layout without merging with landowners final plots thereby minimizing the changes in entire scheme. The individual entitlements shall be finalized after the details of Joint Measurement are shared by MSRDC.
- vi. It is to note, this office till date has not received final certified copies of MMC alignment from MSRDC. There may be further change in area of land under MMC after joint measurement plan by TILR and final certified copies of MMC by MSRDC.

2.3.3 Chikhale Railway Station:

As per agreement between MRVC and CIDCO, the location of Chikhale Railway station is shifted from its earlier location in TPS-10 to new location in TPS-8. An area of approx. 1.7 ha is earmarked for the same in TPS-8 layout.

2.4 Concept of Layout Plan:

The Town Planning Scheme is implemented as per the provisions of the Act and guidelines of the Town Planning Rules 1974. The draft layout in the scheme is prepared on the following principles which are adhered in all the Town Planning Schemes by CIDCO for NAINA area which are published in the recent times. However, TPS-8 is a scheme unlike other greenfield schemes declared till now due to presence of proposed Multi-Modal Corridor and its interchange covering a substantial portion of the scheme area. Measures are taken to abide to the principles to the maximum possible way throughout the scheme.

- All contribute equal percentage of land for the project.
- Water bodies, railway and highway lands, existing structure of valid permissions are kept intact.
- Land owners to get 40% of original land holding as net final plot.
- As far as possible final plots anchored to their original location.
- As far as possible layout open space and amenity are provided commonly in scheme layout and distributed spatially on neighborhood concept
- As far as possible existing structures are protected and final plot are given around existing structures.
- An attempt has been made to carve out final plots in such a way that they are of regular shape and are developable.
- Land affected by High Tension line, Gas pipeline have been given unencumbered final plots to its nearby original location. However, few valid N.A. permissions and existing



structures are retained and given Final plot.

- Scattered land parcels of same owner with has been given single plot considering his consent for amalgamation.
- 7/12 is considered as basis for finalizing entitlement.
- After giving access to all final plots, actual area under internal roads is arrived at. Thereafter, plots for open spaces and amenity spaces were reserved. Balance plot is kept for EWS which works out to approximately 4.29% of scheme area in instant proposal of scheme area.
- Based on suggestions received from owners during meet, necessary changes have been carried out in the tentative proposal.

As committed in NAINA scheme, the FSI of original plot is going to be loaded on the final plot (FP) area, which is 40% of the Original Plot (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-08. Therefore, along with approval of Draft TPS-08 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. The special DCR in TPS-2 have been approved by Government while sanctioning preliminary scheme. The same are proposed to extend in all TPS in NAINA for ensuing uniformity. The Government has approved suspension of corresponding provisions of the sanctioned DCPRs of IDP in TPS-07 on 30.12.2019 and mentioned that the same suspension of regulations will be applicable to any further Town Planning Schemes declared within NAINA area.

2.5 Compliance of the Act provisions in the Draft Town Planning Scheme no. 08

2.5.1 Identification of the TPS boundary

The boundary for TPS-08 is identified in the proximity of already published boundary of TPS-01, 02, and 06. The scheme is majorly located on east side of Mumbai Pune Expressway towards travelling to Pune. The core Gaothans, padas and already developed pockets are considered as non-developable areas in the scheme. Such areas is kept intact while preparing the layout.

The main features for identification of the boundary are -

- Continuity with Town Planning Scheme No – 01, 02 and 06, the physical infrastructure of both the schemes can be extended as a comprehensive system.
- The additional area included in the scheme vide declaration dated 25-31 August 2022 for making the area available under MMC and its interchange is kept intact while freshly declaring the boundary on 22.12.2022.

The identified Town Planning Scheme No.8 boundary includes total area admeasuring approx. 578 ha includes part of Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka – Panvel, District Raigad. The TPS-8 is contiguous



scheme and located on east of Mumbai Pune expressway.
 The Scheme is bounded by:

On the North	Boundary of TPS-6 and NAINA Jurisdiction & Matheran Eco Sensitive Zone (MESZ) Boundary
On the East	Notified ITP Boundary at village Lonivali & Palikhurd & Belavali Village Boundary
On the South	Boundary of TPS-1 (Pocket-2), TPS-2(Pocket-2), TPS-9, Sangade & Borle Village Boundary
On the West	Mumbai – Pune Expressway along village Chikhale

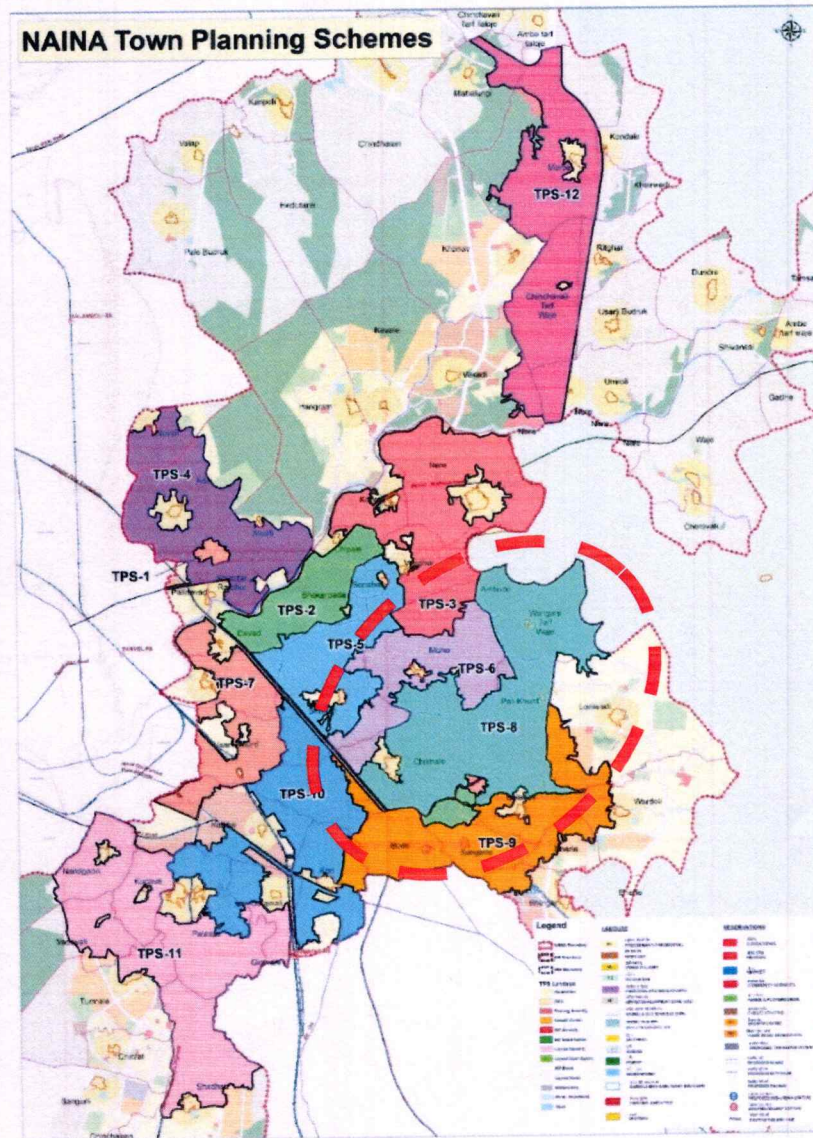


Figure 4: Boundary of TPS 8 with adjoining TPS



2.5.2 Declaration of intention to prepare TPS – 08 U/S 60(1) of the Act:

Board of CIDCO acknowledged the insufficient time left to prepare Draft scheme and accorded approval vide Resolution No. 12631, dated 09.12.2022 for fresh declaration of Town Planning Scheme No. 08 with same scheme boundary under Sub-section (2) of with Section 61 of the MR&TP Act,1966, and at the same time declared its intention for making Town Planning Scheme No. 8 at part area of all villages bounded by PINK border as shown on declaration plan, namely; Villages Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje of Taluka – Panvel, District Raigad under Sub-section (1) of Section 60 of the said Act. Plan indicating the boundary of Town Planning Scheme-8 is as follows:

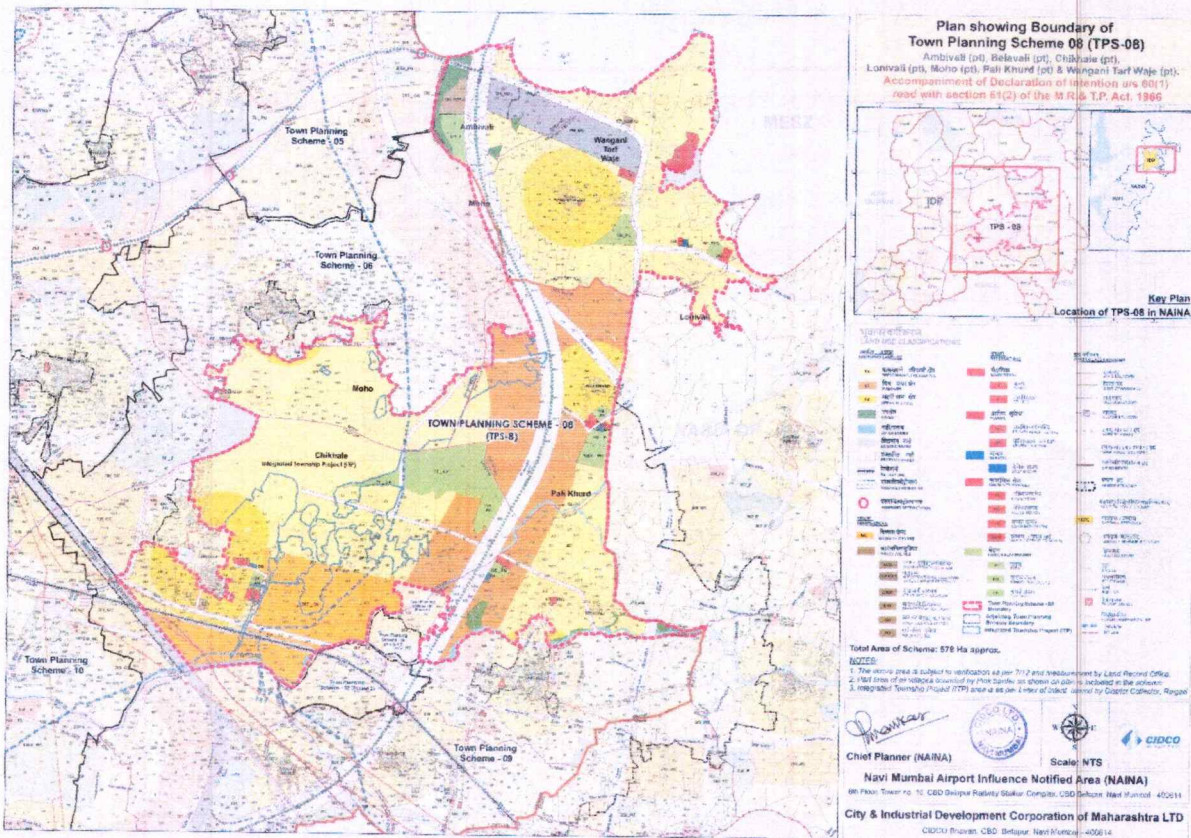


Figure 5: Declaration Plan of TPS 8 dated 22.12.2022

2.5.3 Publishing declaration of intention u/s 60(2) of MR&TP ACT, 1966:

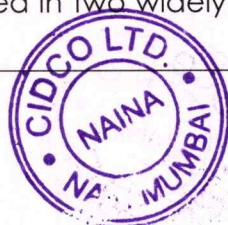
As compliance of the Acts within 30 days of such declaration of intention to make a scheme

➤ **Gazette Notification:**

A notice about declaration of making Town Planning Scheme No -08 as per provision in Section 60(2) of MR&TP Act, 1966 for fresh declaration of intention of making Town Planning Scheme no.8 (TPS-8) as per section 60(1) of MR & TP Act, 1966 is published in the official Maharashtra Government Gazette Extra-ordinary (Part-II) dated 22.12.2022.

➤ **Local News Paper:**

A public notice is also published in two widely circulated local News Papers, namely



“Raigad Nagri” and “Newsband” on 27.12.2022.

➤ **Information to Government:**

As per provisions of Sub- Section (2) of Section 60 of the said Act, a copy of the gazette Notice together with a copy of the map showing the scheme area has been dispatched to the Urban Development Department(UDD)-12 on 26.12.2022.

➤ **Information to Director of Town Planning, Maharashtra State:**

A copy of gazette Notice together with a copy of the map showing the scheme area has been dispatched to the office of Director of Town Planning on 26.12.2022.

2.5.4 Display for public u/s 60(3) of MR&TP Act, 1966:

➤ **Display in the NAINA Office:**

In accordance with the provisions of Section 60(3) of the Maharashtra Regional and Town Planning Act, 1966, a copy of the declaration along with the map showing the area to be included in the Town Planning Scheme- -08 is kept open for inspection of the public in the NAINA office during office hours on all working days.

➤ **Display in Government Offices:**

The same is also made available in Grampanchayat offices and Tahsildar's office for inspection of the public.

➤ **CIDCO's official website:**

The Public notice and the map is also uploaded in the CIDCO's official website www.cidco.maharashtra.gov.in

2.5.5 Extension of 3 months u/s 61(3) of MR&TP Act, 1966:

➤ As per Section 61(1) of the Act, it is mandatory to publish the draft scheme within 9 months (i.e. 21st Sept. 2023) from date of declaration. Accordingly extension in time limit as per section 61(3) of the said Act, was sought by placing a proposal before the Board.

➤ CIDCO Board vide Resolution No 12631 dated 09.12.2022 approved the proposal for seeking extension under section 61(3) of the said Act for publication of the draft scheme and authorized JMD-1 and Chief Planner (NAINA) for submitting request for extension to Government. The request letter was sent to the Joint Director, Konkan Division vide letter no. CIDCO/NAINA/ TPS -8 Extension /2023/722 dated 05/09/2023.

➤ In response to proposal, Joint Director Town Planning Konkan division under power delegated under section 61(3) of MR&TP Act 1966, vide letter no. TPS No. 8/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/2298 dated 6th September, 2023 has granted extension upto three months i.e. upto 21st Dec. 2023 as per order.



2.6 Code of Conduct

- In accordance with the provisions of section 148(A) of the said Act, in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters due to enforcement of any Code of conduct by the Election Commission of India or the State Election Commission in respect of any election shall be excluded.
- Such prescribed time limit of Code of conduct was came into force in the State of Maharashtra, by the Government from 16/03/2024 and was in force till the completion of the General Elections and bye-elections till 06/06/2024 and Code of conduct for Model Legislative Assembly was came into force in the State of Maharashtra, by the Government from 24/05/2024 and was in force till the completion of the General Elections and bye-elections till 05/07/2024.

2.7 Time line for the project:

Table 2 Timeline for the TPS 8

Sr No	Section	Action	Act Provisions	completed
1.	60(1)	Declaration of Intention	Starting date	09.12.2022
2.	60(2)	Declaration in the Official Gazette, Two local news papers Display in the Office.	Within 30 days	22.12.2022
3.		Intimation to Urban Development Dept. Intimation to Director, Town Planning Dept.		26.12.2022
4.		Notice published in Two local news papers		27.12.2022
5.	Rule No. 4 of TPS Rules 1974	Owners Meet		14 th – 15 th Feb. 2023
6.	61(1)	Submission of Draft Scheme to Director, Town Planning for Consultation-I		19.05.2023



Sr No	Section	Action	Act Provisions	completed
7.		Extension from Jt. DTP	Before 3 months of publication	21.12.2023 (in accordance with extension granted by Jt. DTP vide Order dtd 06.09.2023)
8.	61(1)	Receipt of Consultation-I Report from Director, Town Planning		05.12.2023
9.	61(1)	Publication of Draft Scheme in Gazette		12.12.2023
10.	68(1)	Submission of Draft Scheme for sanction to VC&MD, CIDCO in capacity of Govt.	Within 3 months from publication of draft scheme	21.02.2024
11.	148-A	Extension of due to Election Code of Conduct	112 days	05/07/2024
12.	68(2)	Sanction of Draft Scheme	Within 3 months from the date of Submission (By 31.03.2024) Now considering the duration of the code of conduct.	08/07/2024

2.8 Methodology for preparation of Draft Town Planning Scheme

As specified in Rule number 4(1) of Maharashtra Town Planning Schemes Rules, 1974, public meetings of the land owners included in draft scheme is called to explain the tentative proposal of the draft scheme for eliciting public opinion and suggestions. In the scheme, 1117 land parcels and about 596 final plot holders are participating. The notice in this regard is published in two local newspapers "Raigad Nagri" and "Newsband" on 27.12.2022. In the notice the participant owners are asked to verify their name, area as per 7/12 extract and tenure of the land. They are also asked to submit the request for amalgamation for their entitlement. The declaration plan indicating the survey numbers (land parcels) falling in the scheme is uploaded on CIDCO's official website and the same is made available in the respective Gram Panchayat Offices and Tahsildar office. On receipt of the consent for amalgamation the entitlements are combined in the tentative scheme layout plan.

2.8.1 Collection of TILR (measurement plan) and certified 7/12 extracts

Digital 7/12 extracts are downloaded with payment of necessary fees and those 7/12 extract not available online, are procured from TILR office. Based on certified 7/12 procured, the list of all landholders included in the scheme has been prepared and entitlement is



derived.

The area mentioned in the 7/12 extract is considered for entitlement calculation. The irrevocable consents of land owners for aggregating land parcels is also accepted from the willing parties. Physical survey/ drone survey plan received from the survey agency appointed by Engineering Department showing all existing features are considered while preparation of draft layout.

For certified land measurement plans of lands within TP scheme no. 11, the Lands & survey office of NAINA has requested office of Dy. SLR office vide 07.11.2022. However, land measurement plan is yet to receive.

In absence of measurement plan, maximum possible details of sub-division of survey numbers have been collected and incorporated in scheme. Sanctioned Development Plan, Physical survey plan, details of revenue records such as village maps, Gut Book, Tenure, Phalani map, 7/12 & 8A extracts, certified land measurement plans of permissions granted by CIDCO, and details of government lands are incorporated in scheme. On the basis of all the above information the Base Map is prepared showing Original Plots (in Green color).

Further, as per CIDCO's request for speedy implementation of all the revenue related works of NAINA project, Govt. has approved the proposal for appointment of cadre-based revenue officers vide Notification No. CID/ 3321/ 604/ C.N. 73/ UD-10 dtd 10/04/2023. As of now, Dy. Collector, SLAO and two Dy. SLR were joined and it is expected that very soon the survey work will be carried out by this team.

2.8.2 Revenue Details

After declaration of intention to prepare TPS-8, 7/12 extract, gut books and Physical survey of entire scheme area is provided by consultant appointed by Engg. Dept. For land measurement plan letter is forwarded to Dy. SLR office and payment for total scheme area is also made by Engg. Dept. However, the same is awaited.

In absence of certified measurement plan of TPS from Dy. SLR, the layout is prepared on the basis of sanctioned IDP and DP base map and physical survey as provided by agency through the Engg. Dept.

There may be variation in the entitlement of the survey numbers which are situated at the boundary of TPS. On receipt of certified measurement plan from Dy. SLR./agency, necessary changes shall be made in the scheme for entitlement, contribution etc.

2.8.3 Forest lands

The scheme has Forest land as per 7/12 extracts. For executing the roads passing through Forest land clearance will be required from Forest Department. A proposal file is already put up separately for all such forest lands in TPS.



However, other than the same, some land parcels are under Forest zone as per sanctioned Development Plan of NAINA. Since, there is no mention of Forest related remarks in 7/12 extract and ownership is not seen as Forest, 40% final plots will be given for such lands.

The area mentioned in the 7/12 extract is considered for preparation of the scheme layout. The irrevocable consents of landowners for aggregating land parcels is also accepted from the willing parties. Based on the TILR map the Base Map is prepared showing Original Plots (in Green color) on the Base Map. For the base map all available revenue records such as village maps, Gut Book, Tenure, Phalani map, 7/12 & 8A extracts, sanctioned layouts, measurement plan, government lands to the extent possible is compiled.

2.8.4 Hill Slope (1:5)

As per development control regulations and Govt. directives dated 14.11.2017, hill Slope (area having slope more than 1:5) and 30 meter from hill is non-developable land. Also, any land falling in hill Slope of more than 1:5 is excluded from TPS boundary as per BR no. 12189 dated 11/6/2019. Therefore, TPS benefits shall not be given to such lands falling under hill slope of 1:5 and its buffer of 30 m.

In TPS 8, hills are located at the village boundary of villages Chikhale, Moho and Palikhurd. Out of 578 ha of TPS, 20% of area is under Integrated Township Project (ITP). This ITP is majorly located around hills of villages Chikhale and Moho. As per CIDCO board direction for ITP, while preparing TPS layout, ITP notified boundary is kept intact, without any modification the boundary. Hence, the hill slope inside the ITP is not calculated, and it shall be processed at the time of master layout approval as per ITP policy of the state Govt.

Major portion of City park reservation (71_P) and Playground (71A_PG) of sanctioned IDP reservations is on hill slope of village Chikhale & Palikhud. There is forest area adjoining to the hills in village Palikhurd. Therefore, the area under hills slope with 30 m buffer is not considered for giving final plot in TPS. Land parcels falling in hill slope of more than 1:5 are given OP equal to FP.

2.8.5 Existing features within Scheme area:

a) Proposed Virar-Alibag Multi Modal Corridor (MMC):

- i. As per sanctioned DP of NAINA, part of 126M wide ROW of proposed Virar-Alibag multi modal corridor (MMC) at village Ambivali to Chikhale falls in TPS-8 boundary. The TPS is divided in two parts due to this Multi Modal Corridor.
- ii. The alignment and interchange design of MMC are followed as per data shared by MSRDC dated 27/06/2022 and 21/11/2022 during the time of declaration, which was found under revision. Vide letter no. MSRDC/02/Land Surveyor /2023/1191 dated 22/02/2023, MSRDC has shared alignment of MMC with interchanges in CIDCO area. Prior Publication of the scheme, the area under MMC is followed from the Maharashtra Government Gazette Notification dated 12/08/2022 for Virar Alibag Multimodal



corridor land acquisition and alignment drawing is followed as shared by MSRDC dated 21/11/2022 and 22/02/2023.

- iii. Now, it is learnt that PWD vide notification dtd. 10/08/2023 declared the list of survey numbers mentioning the area of acquisition under sub section 2(3) of section 15 and section 17 of Maharashtra National Highway Act 1955. Also, this office has procured the Joint Measurement (JM) Plan of MMC dtd. 18/04/2023 from Divisional Office, Panvel. After examination of JM plan and its area statement with notification dtd 10/08/2023, few additional survey numbers which are not mentioned in the notification are seen to be affected by MMC as per JM.
- iv. Alignment of Multi-modal corridor and its interchange is considered as available from MSRDC consultant vide letter dated 22nd February 2023. The area towards Virar-Alibaug Multi Modal Corridor (MMC) are considered as per Govt. of Maharashtra, PWD notification dtd 10th August 2023. For the Survey Numbers/villages that are not included in this notification, areas are considered as per the Joint Measurement sheets received from Divisional Office Panvel (Mojani No.; Belavali - मो.र.नं.151/2023, Ambivali - मो.र.नं.157/2023, Chikhale - मो.र.नं.150/2023, Moho- मो.र.नं.141, Pali Khurd- मो.र.नं.138/2022, Wangani Tarf Waje- मो.र.नं.129/2023).
- v. In accordance, the latest notification and updated JM data is referred for deriving entitlement of the Final plot while considering the MMC ROW alignment of JM maps in the layout plan before Publication of scheme and necessary changes are made in the form and layout of Draft TPS 8.
- vi. It is to note, this office till date has not received final certified copies of MMC alignment from MSRDC.

b) High Tension & Tata hydro Power Transmission Tower Lines

220KV Topworth Kharghar ONGC Kegaon DC line is passing through the scheme. As required, a buffer of 35M and 22 M respectively is maintained as no-construction zone along the line.

c) Gas Pipeline and GAIL receiving station

GAIL India gas pipeline passes through village Chikhale, Borle and Sangade. Existing Gail receiving station is in village Borle falling in TPS-9.

d) River tributaries

Kirki / Kalundri river and a tributary from east side are flowing within the scheme area. Natural tributary passing through village Borle, Sangade and Bhingar towards the southern part of the scheme. Another natural stream passes through village Loniwali towards the northern part of the scheme.



e) Existing Road Network

MDR-14 originating from Panvel Matheran Road in north in Nere village and ending at old Mumbai Pune National Highway at village Shedung is partly passing through village Wangani tarf waje in TPS-8. In the TPS, 36.0 m wide DP road is proposed on the MDR.

f) Existing Railway lines

Panvel- Karjat railway line is passing through the scheme and is of about 7.24 ha area. New location of Chikhale station on this line is proposed within the scheme which will cater to the scheme and surrounding gothans.

g) Existing structures and structures with valid Building Permission

- Authorized development of structures on N.A. layouts with District Collector's permission before declaration of scheme are honored.
- In case where Building Permission is issued by NAINA office or competent authority, the same is honored and final plot is carved out by maintaining the structure. The net area of on-going building permission is maintained and adjusted if affected by revised MMC interchange design.

2.8.6 Engineering and Transportation aspects:

a) Engineering Aspects:

TPS-8 is located adjacent to TPS-02, TPS-6 and TPS-9. The infrastructure will be extended to the scheme from the same as per overall infrastructure master plan of NAINA.

Engineering department vide note dated 21.03.2023 has conveyed cost of onsite development of infrastructure (inclusive of GST 18%) which is Rs.883.28 Cr. The same is excluding any cost required towards land requirement for development of SWM facility outside IDP area. Other infrastructure cost like water source development, Electrical infrastructure including street lighting, transportation infrastructure including metro, cost of Fire stations etc. will be added once the same is received from Economics Section with due approval of management.

a) Transportation:

The road network in Draft TPS- 8 was prepared in consultation with CIDCO's T&C Dept. Necessary Modifications at major road junctions and other geometrics of the roads are planned after due suggestions from T&C Dept. The proposed road sections have provisions for future service lines such as Cooking gas lines, fiber optics, electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelter. Bridges and Underpass at Railway lines and Expressway / MMC are proposed in consultation with transportation department.



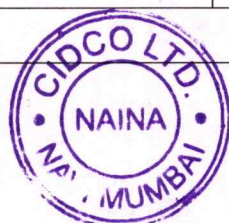
Proposed Metro Depot of 17.65 ha falls in northern part of the scheme. It is one of the major transportation connections planned for overall area of NAINA DP.

2.8.7 Details of sanctioned IDP/DP Reservations within scheme area:

Total scheme area is 578.40Ha including Integrated Township Project (ITP) at village Moho, Chikhale and Pali Khurd. Excluding ITP the scheme area admeasures 466.56 ha. Within the scheme about 53.46 Ha of lands are non-developable such as existing road, railway, power lines, gas lines, forest, water bodies, gaothan and surrounding structures etc. The net developable land is 413.1 Ha. The scheme contains 31.12% of the sanctioned IDP reservations. These reservations include Roads, Schools, School Playgrounds, Parks & City park, Station Facility Area Primary health center, Community Center, Daily Bazars, Police Station, Sewage Treatment Plan, Electric Sub Station and Growth Centre. The total area under such reservations is 128.55 Ha.

Table 3 Reservation in the Development Plan

Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)
Growth Center	Growth Centre	207_GC (P)	391830 (Total area=797302)
Community Services	Community Centre(CC)	117_CC	2063
Market	Daily Bazaar	119_DB	905
	Daily Bazaar	155_DB	1002
	Daily Bazaar	157_DB	1134
	Daily Bazaar	375_DB	1200
Medical	Primary Health Centre(PHC)	126_PHC	1629
	Primary Health Centre(PHC)	168_PHC	1534
	Primary Health Centre(PHC)	170_PHC	1523
	Primary Health Centre(PHC)	381_PHC	1500
	General Hospital(GH)	376_GH	5205
Educational	School(S)	128_S (P)	5347
	School(S)	172_S	4106
	School(S)	174_S	4180
	School(S)	382_S	3984
Parks & Playground	CITY PARK (CP)	71_CP	143294
	PARK (P)	160_P	10025
	School Playground (PG)	124_PG (P)	6555
	School Playground (PG)	162_PG	5588



Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)
	School Playground (PG)	165_PG	6703
	Parks & Playgrounds	379_P	28238
	Parks & Playgrounds	380_PG	23917
	Parks & Playgrounds	383_SPG (P)	6378
	Playground (PG)	160A_PG (P)	19093
	Playground(PG)	71A_PG	22067
Public Utility	33KV Electric Substation (ESS)	121_ESS	2585
	Elevated Service Reservoir/ Ground Service Reservoir	377_GSR13	2495
	Sweage Treatment Plan	384_STP-9	22155
Transportation	Metro Depot	378_MD	174568
	Proposed Roads		268535
	Multi Modal Corridor (MMC)		436951
Reservations in ITP			
Park	Park(P)	122_P	8440
Public Utility	Elevated Service Reservoir/ Ground Service Reservoir	120_ESR / GSR	3362
Transportation	Proposed Roads		60351
	Multi Modal Corridor (MMC)		2313
Growth Center	Growth Centre		44183.27

2.8.8 Reshaping and Realignment of the IDP reservations within the TPS u/s 59(2) of MR&TP Act, 1966:

As per section 59(2) of the Act, in making provisions in a draft town planning scheme, it shall be lawful for a Planning Authority with the approval of the Director of Town Planning to provide for suitable amendment of the Development plan.

While preparing the scheme layout, wherever the necessity is felt for reshaping or realignment of the sanctioned IDP reservations, the same is carried out for betterment of the scheme.

A separate request for approval of suitable amendments to IDP, as per provision of section 59 (2) of the MR&TP Act, 1966, while making provision of draft TPS-8 will be forwarded to Director of Town Planning with justification of modifications.

The detail of sanctioned IDP/ DP reservation in the scheme and its area after draft layout prepared is mentioned in the Table placed below –

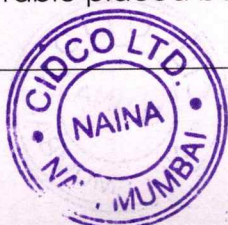
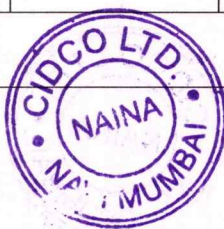


Table 4 IDP and DP Reservation Modification

Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Layout (Sq.m.)	Justification
Growth Center	GROWTH CENTRE	207_GC (P)	391830 (Total area=797302)	401500.91	Total reservation area in sanctioned DP is 797302.76 sq.m. The reservation is partly in TPS-1, TPS-2, TPS-8 and TPS-9. Part of Growth Center within TPS-08 is affected by Panvel Karjat Railway Corridor Acquisition, proposed Chikhale Railway Station and MMC Interchange. Major part is located at its original location, However, as all the Growth Center could not be located at its original location, it is given at various locations in TPS. The Growth center area in TPS is maintained as per DP.
Community Services	COMMUNITY CENTRE(CC)	117_CC	2063	2165	The reservation is rearranged at its location to make it of regular shape with minor increase in area.
Market	DAILY BAZAAR	119_DB	905	1079	The reservation is rearranged at its location to make it of regular shape with minor increase in area.
	DAILY BAZAAR	155_DB	1002	1277	The reservation is shifted as the original location falls on Forest land. The Daily bazar is shifted adjacent to the



Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Layout (Sq.m.)	Justification
					15m wide road in the same village with minor increase in the area.
	DAILY BAZAAR	157_DB	1134	1750	Original location is adjacent to the MMC alignment. The reservation is shifted slightly away from original location so it can cater majority of residential population.
	DAILY BAZAAR	375_DB	1200	1250	The reservation is shifted adjacent to the original location with access from 20.0 wide layout road, with minor increase in area.
Medical	PRIMARY HEALTH CENTRE(PHC)	126_PHC	1629	1630	The reservation is rearranged at its location to make it of regular shape with minor increase in area
	PRIMARY HEALTH CENTRE(PHC)	168_PHC	1534	2386	The reservation is shifted in the same village as the original location falls on Forest land. It is reshaped and has access from 15m wide road with minor increase in area
	PRIMARY HEALTH CENTRE(PHC)	170_PHC	1523	2608	The reservation is slightly shifted adjacent to the original location to make it of regular shape with increase in the area
	PRIMARY HEALTH CENTRE (PHC)	381_PHC	1500	1500	The reservation is shifted adjacent to the original location with access from 20.0 wide



Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Layout (Sq.m.)	Justification
					layout road, with minor increase in area.
	GENERAL HOSPITAL (GH)	376_GH	5205	5500	The reservation is rearranged at its location with minor increase in area
Educational	SCHOOL(S)	128_S (P)	5347	5382	The reservation is shifted adjacent to the original location to make it of regular shape with increase in the area
	SCHOOL(S)	172_S	4106	4201	The reservation is rearranged at its original location to make it of regular shape with minor increase in area
	SCHOOL(S)	174_S	4180	4240	The reservation is shifted adjacent to the original location to make it of regular shape with increase in the area
	SCHOOL(S)	382_S	3984	4500	The reservation is shifted adjacent to the original location with access from 20.0 wide layout road, with minor increase in area.
Parks & Playground	CITY PARK (CP)	71_CP	143294	150724	The reservation is rearranged at its original location with increase in area
	PARK (P)	160_P	10025	10311	The reservation is shifted as the original location falls on Forest land. It is reshaped adjacent to 20m wide road with minor increase in area.



Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Layout (Sq.m.)	Justification
	SCHOOL PLAYGROUND (PG)	124_PG (P)	6555	6356	The reservation is rearranged at its original location with minor increase in area
	SCHOOL PLAYGROUND (PG)	162_PG	5588	5601	The reservation is shifted in the same village as the original location falls on Forest land. It is reshaped with access from 15m wide road with minor increase in area
	SCHOOL PLAYGROUND (PG)	165_PG	6703	6866	The reservation is rearranged at its original location to make it of proper shape with increase in area
	PARKS & PLAYGROUNDS	379_P	28238	30695	The reservation is affected by MMC & 12 m wide layout road and surrounded by Forest land. Therefore, complete area of reservation cannot be accommodated at the same location, hence the reservation is given in two parts. The major area is placed at its original location and minor part is located in another places with increase in total reservation area.
	PARKS & PLAYGROUNDS	380_PG	23917	24078	The reservation is rearranged at its original location to make it of proper shape with increase in area



Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Layout (Sq.m.)	Justification
	PARKS & PLAYGROUNDS	383_SPG (P)	6378	6400	The reservation is shifted adjacent to the original location with access from 20.0 wide layout road, with minor increase in area.
	PLAYGROUND (PG)	160A_PG (P)	19093	19121	The reservation is shifted as the original location falls on Forest land. Minor part is located at its original location and major part is placed adjacent to the original pocket.
	PLAYGROUND(PG)	71A_PG	22067	22100	The reservation is rearranged at its original location to make it of proper shape with increase in area
Public Utility	33KV ELECTRIC SUBSTATION (ESS)	121_ESS	2585	2416	The reservation is shifted in the same village as the original location is affected by Panvel Karjat Railway Corridor Acquisition and DP road. The reservation is reshaped with minor increase in area.
	ELEVATED SERVICE RESERVOIR/ GROUND SERVICE RESERVOIR	377_GSR13	2495	5207	The reservation is shifted on the same road with regular shape and increase in area.
	SWEAGE TREATMENT PLAN	384_STP-9	22155	22200	The reservation is rearranged at its original location with minor increase in area
Transportation	METRO DEPOT	378_MD	174568	175259	The reservation is rearranged at its



Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Layout (Sq.m.)	Justification
					original location with increase in area
	Proposed Roads		268535	272210	The road area is changed due to increase in road width at some locations. The 35 M wide IDP road is widened to 45 M, 20 m wide to 27 m wide and 15 m wide to 20 m wide. The alignment of road is slightly modified without changing entry and exit locations.
	Multi Modal Corridor (MMC)		436951	465600	The area included 126.0 m RoW and minor part of Interchange. However, it is subject to change as per final acquisition of MMC by MSRDC
Reservations within Integrated Township Project (ITP)					
Growth Center	Growth Center	207_GC	39455	39455	Growth Center reservation in ITP is kept as it is.
Park	PARK(P)	122_P	8440	1291	The reservation majorly falls in TPS-6. Reservation area in TPS-6 is 8401 sq.m. Part reservation falling in ITP is reshaped with minor increase in area.
Public Utility	ELEVATED SERVICE RESERVOIR/ GROUND SERVICE RESERVOIR	120_ESR / GSR	3362	3400	The reservation is rearranged at its original location with minor increase in area.



Reservation Type	Reservation Detail	Reservation No	Area as per Sanctioned DP Report (Sq.m.)	Area as per TPS Layout (Sq.m.)	Justification
Transportation	Proposed Roads		60351	60351	The road area is changed due to increase in road width at some locations. The 35 M wide IDP road is widened to 45 M, 20 m wide to 27 m wide and 15 m wide to 20 m wide. The alignment of road is slightly modified without changing entry and exit locations.
	Multi Modal Corridor (MMC)		2313	2313	Subject to change as per final acquisition of MMC by MSRDC

2.9 Provisions for Lands falling within the Urban Village Zone:

As per sanctioned IDP/DP, the 200 mt around the gaathan area is considered as urban village with 1.0 FSI. The rest of the lands under predominantly residential zone and mix use zone is having the FSI as 0.50.

In the TPS-08, urban village zones are existing at four locations i.e. around gaathans of village Chikhale, Belavali, Palikhurd and Wangani tarf Waje. It was the demand of the landowners that as they are having lands with more advantage in the present scenario the same should be protected in the TPS also. Therefore, original plot value of land parcels falling more than 50% in urban village zone has been increased in Form 1 redistribution and valuation statement. The draft scheme has taken care of such comparatively more valued lands and they have been given appropriate weightage in their valuation for deciding the original plot value and accordingly deciding their compensation. The land to be returned in terms of final plot kept intact i.e. 40% of original plot. Also additional 25% incentive FSI is proposed for lands falling in Urban Village zone.



2.10 Content of Draft Town Planning Scheme as per section 64 of the Act:

The draft scheme shall contain the following particulars so far as may be necessary

Sr. No	Section	Content/particulars	Compliance/provision
1	64(a)	The ownership, area and tenure of each original plot	The 7/12 extracts are considered as ownership document for the purpose of finalizing entitlements. Tenure as mentioned on 7/12 such as class-I, class-II etc. are incorporated in the form -1. Where survey no. is partly in the scheme, drawing area is considered for entitlement.
2	64(b)	Reservation, acquisition or allotment of land required under sub-clause (i) of clause (b) of section 59 with a general indication of the uses to which such land is to be put and the terms and conditions subject to which, such land is to be put to such uses	Section 59(1)(b)(i) of the Act deals with any of the matters specified in section 22. The IDP of NAINA has been sanctioned on 27.04.2017 and DP is sanctioned on 16.09.2019. Area of land reserved for public purposes in IDP, such as schools, colleges, PHC, DB, open spaces, playgrounds, roads, public utilities, amenities etc. are kept intact with minor modification / re-alignment of roads for proper planning and carrying out of layout. The Growth center reservation of an extensive scale is also kept intact in terms of section 22 (g) The leveling up of land is included in costing of scheme by engineering section of CIDCO.
3	64(c)	The extent to which it is proposed to alter the boundaries of the original plots by reconstitution;	The Final plots are proposed as far as possible at the location of their original land. The land under reservation has been allotted FP on land having ASR rate equal to or more than its OP value. The boundaries of OP have been altered to make the FP regular



Sr. No	Section	Content/particulars	Compliance/provision
			shape and developable.
4	64(d)	An estimate of the total cost of the scheme and the net cost to be borne by the Planning Authority	Estimate of total cost is given in Form 1 and Form 2 of the Scheme.
5	64(e)	A full description of all the details of the scheme with respect to such matters referred to in clause (b) of section 59 as may be applicable	<p>As per Section 59(1)(b), new roads have been laid out to give access to each final plot. Also, minor diversion, extension, alteration of IDP roads are made to have better connectivity. Existing structures falling under IDP roads, growth centers are proposed to be demolished.</p> <p>The scheme contains approximate 2.75% OS and 4.84% amenities apart from IDP reservations. The amenities shall be assigned uses such as DB, Town hall, ESS, etc. as per requirements.</p> <p>All infrastructure and engineering utilities such as drainage, inclusive of sewerage, surface or sub-soil drainage and sewage disposal; lighting; water supply; shall be done in consultation with engineering department of CIDCO.</p> <p>Existing crematoriums are protected.</p> <p>As per sub-section (iii) the corresponding regulations of sanctioned DCPRs of IDP have been suspended by Govt vide letter dated 30.12.2019 for implementation of Special DCR for TPS-7 and made applicable to all subsequent TP schemes declared in NAINA.</p>
6	64(f)	The laying out or re-laying out of land either vacant or already built upon including areas of comprehensive development	The layout has been prepared on vacant land (excluding land under reservations), taking into consideration comprehensive development of regional linkages such as 45M wide road and reserving spaces for social facilities, utilities, EWS housing etc.
7	64(g)	The filling up or reclamation of low lying swamp or unhealthy areas or leveling up of land	The cost towards leveling up of land is considered in engineering infrastructure estimates



Sr. No	Section	Content/particulars	Compliance/provision
8	64(g-1)	<p>The allotment of land from the total area covered under the scheme, to the extent of, —</p> <p>(i) the reservation of land to the extent of ten per cent. of the total area covered under the scheme, for the purpose of providing housing accommodation to the members of economically weaker section and for lower income group and for persons dispossessed in the scheme;</p> <p>The allotment of land to the extent of forty per cent. of the total area covered under the scheme, in the aggregate, for any or all of the following purposes, namely:</p> <p>(A) for roads;</p> <p>(B) for parks, playgrounds, garden and open spaces;</p> <p>(C) social infrastructure such as schools, dispensary, fire brigade and public utility place;</p> <p>(ii) sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development</p>	<p>In the layout, 4.29% land of the scheme area is reserved for providing inclusive housing accommodation to the members of economically weaker section and for lower income group.</p> <p>CIDCO is proposing 2% open space 2% amenity and EWS in the layout as common space, and it is proposed that the landowners need not to provide these spaces again on final plots. Therefore, the land pooled from all landowners for common open spaces, amenity and EWS shall be considered to be carved out from final plots (which is otherwise is going to be provided by land owners from their final plots).</p> <p>Also, there is no loss of land potential as FSI equal to original land holding area is proposed to be given to the owner on final buildable plots, thus on the final plot, FSI works out to 2.5</p> <p>The extent of 40% mentioned in 64(g-1)(ii) is for purposes of roads, parks, playgrounds, garden and open spaces, social infrastructure such as schools, dispensary, fire brigade and public utility place and sale by Planning Authority.</p> <p>It is to submit that, the Growth centers earmarked in IDP are of extensive scale reservations (in terms of section 22-g of the Act) and are meant to recover the cost of this infrastructure along with recovery of cost towards water source development, metro, etc.</p>
9	64(h)	Any other prescribed particulars.	A buffer along transmission line and waterbody mostly kept as open space.

The total number of Final plots (to be returned to landowners) is 596. Out of this about 466 plots (80 % of total plots) are anchored around their original location. The plots which could



not anchored are mainly due to the IDP reservations, buffer of waterbody and HT power line. In case of plots affected by Growth center or any other IDP reservation, care is taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot shall be shifted to such location where ASR value is more than the original plot value.

2.11 Meetings with land holders and framing of the tentative proposals:

As per Rule No. 4(1) of TPS Rules 1974, in-person owners meet was conducted on 14th and 15th of February 2023. at NAINA office, Tower No. 10, Floor No. 8, CBD Belapur Railway Station, Complex, CBD Belapur, Navi Mumbai-400614.

All the landowners in Town Planning Scheme no. 08 were invited by:

1. Sending letters through Registered post or by hand delivery.
2. Notice in local newspapers namely *Ramprahar* and *Newsband* on 31.01.2023
3. Notice was displayed in respective Gram Panchayat offices.
4. Notice was displayed in CIDCO's NAINA office.
5. Notice was uploaded on CIDCO's official website.
6. Informed via bulk SMS messages.

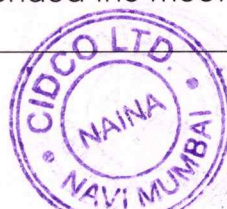
The plans and details of Town Planning Scheme no. 08 depicting benefits to the landowners, commitment to the landowners during earlier meetings and way forward were displayed in the entrance foyer of NAINA office.

There are overall 1197 no. of land parcels (7/12) in the scheme. Before schedule of owners meet some land owners have submitted their consent to give them one single plot for the land parcels owned by them jointly or severally within the scheme. Lands in same ownership (though located at different locations) were proposed to be given a single final plot, considering consent of such land owners for giving single plot. After voluntary and deemed consent the numbers of final plots in the scheme were 568 numbers. The land owners of 568 final plots were invited by sending 610 individual letters for eliciting public opinion and suggestions thereon.

For the sake of convenience and handling the all the land owners in efficient manner, the land owners from village Ambivali, Lonivali, Pali Khurd and Wangani Tarf Waje were invited on 14th Feb.2023 and land owners from village, Belavali, Chikhale and Moho were invited on 15th Feb.2023 between 10 am to 5 pm.

On all the two days, land owners from all villages- Ambivali, Belavali, Chikhale, Lonivali, Moho, Pali Khurd and Wangani Tarf Waje Taluka Panvel, Dist. Raigad have attended the owners meet individually or in groups.

On 14th Feb.2023, 203 land owners have attended the meeting and on 15th Feb.2023, 92 land owners have attended the meeting. Thus, in all 295 owners have



attended the meeting. Landowners have further visited the office during subsequent week and they have been explained about the scheme and shown details of their final plot.

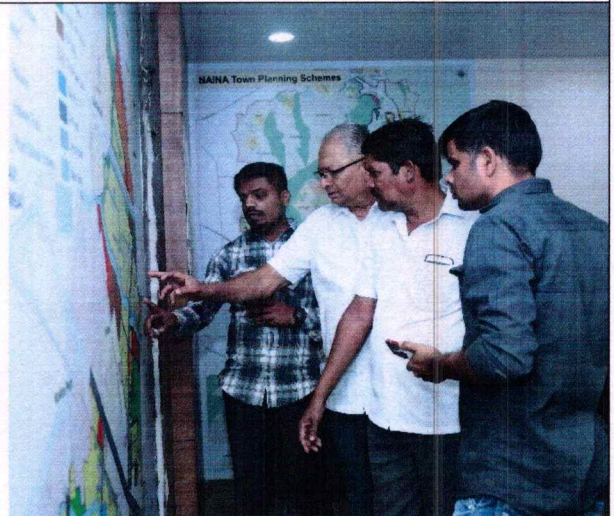
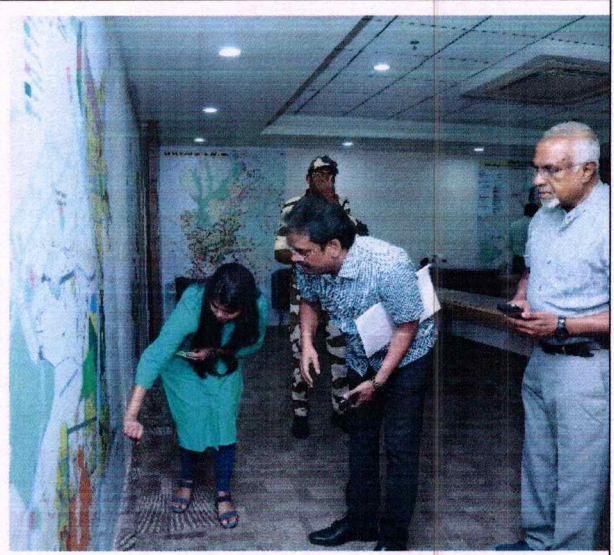
All the owners participated in public meet were shown location of their Final Plot and statement showing area details of their original land and Final Plot. Some land owners brought to the notice that, there are existing structures on their original land, and requested to shift the location of their final plot. Some land owners to whom a single plot has been allotted have requested to give separate plot due to their internal sharing of land amongst family members by mutual understanding or by sale of land. Some land owners requested to give better shape to the plot on larger road etc.

The owners were requested to submit their written suggestions/objections within 7 days i.e till 24th February 2023, so that the same can be considered by CIDCO before seeking consultation from Director of Town Planning.

The team of planners explained the landowners about procedure and timeline of TPS, benefit of having single amalgamated plot, reason for giving back 40 % land, relaxations proposed in Special DCPR, enhanced potential of land without losing FSI potential and overall proliferation of physical and socio-economic base of the area due to TP schemes.

In-person Owners meet concluded:





2.11.1 Suggestion/ Objections summary:

The suggestions / objections received from applications received from 14.02.2023 to 24.02.2023 are considered. Total Suggestion/Objection received from owners meet till 24.02.2023 are 58.

The villagers raised following demands during owners' meet:

1. TPS shall not made binding on them.
2. Their land parcels should be excluded from the scheme.
3. The existing unauthorized structures (chawls) shall be protected.
4. No development charges and betterment charges shall be applicable.
5. The structure within 200M gaothan shall be considered under gaothan expansion scheme.
6. They should be allowed to continue with new building construction on their original land.
7. The farmers shall be declared as Project Affected People (PAP) and shall be given certificate to this effect.
8. Land parcels of same ownership falling in adjacent schemes shall be amalgamated and given single final plot in any one scheme along the major roads.
9. Villagers demanded to expedite development of roads and infrastructure in the scheme
10. They should be given one month's more time to discuss and submit their objection.

Other than above referred queries, some landowners/developers also requested final plot equal to 50% of their original land. These landowners were explained the land use composition of 60% to be utilized by planning authority.

The landowners who attended the meet were given required information about the scheme, final plot location and its area. Further they were also informed about the further procedure of the scheme.

Also the survey numbers inadvertently left out from the scheme, and which have been brought to the notice during owners meet are included and have been given 40% FP. The tentative layout plan is displayed during the meeting indicating the Final plot Numbers. Landowners were explained the anchoring of the final plot in respect to the original location and its positioning in the proposed layout plan by display of plan showing survey numbers included in scheme vis-à-vis Development Plan reservations.

Majority of landowners expressed their satisfaction during the meet and overall response to the scheme was positive.



The landowners were requested to submit their suggestions within 7 days from the date of owners meet. Therefore, the valid suggestions received till 24.02.2023 is considered for updating the scheme layout. Also the survey numbers inadvertently left out from the scheme, and which have been brought to the notice during owners meet are included and have been given 40% FP.

The summary of suggestions/ objections received till 24.02.2023, with respect to the tentative proposal shown during owner's meet is as under:

Table 5 Details of Suggestion & Objection Applications

Sr. No.	Type of Applications	No. of Applications	Applications Accepted
1	Court Case	1	0
2	General Objection	3	0
3	Objection to TPS	22	0
4	Plan	26	13
5	Plan & Record Update	3	3
6	Record Update	3	3
	TOTAL	58	19

2.12 DTP Consultation u/s 61(1) of MR&TP Act, 1966

- DTP 1st Consultation: After owners meet, consultation was sought vide submission dated 19.05.2023 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. The Director of Town Planning vide letter no. जा.क्र.वि.यो.नैना/नरयो क्र. 08/कलम 61(1)/टीपीव्ही -3/6530 दि.05.12.2023 received in this office on 06.12.2023 had offered consultation on TPS-8.
- Necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-8.



2.13 Publication of Draft Scheme u/s 61(1) of MR&TP ACT, 1966

After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM vide submission dated 19th May 2023. The Director of Town Planning vide letter जा. क्र. वि. यो. नैना / नरयो क्र.०८ / कलम ६१(१) / टिपीव्ही-३ / ६५३० dated 5th December 2023 had offered consultation on TPS-8 and sanctioning of reshaping and realignment of DP reservations. Necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-8.

In accordance with provisions of section 61(1) of the MR&TP Act, TPS 8 draft plans along with Special DCR was published in the Govt. Gazette dated 12.12.2023 inviting suggestions/ objections. Notice of the draft plan publication was also made in local newspaper namely 'Dainik Kille Raigad' and 'Navrashtra' dated 22.12.2023.

A copy of the draft TPS 8 scheme book and plans are kept open for inspection by the public during office hours on all working days in the office of CIDCO-NAINA. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in//naina>.

2.13.1 Suggestion-Objection after Publication

In the publication notice, as per the provision u/s 67 of the act, 30 days' time period was given for submitting suggestions/ objections on scheme. However as the gazette notice was published in Newspapers on 22.12.2022, the applications received till 25.01.2024 with valid suggestion and objections are considered for modifications in the TPS layout. Total 32 applications were received after publication of the scheme.

Also, during the intervening period, post time period given for submitting suggestions/ objections after land owners' meet and before publication of draft scheme, 18 no. of applications were received.

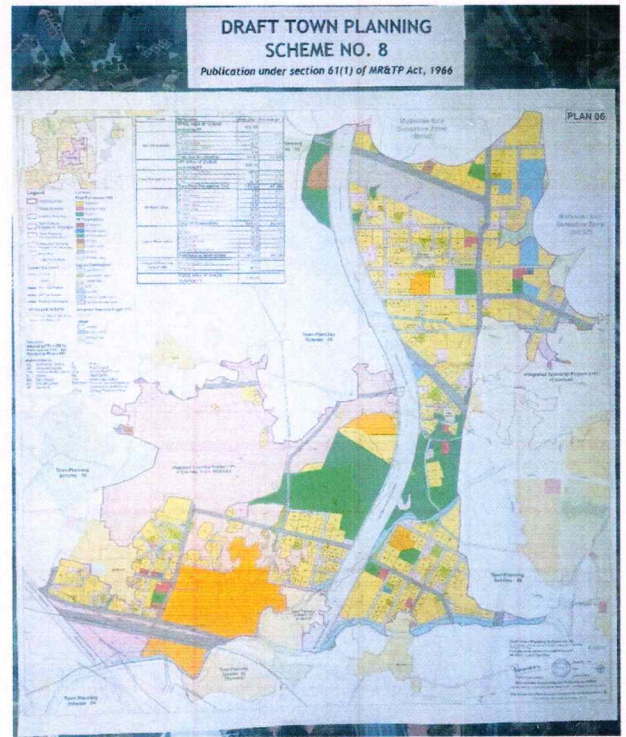


Figure 6: Publication of Draft TPS-8 – Image 1

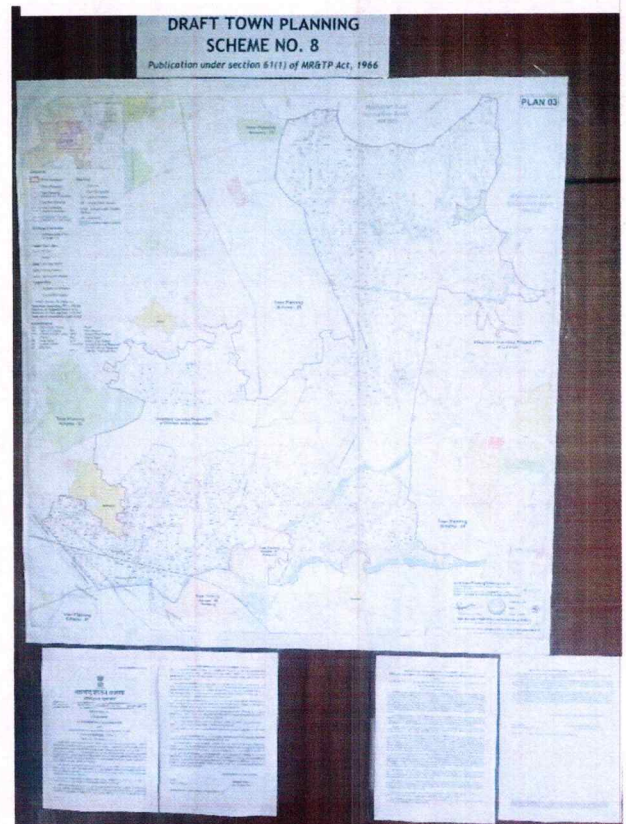


Figure 7: Publication of Draft TPS-8 – Image 2



All these applications are broadly categorized as,

Sr. No.	Type of Applications	Before Publication		After Publication	
		No. of Applications	Applications Accepted	No. of Applications	Applications Accepted
1	Plan	13	8	20	9
2	Plan & Record Update	--	--	2	2
4	Record Update	3	3	5	5
5	Court Case	2	0	2	0
6	General Objection to Scheme	--	--	3	0
	TOTAL	18	11	32	16

Out of total 50 applications, 27 applications are considered related to valid suggestions, record updation and the draft scheme is modified accordingly.

2.14 Reshaping and realignment of the Sanctioned DP reservations in TPS-8 post publication

Director Town Planning vide जा. क्र. वि. यो. नैना / नरयो क्र.०८ / कलम ६१(१) / टिपीव्ही-३ / ६५३० dated 5th December 2023 had in principle approved the suitable amendments to sanctioned IDP/ DP while making provision of draft TPS 8, in accordance with provision of section 59 (2) of the MR&TP Act, 1966. Now after Publication of the scheme under section 61(1) dated 12.12.2023; while reviewing the suggestions/ objections, changes required to be made in shape and proportion of some plots which lead in revision of fewer adjoining DP reservations, keeping the area more than sanctioned DP reservation area.

Hence, the proposal for reshaping and realignment of the DP reservations within the scheme boundary under section 59(2) of the act has been initiated once again by letter no. CIDCO / NAINA / TPS-8 Amendment / sec 59(2) / 2024 / 188 dated 23.02.2024.

2.15 Submission of draft scheme for sanction u/s 68(1) of MR&TP Act, 1966

After carrying out necessary changes arising out of valid suggestions, the draft TP Scheme no. 8 along with TPS Report including special DCPR, Form-I and Form-II and Plans 1 to 6 was submitted vide letter no. CIDCO/NAINA/TPS-12/Sec68(1)/2024/177 dated 21.02.2024 to VC&MD for sanction under Sub-section (2) Section 68 of the Act in accordance with powers delegated to him vide notification dated 13/09/2017.



2.16 Consultation u/s 68(2) vis-s-vis its compliance:

As per Sub-section (2) of Section 68 of the Act, VC&MD before sanction of Draft Scheme, had sought consultation of Director of Town Planning (DTP), Maharashtra State vide letter no. CIDCO / NAINA / TPS-8 / Consult 68(2) / 2024 / 189 dated 23.02.2024. The Director Town Planning Office, Pune vide letter no. जा. क्र. प्रा.न.र.यो क्र.08 / नैना / कलम 68(1) / प्र.क्र.96 / 24 / टिपीव्ही-3 / 2578 dated 20th May 2024 had offered his consultation.

As per suggestions given by DTP, necessary compliance is done and all plans, Sp. DCPR and Report of Draft TPS-8 is prepared for sanction.

2.17 Proposed Land use distribution in TPS 08

2.17.1 Modification in area of TPS-8 Boundary

- **Due to adjoining sanctioned TPS**

As per declaration boundary of TPS-8, the total area of TPS is 578 ha. TPS 8 is bounded by TPS-6 and MESZ boundary on north, Notified ITP Boundary at village Lonivali, village boundary of village Palikhurd & TPS-9 on east, Boundary of TPS-1 (Pocket-2), TPS-2(Pocket-2), TPS-9 Boundary on south and Mumbai – Pune Expressway along village Chikhale on west. TPS 1 and 2 are final sanctioned by the govt. and its demarcation on ground is almost completed by DySLR. TILR drawing for TPS-4 to 12 has not yet received, however, TPS-6 is preliminary sanctioned by the Govt. and TPS-9 is draft sanctioned by the Govt.

For land measurement plan of TPS-8, letter is forwarded to Dy. SLR office and payment for total scheme area is also made by Engg. Dept. However, the same is awaited.

As demarcation drawing of TPS-8 is not yet received from DySLR, to maintain the conformity with respect to adjoining sanctioned TPS and notified ITP, TPS 8 boundary is adjusted. Due to this adjustment there is minor increase in TPS area, from 578.28 ha to 578.82.

- **Due to Integrated Township Project (ITP) at Lonivali:**

The east of TPS-8 is bounded by Integrated Township Project at Lonivali and TPS-9. Integrated Township Project (ITP) at Lonivali has received location clearance (LC) twice vide notification dated 14.06.2017 and vide gazette publication dated July 27 – August 2, 2023. Similarly, ITP has also received Letter of Intent (LoI) twice on 27.05.2022 and 13.12.2023.

As per declared boundary of TPS-8, survey no. 189/1(part) of village Lonivali was included in TPS, however as per ITP Location Clearance (LC) notification published in gazette dated July 27 – August 2, 2023 and Letter of Intent (LoI) dated 13.12.2023 granted by Collector, the survey no. under reference is now part of ITP at Lonivali. Therefore, the TPS-8 boundary is modified accordingly.

Integrated Township Project (ITP) at Lonivali has applied for master plan layout approval to NAINA. For layout approval, the project proponent has submitted certified measurement plan of ITP for processing master layout proposal.

In absence of measurement plan of TPS-8, the TPS-8 boundary is modified as per submitted measurement plan of declared ITP by the project proponent, So that final plots



in TPS should not be affected by the ITP boundary.

In view of the above, the TPS-8 boundary is modified excluding area of approved ITP as per LC and LOI.

2.17.2 Integrated Township Project (ITP) at Chikhale, Moho, Pali khurd Village:

Integrated Township Project (ITP) at Chikhale, Moho, Pali khurd Village is part of TPS-8. Director of Town Planning has opined that it would not be appropriate to include ITP area in Town Planning Scheme, also as directed by CIDCO board, the ITP notified boundary is kept intact while preparing TPS layout.

The project proponent M/s Valuable Properties Private Limited (VPPL) was granted Locational Clearance on 14th June 2017 and received Letter of Intent (LOI) from District Collector, Raigad vide क्र.म.शा. /एल.एन.ए.1(ब)/उद्देशपत्र चिखले व इतर/२८८१५/२०१८ dated 22nd May 2022 notifying an area admeasuring approximately 114.94-10 ha under Integrated Township Project (ITP) in part villages of Chikhale, Moho and Pali Khurd, Taluka Panvel. Therefore, as per Locational clearance, Letter of Intent (Lol) and as per the 7/12 mentioned in Lol, the area of ITP is 114.94 ha.

Difference in ITP area: As per Location Clearance (LC) and Letter of Intent (Lol), Survey no.63 (class II) of village Moho, taluka Panvel is also part of ITP. As per 7/12 of survey no.63, the total area is 372800 sq.m, out of which share of M/s Valuable Properties Private Limited (VPPL) is 352100 sq.m. and share of Ganu Balu Patil & 13 others is 20700 sq.m. In Location Clearance (LC) and Letter of Intent (Lol), share of M/s Valuable Properties Private Limited (VPPL) is mentioned as 352100 sq.m. As the subdivision of survey no. 63 are not available, the project proponent was informed to provide location of his share, however, till date, the same is not submitted. Therefore, for share of Ganu Balu Patil & 13 others (original plot area = 20700 sq.m.), 40% Final Plot (8280 sq.m.) is given within ITP boundary by anchoring it around existing structures on survey no. 63 of village Moho. And 60% balance area of 12420.09 sq.m. is demarcated as planning authority plot for EWS.

As per drawing for ITP Boundary submitted by the project proponent, the area of ITP boundary is 1201160.76 sq.m. (120.11 ha), which is more than the 7/12 area. After deduction of share of landowners (area = 20700 sq.m.), from survey no.63, village Moho, the total area of ITP boundary is 1180463.76 sq.m. (118.04 ha), which is still more than ITP area mentioned in LC, Lol & 7/12 area (114.94 ha.) of ITP mentioned in LC and Lol. The ITP is surrounded by TPS-6 on north-west and TPS-8 on south-east side. Boundaries of ITP and TPS shall be verified & certified by DSLR while demarcation of TPS-8 and TPS-6. Therefore, 3.10 ha difference in area shall be verified through measurement plan. Additional area, if any, is observed in ITP while demarcation, it shall be handed over to the Planning Authority.

Sr. No.	Particulars	Area (ha)
1.	ITP Area as per LC, Lol, & 7/12	114.94
2.	Total ITP Boundary area as per drawing	120.11
3.	Landowner share out of survey no. 63, Moho (deduction)	2.06



4.	Balance ITP Area as per drawing	118.05
5.	Area Difference	3.11

Landuse within ITP: As the ITP boundary is of irregular shape, minor part of many DP reservations falls within ITP boundary. No new layout reservation is proposed within ITP, however, for continuity with the surrounding road network, other than DP road reservations, new layout roads are proposed through the ITP. The landuse distribution within ITP boundary is as follows:

Table 6: Land use distribution within ITP

Landuse	Road Width	DP Reservation No.	TPS Final Plot No.	Area (Sq.m.)	Area (Sq.m.)
ITP (Residential)			939	1056840.71	1056840.71
ITP DP Amenity		128_S	76	18	18
ITP DP Open Space		124_PG	75	484	1608
		122_P	324	1124	
ITP DP Utility		121_ESS	74	288	3688
		120_ESR/GSR	323	3400	
ITP Growth Center		207_GC	1B	38929	44223
		207_GC	342B	3851	
		207_GC	4B	527	
		207_GC	5B	917	
ITP DP Roads	27.00 m		900B	6023	60411
ITP DP Roads	27.00 m		900D	6118	
ITP DP Roads	30.00 m		903A	21292	
ITP DP Roads	20.00 m		904A	2155	
ITP DP Roads	20.00 m		907C	12127	
ITP DP Roads	27.00 m		920B	9874	
ITP DP Roads	27.00 m		931B	437	
ITP DP Roads	45.00 m		938B	2386	
ITP Layout Roads	12.00 m		902C	254	9665
ITP Layout Roads	12.00 m		902D	195	
ITP Layout Roads	15.00 m		902F	827	
ITP Layout Roads	15.00 m		904B	124	
ITP Layout Roads	15.00 m		905A	841	
ITP Layout Roads	15.00 m		906B	549	
ITP Layout Roads	15.00 m		906C	529	
ITP Layout Roads	12.00 m		907B	647	
ITP Layout Roads	20.00 m		913B	1895	



Landuse	Road Width	DP Reservation No.	TPS Final Plot No.	Area (Sq.m.)	Area (Sq.m.)
ITP Layout Roads	20.00 m		917A	177	
ITP Layout Roads	20.00 m		917C	2004	
ITP Layout Roads	20.00 m		918A	208	
ITP Layout Roads	20.00 m		919A	426	
ITP Layout Roads	20.00 m		919C	352	
ITP Layout Roads	20.00 m		919E	173	
ITP Layout Roads	20.00 m		923B	307	
ITP Layout Roads	12.00 m		930B	156	
ITP MMC	126.00 m		940A	2296	2296
ITP Proposed Railway Station			2B	546	546
ITP Railway Corridor			3B	1160	1160
Total ITP Boundary area				1180456	1180456

Since, Director of Town Planning has opined that it would not be appropriate to include ITP area in Town Planning Scheme; ITP notified boundary is kept intact without any reconstitution while preparing layout.

Final Plots adjoining ITP: With various applications from VPPL till date, for lands outside ITP boundary, they have requested to locate 40% TPS final plots adjoining the ITP at Chikale & ITP at Lonivali (which is outside TPS-8). As per VPPL's request and as per plan submitted by VPPL dated 7/12/23, for the total entitlement of VPPL area, the 40% final plots are given adjoining ITP at Chikale and ITP at Lonivali. VPPL's request is accepted as far as possible considering it will be developed in integrated manner with ITP as desired by Project Proponent. As mentioned in DTP consultation remarks, Location Clearance and Lol shall be taken by project proponent to add TPS Final Plots to ITP for Integrated development. The FSI potential of the TPS final plots shall be maintained even when combined with the ITP for integrated development.

Road Network within ITP: As per sanctioned Development Plan, area of DP roads through ITP is increased from 4.05 ha. To 6.04 ha due to widening of roads. For continuity with the surrounding road network, area of newly proposed TPS Layout Roads through ITP is 0.97 ha. As per ITP Policy, regulation no. 12.10, it shall be mandatory to Project Proponent to provide appropriate width of road to the lands not owned by the Project Proponent. Also as per DTP consultation remarks u/s 68(2), it will be binding on the project proponent to maintain the width and alignment of proposed DP and TPS roads and sanctioned DP reservations while sanctioning the Master Plan of ITP. Master Plan approval shall be as per prevailing ITP Policy and sanctioned NAINA DCPR.

Growth Center within ITP: As per sanctioned Development Plan of NAINA, Chapter



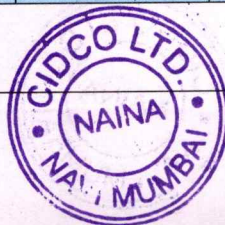
no.8, Proposed Landuse, apart from general public facilities and utilities in Phase-I, reservation named Growth Centre is also shown in Phase-I area. Predominantly Growth Centre (GC) land is earmarked as CIDCO's land bank. This will be developed by SPA-NAINA. NAINA sanctioned DCPR Regulation no. 31 Landuse classification and permissible uses – Growth Centre Reservations: The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO, The option of development under Regulation No. 42 shall not be available to the owner. Total Area of Growth Center in ITP is 4.42 ha, the GC pockets shall be handed over to Planning Authority at the sanctioned locations.

2.17.3 Land use Distribution of TPS-8:

In TPS-8, Out of total area of scheme of 578 ha, as per drawing 118.05 ha (20%) area is under Integrated Township Project at Chikhale Moho, Pali khurd villages and the balance area of the scheme is 460.92 ha (80%). Out of 460.92 ha, 66.84 ha area falls in non-developable areas such as existing Gaothans, MMC, Railway Corridor and waterbody. The net area of the scheme excluding ITP and non-developable areas is 394 ha. The land use distribution in TPS-08 is as under:

Table 7 Land use distribution in TPS-08

DP / Layout	Particulars	Area (Sq.m.)	Area (Ha)	Percentage on Net Scheme	Percentage on Total Scheme
	TOTAL AREA OF SCHEME excluding ITP	4607761.18	460.78	-	100.00%
Non Developable	Gaothan	23811.76	2.38	-	0.52%
	MMC	465599.98	46.56	-	10.10%
	Railway Corridor	72671.40	7.27	-	1.58%
	Waterbody	105901.78	10.59	-	2.30%
	Existing Road	458.61	0.05	-	0.01%
	Total Non-Developable	668443.53	66.84	-	14.51%
	NET AREA OF SCHEME excluding ITP	3939317.65	393.93	100.00%	85.49%
Final Plot against 7/12	Residential / Mixed Use	1419564.24	141.96	36.04%	30.81%
	Existing Amenity	28143.84	2.81	0.71%	0.61%
	Forest	257758.46	25.78	6.54%	5.59%
	Total Final Plot against 7/12	1705466.53	170.55	43.29%	37.01%



DP / Layout	Particulars	Area (Sq.m.)	Area (Ha)	Percentage on Net Scheme	Percentage on Total Scheme
IDP/DP Reservation	DP Amenity	34112.00	3.41	0.87%	0.74%
	DP Daily Bazaar	5355.35	0.54	0.14%	0.12%
	DP Utility	29822.81	2.98	0.76%	0.65%
	DP Metro Depot	176655.25	17.67	4.48%	3.83%
	DP Open Space	282253.29	28.23	7.17%	6.13%
	DP Road	272209.51	27.22	6.91%	5.91%
	Growth Center	401500.91	40.15	10.19%	8.71%
	Total DP Reservations	1201909.11	120.19	30.51%	26.08%
Layout Reservation	EWS	190621.95	19.06	4.84%	4.14%
	Sale Plot	86766.28	8.68	2.20%	1.88%
	Layout Amenity	223106.52	22.31	5.66%	4.84%
	Layout Open Space	132610.74	13.26	3.37%	2.88%
	Layout Road	378577.03	37.86	9.61%	8.22%
	Proposed Railway Station	20259.48	2.03	0.51%	0.44%
	Total Layout Reservations	1031942.00	103.19	26.20%	22.40%
Integrated Township Project (ITP)	Total ITP Area	1149410	114.94	<i>(Area as per 7/12, Location Clearance & Letter of Intent)</i>	
	TOTAL AREA OF SCHEME including ITP	5788216.97	578.82	<i>(Area difference of 3.11 ha is to be verified at the time of demarcation)</i>	



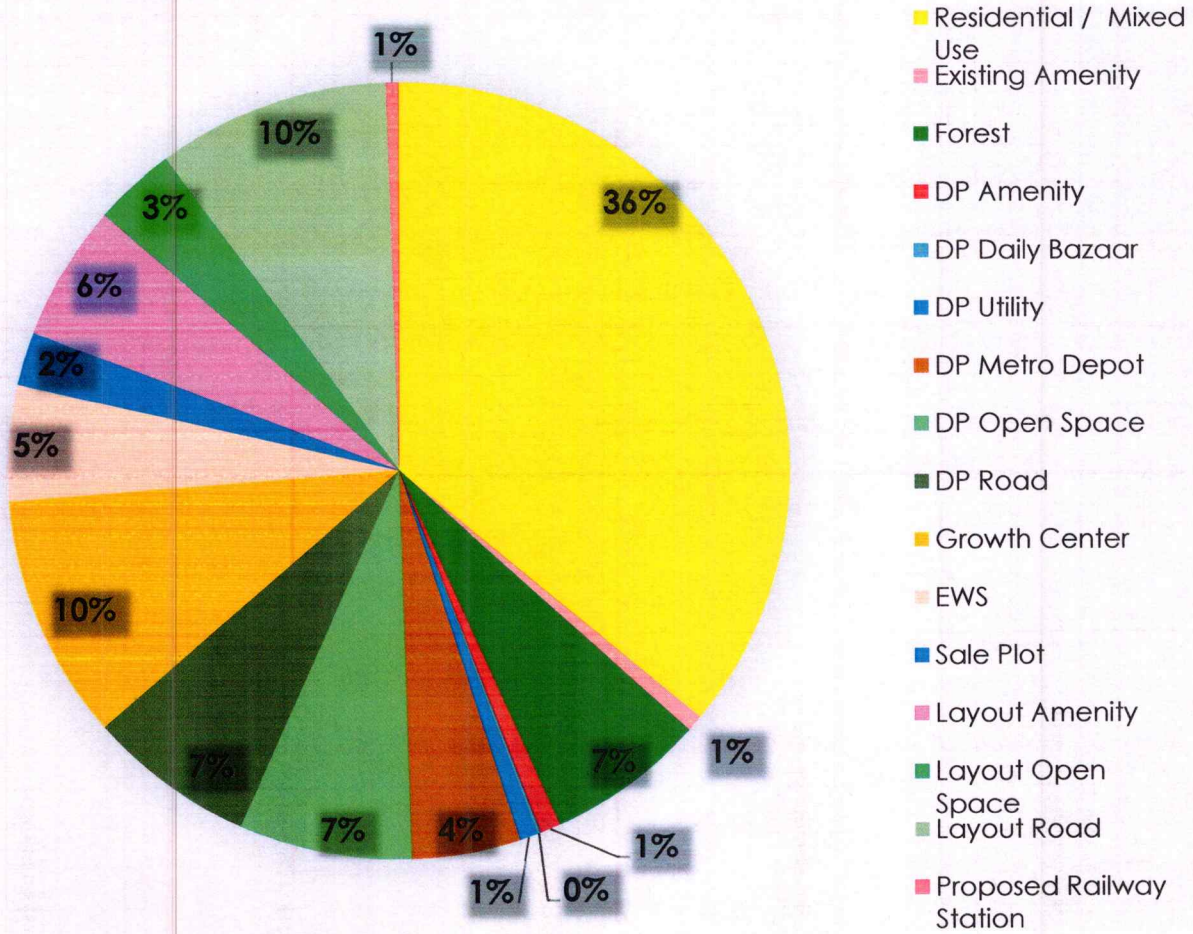


Figure 8: Landuse Percentage on Net Scheme area

As far as possible the principles of providing Layout amenities, Open space and EWS is achieved through the scheme. Also, all the IDP/DP reservations falling within the scheme are retained with increase in areas wherever possible.

As per Section 64 (g-1) (i), the EWS provided in the scheme is 19.06 ha (4.84%) and as per 64 (g-1) (ii), the sale plot area is 8.68 ha (2.20%) and the total Amenities, total open space, and total roads area is as follows:

Particulars	Area (Sq.m.)	Area (Ha)	Percentage on Net Scheme (394 ha)
DP Amenity	34112	3.41	0.87%
Layout Amenity	223107	22.31	5.67%
Total Amenity	257219	25.72	6.54%
DP Open Space	282253	28.23	7.18%
Layout Open Space	132611	13.26	3.37%



Total Open Space	414864	41.49	10.55%
DP Road	272210	27.22	6.92%
Layout Road	378577	37.86	9.62%
Total Road	650787	65.08	16.54%

Multi Modal Corridor (MMC): The area towards Virar-Alibaug Multi Modal Corridor (MMC) are considered as per Govt. of Maharashtra, PWD notification dtd 10th August 2023. For the Survey Numbers/villages that are not included in this notification, areas are considered as per the Joint Measurement sheets received from Divisional Office Panvel (Mojani No.; Belavali - मो.र.नं.151/2023, Ambivali - मो.र.नं.157/2023, Chikhale - मो.र.नं.150/2023, Moho- मो.र.नं.141, Pali Khurd- मो.र.नं.138/2022, Wangani Tarf Waje- मो.र.नं.129/2023). However, the area under MMC is subject to finalization by MSRDC.

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Chapter 3 Special Development Control & Promotion Regulations

3.1 Development Control in the Scheme Area:

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 landowner 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.

In line of Sanctioned Special DCRs of Preliminary TP Scheme no. 2, 3 and subsequently Sanctioned Special DCPR of TP Scheme no. 4 to 7 of NAINA, the Special DCRs of TP Scheme no. 08 has been prepared.

For the special regulations framed for TPS, the Govt. vide letter No. टिपीएस - १२१९ / २३८२ / प्र.क्र. १८६ / १९ / नवि-१२ दिनांक ३०/१२/२०१९ and letter No. टिपीएस - १२१९ / २३८२ / प्र.क्र. १८६ / १९ / नवि-१२ दिनांक २८/०२/२०२४ has granted suspension of corresponding regulations of sanctioned DCPRs of NAINA.

3.2 Special Development Control Regulations for Draft TPS-08

In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 Revenue villages of NAINA vide directives given by Government vide no. TPS-1717/2750/C.R.91/19/UD-12, dated 6/1/2020 (hereinafter called as 'sanctioned DCPRs of NAINA' as amended from time to time') under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, the following special Regulations shall be applicable to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.8. Rest of the provisions of prevailing sanctioned DCPRs of NAINA as amended from time to time shall be applicable.

In case of any conflict between the regulations in sanctioned NAINA DCPRs and these special regulations prescribed below arises, then these special regulations shall prevail.

1. The Final Plots allotted to the owners in lieu of their Original Plots and Sale plots shall be considered as included in the Predominantly Residential zone of the sanctioned Interim Development Plan/ Development Plan and shall be eligible for



development for uses prescribed in Regulation No. 31 of the sanctioned DCPRs of NAINA.

Provided that the final plots fronting on roads having width of 12.0m or more shall be permissible for development either under regulation of predominantly residential zone or under mixed use zone of sanctioned DCPR irrespective of the actual zonal boundaries of the IDP.

2. Boundaries of the Final Plots shall not be changed, modified, or altered during development.
3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots of adjacent schemes shall be permitted considering sum of their areas as one unit for development.
4. Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plots not allotted to the holders / owners of such original plots.
5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under Chapter VI-A of the Maharashtra Regional and Town Planning Act, 1966.
6. Internal Sub-division/ partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.
7. The 10% Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.
8. The 5% Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.



9. The provision of 20% plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure- 4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS/ LIG housing for which the owners of final plots have shared the lands from their original plot.

Notes:

- i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable.
 - ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, land area as per CC for such Open Space, Amenity may not be insisted. However, location & land area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC.
10. The owners of Final Plots are entitled for monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6(v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.
11. The Base FSI applicable to the Final Plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of Final plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a final plot shall be computed as below:

$$\text{FSI of Final Plot} = \frac{\text{Area of Original}}{\text{Area of Final Plot}}$$

Provided that such FSI computed as above shall be permissible to those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.

Provided further that, the land parcel eligible of 1.00 FSI as per sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 60% land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall

$$\text{FSI of Final Plot} = \frac{\text{Area of OP}}{\text{Area of Respective FP}} + \left[\left(\frac{\text{Area of OP} - \text{Area of Respective FP}}{\text{Area of OP}} \right) \times 0.25 \right] \times \left[\frac{\text{Area of OP eligible for benefit within 200 M from Gaothan}}{\text{Area of OP}} \right]$$



be increased in proportion to its area, irrespective of whether the final plot is a stand-alone plot or amalgamated with other land parcels.

12. The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00.
13. If the FSI mentioned in the Special regulation no. 11 above permissible in a final plot becomes unable to be consumed for maintaining prescribed marginal distances/height restriction/firefighting requirements or any such statutory restrictions, in such cases the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any final plot situated in this scheme subject to :
 - a. The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable.
 - b. Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme may be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.
 - c. The aggregate FSI in a receiving Final Plot shall not exceed 4.00.
 - d. The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.
 - e. The Final Plot, after such transfer, shall not be eligible hereinafter to receive any additional FSI / TDR in future.
 - f. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.
14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, Primary health center shall be 2.5.
15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, Burial ground & Crematorium in the scheme shall be 1.00.
16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as sale plots in this scheme shall be 4.0.



17. The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5.

Provided that, the aforesaid FSI may be increases maximum up to 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.

18. The Final Plots designated for Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15% of the respective final plot area subject to ground coverage up to 10% of the respective final plot and structures shall be only of ground floor or ground plus one upper floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use of such Final Plot.

Provided that area of such plots shall not be less than 1000 sq.m.

19. The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:

Table 8: 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
40 M2 to less than 150 M2 *Pls refer Special Note	Row houses type	Upto 15 M	0.0	1.5
	Semi-detached type	Upto 15 M	1.5	1.5
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00M.				
150 M2 to less than 450 M2	Semi-detached type	Upto 15 M	1.5	2.25
		Upto 15 M	2.25	2.25
	Detached type	Above 15 M upto 24.0 M	H/5	H/5
450 M2 to the less than 1000 M2	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
1000 M2 and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5



Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
		Above 24.0M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00

(Where H = Height of the building above ground level).

- a) 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.
- b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable
- c) For special building use No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.
- d) Provided that projections required for firefighting and chajja or weather shed up to 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.
- e) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.
- f) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.

20. Mechanical/Hydraulic / Stack parking / multistoried parking with or without car lift may be allowed to meet the requirement.

21. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins up to 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage.



However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.

Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.

22. Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.

23. The service road of the State highways, National highways and Multi Modal Corridor (MMC) shall be considered for the access to the plot.

Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.

In all the above cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.

24. The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0m as maximum.

This distance shall also be treated as means of access / driveway and no separate setback / marginal distances shall be insisted from such driveway, subject to minimum 6m driveway subject to minimum 6m driveway.

25. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.

26. 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.

27. For any other earlier approved proposal like ITP, Rental Scheme, PMAY, Integrated Logistic Park (ILP) etc. the regulations applicable under that scheme shall be applicable to such plots.



Chapter 4 Finance of the scheme

4.1 Redistribution and Valuation Statement

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 22nd Dec. 2022.

It is observed that as transactions registered during the period of 2010 to 2022, 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 two times original value. Therefore, Semi-Final value of the plot is considered as **one and half times of NA land rate of ASR 2022-23**. The Final Plots were estimated in the draft scheme at the rate of **four times of NA land rate of ASR 2022-23**.

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-07 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.

Subsequent to the first three schemes, CIDCO has received many objections from participating land owners regarding levy of contribution charges even though they are contributing 60% land to the project. Management took cognizance of the requests received and formulated a committee to re-assess the cost-expenditure analysis of all 11 TPS to be declared by CIDCO. The decision in the same is expected shortly. However, as per Act provision and formats of TPS rules, the Redistribution and Valuation Statement in the format of Form 1 and Form 2 need to be prepared and constitutes part of draft scheme. It is to mention that, in earlier schemes, the receipts/earning from Growth center and cost of IDP reservations were not considered in redistribution and valuation statement with an assumption that Growth Centre will be take care in subsidizing cost of providing city scale infrastructure. However, the Director of Town Planning as well as appointed arbitrator in the first three schemes have opined that, since CIDCO is getting the IDP reservations as final plots though TPS, the valuation as well as cost of its development need to be considered in the valuation statement of the scheme.

Accordingly, the assumptions in preparation of the same are ass under:

- i. For original plot value of land parcels, ASR of Non-agriculture land of 2022-23 is considered.



- ii. If more than 50% of a particular survey number falls under no construction activity area due to restriction of HT line and their buffer, Gas line & its buffer, original plot value is considered 50% of ASR.
- iii. For the already granted CC/permissions by competent Authority, OP value is considered equal to semifinal value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.
- iv. For original plot value of land parcels along Highway ASR of Highway land of 2022-23 is considered.
- v. Semi-Final value of the plot is considered as 1.5 times of Non- agriculture land of 2022-23 of OP.
- vi. Final Plots were estimated at the rate of 4 times of NA land rate of ASR 2022-23
- vii. For the land parcels falling more than 50% within 200M from Gaothan boundary or in urban village, Original plot value is considered as 1.1 times ASR of Non-agriculture land of 2022-23. In survey numbers where sub hissass are not known, benefit of urban village shall be given only to those sub hissass which are falling more than 50% within 200M from Gaothan boundary.
- viii. No contribution is levied on plot reserved for public purpose which will be solely for the benefit of the owners/residents within scheme area or purposes of Planning Authority.
- ix. Plots of as Roads, layout open spaces, small amenities, water channel which are solely for the benefit of residents within scheme area don't attract contribution.
- x. The Growth Centre and Sale Plots is reserved for purpose of Planning Authority. The economic or commercial activity envisaged through GC shall mainly serve to the benefit of residents of the scheme. Hence it is assumed that major share of GC shall be beneficial to the scheme and small part of it will be beneficial to general public.
- xi. Plots carved out for EWS/LIG in the scheme are requirement of scheme as per Act Provision, hence shall be solely beneficial to the general public.
- xii. Plot numbers are given to roads only as per the request of Dy. SLR for preparing property cards. No compensation/ contribution is worked out on such final plots.
- xiii. For Survey no.s partly in scheme, area in the scheme is considered as per drawing.
- xiv. Survey numbers affected by Multi Modal Corridor are mentioned in the form, however final plots are not given for the affected area.
- xv. The area of final plot less than 40.0 sq.mt. is considered as dispossessed and it is expected that such land owners will merge their entitlements with other final plots by consent.
- xvi. Compensation as mentioned in Column no. 11 considered zero since FSI in lieu of compensation is provided. (Modified as per consultation of Director Town Planning Pune.



4.2 Cost of the scheme:

In Town Planning schemes all infrastructure facilities including last mile connectivity shall be developed by CIDCO. Economist Dept., CIDCO has work out the onsite and offsite costs/ City level costs involved for development of infrastructure in Interim Development Plan (IDP) and Development Plan (DP) of NAINA project i.e. for 12 Town Planning Schemes. On site project cost provided by Engg. Dept and offsite costs/ City level costs provided by Transportation, Water supply, Electrical and Fire Dept. has been apportioned for individual Town Planning scheme on the basis of its area.

Further, Cumulative scheme wise infrastructure costs works out considering few assumptions like project duration for 20 years, Miscellaneous charges are considered 1.5% and Contingency, Escalation, Overheads are considered as 5% year on year. Also, interest during construction (IDC) is considered as 8% on average cost.

Sr. Economist by note CIDCO/ ECO/ 2023/ E-175316 dated 09.08.2023 has forwarded cost for TPS-1 to TPS-12 considering revised scheme area. Now cost estimate for TPS-8 is Rs. 3774.09 cr. Accordingly, Form-II is modified during publication of draft scheme.

In the absence of an approved final cost, the cost incorporated at the time of publication is kept the same while submitting the scheme for draft sanction. Final cost will be communicated to the Arbitrator subsequently for preparing final scheme.

4.3 Sources of revenue:

The exercise undertaken by the Economics Department to establish financial viability for Interim Development Plan (IDP) of NAINA is ongoing. The following sources of revenue are expected to be generated from the 12 Town Planning schemes for the recovery of onsite and offsite charges incurred in the development of these 11 Town Planning Schemes.

1. Development Charges (DC)
2. Disposition of Plots
3. Contribution/Betterment Charges
4. Infrastructure Contribution Charges (ICC)

4.3.1 Development Charges

Development Charges are statutory charges that are to be levied on the owners of both, saleable (the social facility plots, growth center) plots and final (40% residential) plots within the 12 Town Planning Schemes. DC applicable for land per sqm is 0.5% of the ready reckoner rate or Rs 100, whichever is higher and DC applicable for built up area per sq.m. is 2% of the ready reckoner rate or Rs 400, whichever is higher.

4.3.2 Disposition of Plots

The total component of salable land available for disposition within the 12 Town Planning schemes is 613 Ha. This includes land for disposition under Growth Centre, EWS Housing and Social Facility Plots. The 351.94 Ha of land allotted to Growth Centre for sale, with an FSI of



4, is expected to generate a bulk of the revenue.

4.3.3 Contribution / Betterment Charges

As per provision of act, contribution (betterment charges) is proposed to be levied and to be recovered from land owners in annual installments as per Form-I of TP Scheme no.8.

As per provision of act, contribution (betterment charges) is to be levied and to be recovered from land owners in 10 annual installments. However, there is continuous opposition from the local land owners. They also formed "Kruti Samittee" for opposing betterment charges. Landowners participating in the scheme through various channels has written applications and during various meetings and forum requested for cancellation of betterment charges/ contribution.

In the Assembly session of Feb-March 2022 in the discussion of short notice of rule 97 in Vidhan Parishad, the Hon'ble Urban Development Minister has announced stay on levying of betterment charges on land owners. And it was informed to the Vidhan Parishad that the contribution/ betterment charges will be recovered from the last beneficiary by alternative mechanism.

Further the issue of levying of betterment charges was also appraised to CIDCO Board on 2/04/2022 and accordingly CIDCO Board vide resolution no. 12552 has taken note of levying of Betterment charges and alternative mechanism to be adopted.

4.3.4 Infrastructure Contribution Charges

Apart from the development of TPS level infrastructure facilities CIDCO to develop basic Development plan level infrastructure and water sources which will require huge funds.

Accordingly, CIDCO has derived the mechanism for collecting the charges from the end users in the form of Infrastructure Contribution Charges (ICC) and the proposal was submitted to the Govt. for sanction, which is not yet sanctioned. The betterment charges calculated as per the earlier approved schemes and are mentioned in the Form-I of the Scheme.

The financial part of scheme i.e. Final Scheme shall be decisively completed by Arbitrator. Therefore, all the matters related to financial part of the scheme can be addressed at the time of finalizing final scheme.



Chapter 5 Legal Formalities

Table 9 Legal Formalities from Declaration to Draft Sanction of the TPS-8

SR. NO	LEGAL STAGE	SECTION / RULE OF THE ACT	REFERENCE	DATE
1.	Declaration of Intention	60 (1)	Resolution No. 12631, Board Meeting No. 638	09.12.2022
2.	Gazette Publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	22.12.2022
3.	Newspaper Publication of notice	60 (2) Rule 3(2)	Newsband (English) Raigad Nagri (Marathi)	27.12.2022
4.	Copies of Intention and Plan to Govt. and DTP	60 (2)	Letter No. CIDCO/ NAINA / CP / DP / TPS-08/ 2022/598	26.12.2022
5.	Publication of Plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	----	22.12.2022
6.	Suspension of Regulation	59(1)(b)(iii)	Letter No. टिपीएस - १२१९ / २३८२ / प्र.क्र. १८६ / १९ / नवि-१२ दिनांक ३०/१२/२०१९ Letter No. टिपीएस - १२१९ / २३८२ / प्र.क्र. १८६ / १९ / नवि-१२ दिनांक २८/०२/२०२४	30/12/2019 and 28/02/2024.
7.	Newspaper publication for owners meet	60 (3) Rule. 3(1)	Ramprahar (Marathi) & Newsband (English)	31.01.2023
8.	Meeting with Owners	Rule 4(1)	----	14.02.2023 15.02.2023
9.	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-8/ Consultation u/s 61(1)/ 2023/ 121	19.05.2023
10.	Submission of Suitable Amendments in IDP/DP	59(2)	CIDCO/NAINA/TPS-8/ Amendment_sec 59(2)/2023/ 122	19.05.2023
11.	Application for Extension of 3 months	61 (3)	Letter No. CIDCO/NAINA/ TPS -8 Extension /2023/722	05.09.2023
12.	JDTP, Konkan Division Extension Letter	61(3)	TPS No. 8/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/2298 dated 6 th September, 2023	06.09.2023
13.	DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP/DP	61(1) Rule 4(2), 59(2)	जा.क्र.वि.यो.नैना / नरयो क्र. ०८ / कलम ६१(१) / टिपीव्ही-३ / ६५३०	05.12.2023



SR. NO	LEGAL STAGE	SECTION / RULE OF THE ACT	REFERENCE	DATE
	IDP/DP			
14.	Gazette Publication of Notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II महाराष्ट्र शासन राजपत्र असाधारण भाग दोन क्र १०५ प्राधिकृत प्रकाशन दि. १२.१२.२०२३ पृ.क्र. सिडको / नैना / टीपीएस-०८ / २०२३ / ९९५	12.12.2023
15.	Newspaper Publication of Notice	61(1) Rule 5(2)	'Kille Raigad' and 'Navrashtra'	22.12.2023
16.	Suggestions/ Objections Received Timeframe	Rule 5(2)	-----	22.12.2023 – 21.01.2024
17.	Submission to Govt. for Sanction (Now to VC&MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-12/Sec68(1)/2024/177	21.02.2024
18.	Submission of Suitable Amendments in IDP/DP Reservation	59(2)	CIDCO / NAINA / TPS-8 Amendment / sec 59(2) / 2024 / 188	23.02.2024
19.	Consultation with DTP	68(2)	Letter No. CIDCO / NAINA / TPS-8 / Consult 68(2) / 2024 / 189	23.02.2024
20.	Exclusion of time due to Model Code of Conduct by <ul style="list-style-type: none"> The Election Commission of India and State Election Commission for State Legislative Council Election of Post-Graduate Constituency Konkan Division 	148-A	No. 437/6/1/ECI/INST/FUNCT/MCC/2024 & _____	16.03.2024 to 06.06.2024 31.05.2024 to 05.07.2024
21.	DTP's Consultation on draft scheme and Approval of Suitable Amendments in IDP/DP	68(2) Rule 4(2), 59(2)	जा. क्र. प्रा.न.र.यो क्र.०८ / नैना / कलम ६८(१) / प्र.क्र.९६ / २४ / टिपीव्ही-३ / २५७८ dated 20 th May 2024	20.05.2024 Received by VC&MD Office on 04.06.2024
22.	Sanction of Draft TPS-08	68(2)	No. CIDCO/NAINA/TPS-08/2024/07.2024



Chapter 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 12631, dated 09.12.2022
- 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 22.12.2022.
- c) A notice as per provision in Section 60(2) of the Act in the daily "Newsband" and "Raigad Nagri" on 27.12.2022. The notice was also displayed and affixed on Notice Board of CIDCO Bhavan and NAINA office.
- d) Notice as per section 61(1) published in Gazette dated 12.12.2023
- e) Notice published in the local newspaper Dainik Kille Raigad & Navrashtra on 22.12.2023.
- f) Suspension of Regulations dated 30/12/2019 and 28/02/2024.
- g) Extension granted by the Joint Director of Town Planning, Konkan Division vide Order No TPS No. 8/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/2298 dated 6th September, 2023.

Accompaniments with draft scheme being sent for consultation as per section 68(1) of the Act are as under:

- i. The plan no. 1 showing the location of the area under scheme.
- ii. The plan no. 2 showing the Original Plots included in the scheme.
- iii. The plan no. 3 showing the Original Plots and the Final Plots allotted in the scheme.
- iv. The plan no. 4 showing the Final Plots allotted in the scheme.
- v. The plan no. 5 showing details of roads & infrastructure to be carried out by the Authority.
- vi. The plan no. 6 showing uses/zones of final plots and sites reserved for public purposes by the Authority.
- vii. Report on the Scheme.
- viii. Redistribution and Valuation Statement in Form no. 1 and finance of TPS-08 in Form no. 2


Chief Planner,
NAINA, CIDCO




Vice Chairman & Managing Director,
CIDCO