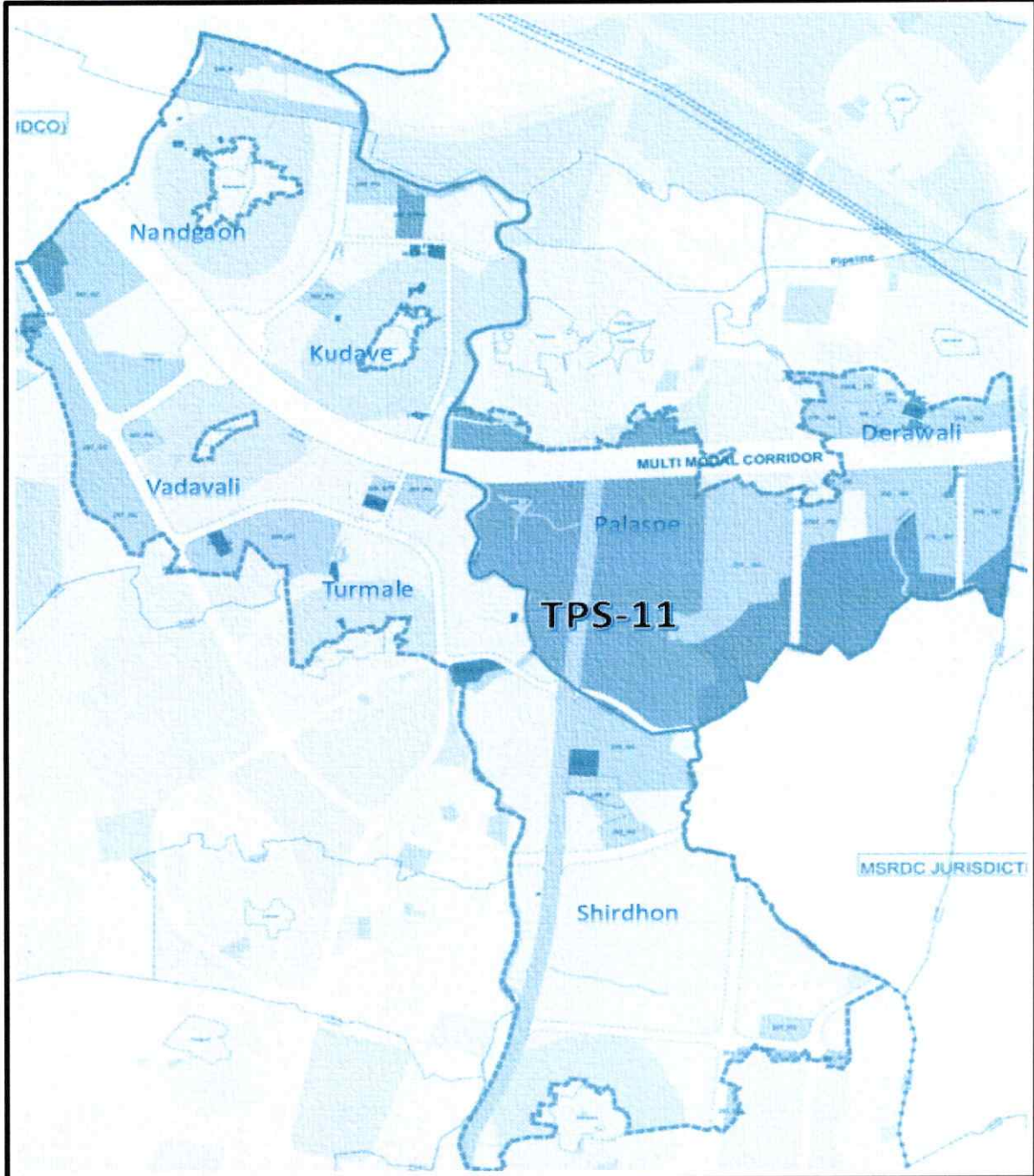


REPORT ON TOWN PLANNING SCHEME NO. 11

Part villages of Derawali, Palaspe, Shirdhon, Kudave, Turmale, Vadavali & Nandgaon

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA



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

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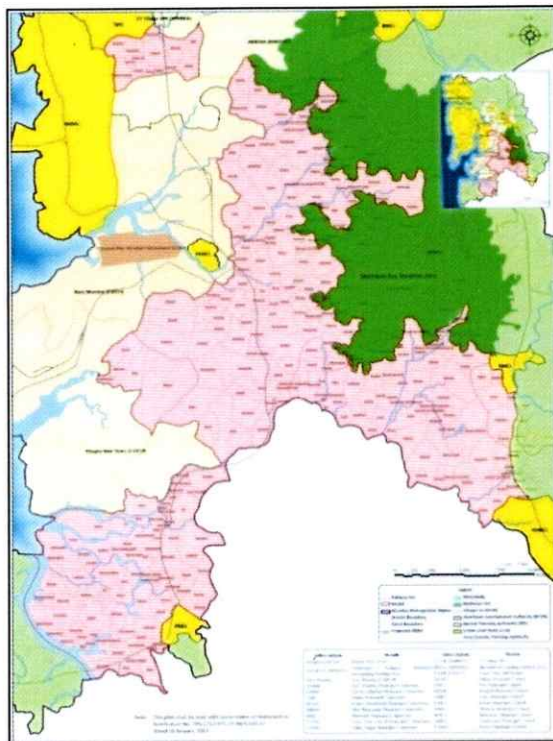
1. Preamble

The Government of Maharashtra in exercise of powers conferred under clause (b) of the Section 40(1) of the Maharashtra Regional and Town Planning Act, 1966 declared by Notification, No. TPS -1712/ 475/ CR-98/ 12/ UD-12 dated 10th January, 2013 City and Industrial Development Corporation (CIDCO) as Special Planning Authority (SPA) for 270 villages as Navi Mumbai Airport Influence Notified Area (NAINA).

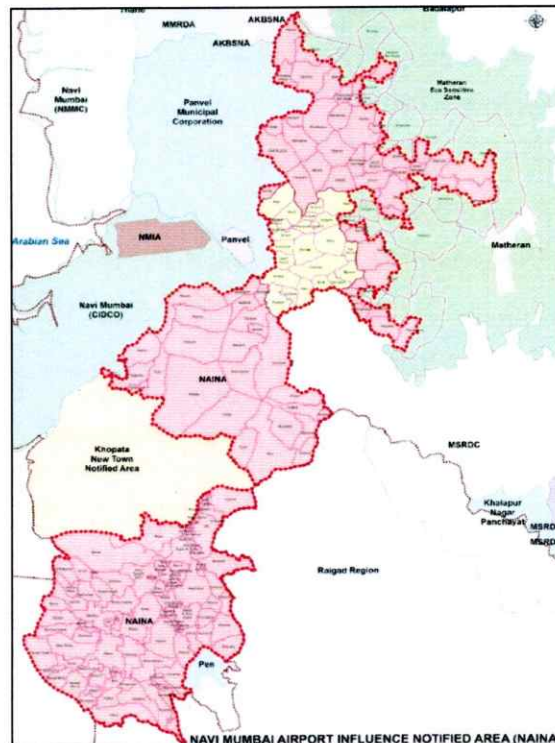
Further, the Government of Maharashtra had declared Maharashtra Industrial Development Corporation Limited (MIDC) and Maharashtra State Road Development Corporation Limited (MSRDC) as SPA, resulting reduction in NAINA notified area.

Also, considering contiguity of the project, State Government while sanctioning the Development plan of NAINA, have deleted 35 villages from Khalapur and Karjat Tahsils and 14 Villages from Thane Tahsils, thereby the jurisdiction of NAINA remained with 174 villages of Raigad district encompassing 372 Sq.km area.

Interim Development Plan (IDP) for 23 villages was sanctioned by Govt on 27th April 2017 and Excluded parts of IDP were sanctioned on 01st March 2019. The Development Plan for remaining 152 villages was sanctioned by Govt on 16th Sep. 2019 and some Excluded parts were sanctioned on 24th June 2022.



NAINA notified area of 270 villages



NAINA notified area of 174 villages

I. 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 at 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 with 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 27th April 2017 has sanctioned the Interim Development Plan (IDP) along with Development Control and Promotion Regulations for the 23 villages of NAINA under Section 31(1) of the said Act, wherein the voluntary participatory NAINA Scheme was approved. The Development Plan for remaining 152 villages was sanctioned by Govt on 16^h Sep. 2019.

II. 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 preferably include of IDP 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 aggregation of 10 Ha.
- Reservations within NAINA Cluster shall be flexible (excluding roads) and will be allowed to be relocated in the cluster.

2. Initiative taken for implementation of 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 Govt. in its wisdom directed CIDCO that rather than waiting for relaxations and to avoid land aggregation to happen at sporadic locations, CIDCO should implement NAINA Scheme itself in the ambit of recently amended Town Planning Scheme (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 13th Sep. 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 11th Aug. 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) at Village- Akurli, Belavali, and Chikhale (non-contiguous pocket) of Taluka – Panvel, District Raigad 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 13th Sep. 2017, had sanctioned the Town Planning Scheme No 1 (TPS-1) on

21st Sep. 2018 under section 68(2) of the Act with corresponding special DCRs. The Final TPS-1 drawn by Arbitrator was sanctioned by Govt. under section 86(1)(K) of the act on 30th Aug. 2022. Process of taking and handing over of possession of land was completed by Property cards were issued to all land owners.

Also, Preliminary TP Scheme no. 2 & 3 was sanctioned by Govt. under section 86(1) of the Act. Thus, the concept and method adopted by CIDCO in preparation of Scheme is accepted and vetted by the State Government. Draft Town Planning Scheme no. 4 to 7 are sanctioned by Govt.

So far CIDCO, has declared twelve Town Planning Schemes within IDP/DP area of NAINA and are at various stages.

3. Purpose of Town Planning Scheme No - 11

Provision under section 59 of MR&TP Act, 1966, specifies the purpose of implementing the proposal in Sanctioned Development Plan. Post sanctioning of IDP, CIDCO was under pressure from public to provide infrastructural facilities at par with other developed nodes by CIDCO within Navi Mumbai jurisdiction.

With this background, CIDCO has declared intention to prepare scheme no. 1 to 10 for the purpose of implementing the proposals in the sanctioned DP of NAINA.

Subsequently, for development of Multi Modal Corridor (MMC), Government formed a High-Power Committee (HPC) and prioritized the land acquisition of MMC. Majority of MMC stretch is passing through NAINA area. CIDCO has proposed Town Planning Schemes for obtaining land under MMC (from village Morbe to Karanjade) traversing through NAINA project. However, while declaring TP scheme no. 8, 9 & 10, MMC area was considered as non-developable area and deducted from Scheme. Hence, it proposed to include some area in declared Scheme no. 8, 9 & 10 under the provision of section 62 of the act and for the balance stretch of MMC (from Morbe to Karanjade) it is proposed to take-up new schemes i.e. scheme no. 11 & 12.

Accordingly, as per BR no. 12551 dated 2nd April 2022 and as per powers delegated to VC&MD declared intention to make Town Planning Scheme no. 11 at part villages of Derawali, Palaspe, Shirdhon, Kudave, Turmale, Vadavali & Nandgaon of Taluka Panvel, District Raigad under section 60(1) of the act, vide CIDCO/NAINA/2022/E-

146059 dated 22nd September 2022. The same was published in Govt. gazette under Section 60(2) dated 14th October 2022.

4. Concept of Layout Plan

The Town Planning Scheme is implemented as per the provisions of the Acts and guidelines of the Maharashtra 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.

- All contribute equal percentage of land for the project.
- Forest lands, water bodies, 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.
- Approximate 10% open space and 5% amenity are provided commonly in scheme layout and distributed spatially on neighbourhood concept
- As far as possible existing structures are protected and final plot is 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.
- As far as possible, land affected by gas pipe line, H. T. line are given unencumbered final plots to its nearby original location.
- Same owner with scattered land parcels is given single plot considering his consent for amalgamation.
- 7/12 is considered as basis for finalizing entitlement.
- On the basis of suggestions received from owners during meet, necessary changes are 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 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-11. Therefore, along with approval of Draft TPS-11 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 Government has approved suspension of corresponding provisions of the sanctioned DCPRs of NAINA for all future Town Planning schemes vide letter TPS-1219/ 2382/ C. No. 186/ 19/ UD-12. Dtd 30th Dec. 2019. Based on Special DCPR of Preliminary TPS-2 & 3 and subsequent schemes 4 to 10, provisions are proposed in Special DCPR of TP Scheme no. 11 with minor modifications for ensuing uniformity.

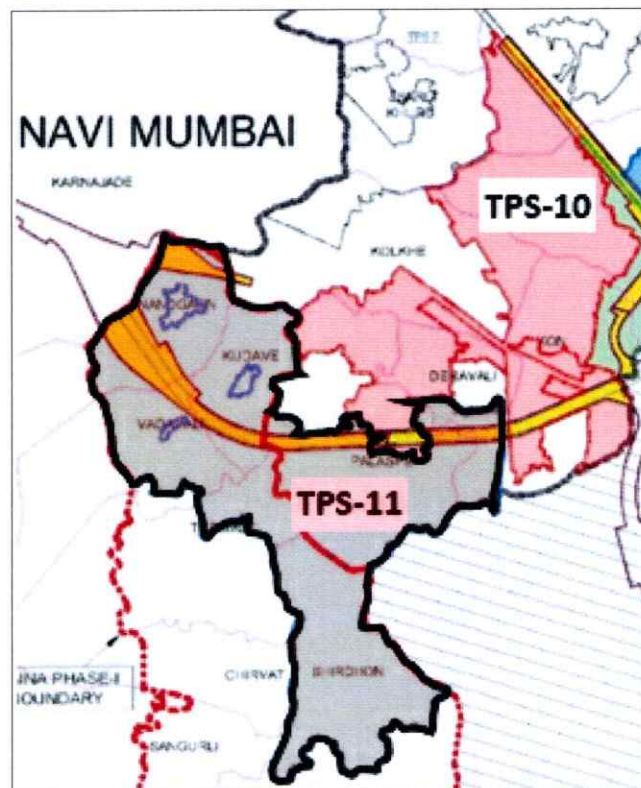
5. Compliance of the MR&TP Act, 1966 provisions in the Draft TP Scheme – 11

I. Identification of the TPS boundary

The boundary for TP Scheme no. 11 is identified in the proximity of already published boundary of TP Scheme no. 10 and boundary of Navi Mumbai project at Karanajade village.

The scheme is bounded by:

- On the North by the boundary of Scheme no. 10 and Kolkhewadi river.
- On the East by the boundary of Panvel- Roha Railway line & boundary of MSRDC.
- On the South by the gaothan of village Shirdhon and Turmale & Kolkhewadi river.
- On the West by boundary Navi Mumbai Project and boundary of Phase-I area of NAINA DP.



The main features for identification of the boundary are-

- Mumbai-Goa Highway (NH 66) with ROW 60M is passing vertically through the villages Shirdhon and Palaspe of the scheme.
- Scheme eastern boundary at village Derawali is abutting Panvel–Roha Railway line.
- One tributary of Kolkhewadi river is traversing through the scheme and one tributary along the west side of scheme boundary.
- GAIL gas pipe line passes through village Nandgaon, along JNPT road.
- Tata Hydroelectric Power line also passing through village Nandgaon, Vadavali & Turmale.
- MMC, ROW of 126m passing through village Deravali, Palaspe, Kon, Turmale, Kudave, Vadavali & Nandgaon and part of Karanjade interchange falling at Nandgaon included in scheme. **The total area of MMC within proposed scheme boundary is around 51 Ha.**
- The scheme comprises of approximately 39% of IDP/DP reservations.
- This TPS covers a park/playgrounds, major Social facilities like Fire station, General Hospital etc. and public utilities like Sewage Treatment Plant, ESS, ESR/GSR etc, and also **Growth Center**. All the reservations cumulative to the extent of 39% (approx. 207 Ha including 51 Ha of MMC) of developable area are going to be materialized through TPS-11.

II. Declaration of Intention to prepare scheme u/s 60(1) of Act

Board of CIDCO vide Resolution No. 12551, dated 02nd April 2022 and VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board, on dated 22nd September 2022 declared intention under Section 60(1) of the said Act, for making of Town Planning Scheme no. 11 at part villages of Deravali, Palaspe, Kudave, Nandgaon, Vadavali, Turmale and Shirdhon of Taluka Panvel, District Raigad.

III. Publishing Declaration of Intention u/s 60(2) of Act

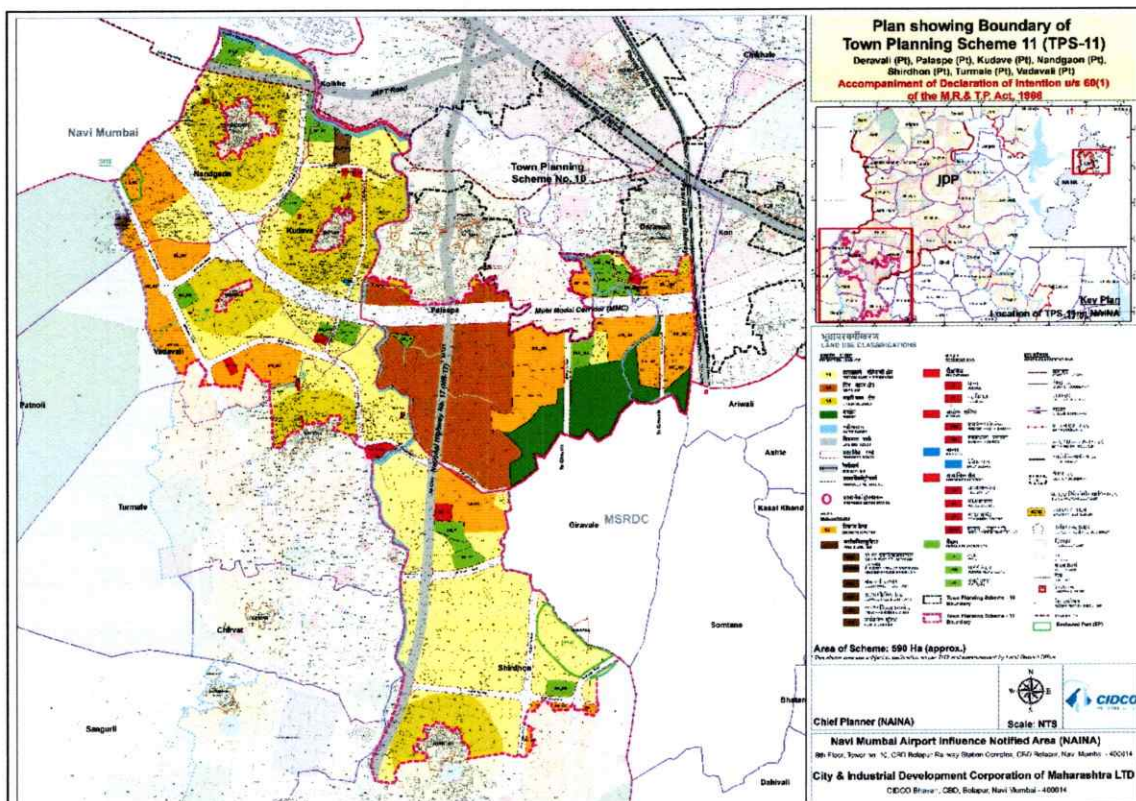
As compliance of the Acts within 30 days of such declaration of intention to make a scheme -

Gazette Notification: A notice about declaration of making Town Planning Scheme no. 11 as per provision in Section 60(2) of MR&TP Act, 1966 has been published in the extraordinary official Maharashtra Government Gazette (part-II) dated 14th October 2022.

Local News Paper: A public notice is also published in two widely circulated local News Papers, the daily Marathi newspapers -Dainik Sagar and Free Press Journal on 20th October 2022.

Information to Govt.: As per provisions of Sub- Section (2) of Section 60 of the said Act, a copy of gazette notice together with a copy of the map showing the scheme area has been dispatched to the Urban Development Department (UDD)-12, Director of Town Planning office, Pune and Joint Director of Town Planning, Konkan Division on 17th October 2022.

Information to Gram Panchayat: A copy of gazette notice along with a copy of the map showing the scheme area has been delivered to the all Gram Panchayat offices on 20th October 2022.



IV. Display for public u/s 60(3) of Act

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-11 is kept open for inspection of public in the NAINA office during office hours on all working days.

CIDCO's official website: The Public notice and the map is also uploaded in the CIDCO's official website <https://cidco.maharashtra.gov.in/naina>

6. Time line for the project

| Sr. No. | Section | Action | Act Provisions | Timeline |
|---------|---------|--|---|---|
| 1 | 60(1) | Declaration of Intention | Starting date | 22.09.2022 |
| 2 | 60(2) | Declaration in the Official Gazette (Notice published in two local newspapers, Display in the office Intimation to Urban Development Dept., Director, Town Planning Dept., Joint Director office & Gram panchayat offices) | Within 30 days | 14.10.2022 |
| 3 | 61(1) | Preparation of conceptual layout plan | | Oct to April 23 |
| | | Conducting owners Meet | | 19 th , 20 th & 21 st April 2023 |
| | | Submission of Draft Scheme to Director, Town Planning for first Consultation | Before 3 months of publication | 10.07.2023 |
| | | Extension 60(3) | 3 months | 14.07.2023 to 13.10.2023 |
| | | Publication of Draft Scheme | Within 9 from declaration (with 3 months extension) | 11.10.2023 |

7. 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 scheme boundary is called to explain their tentative proposal of the draft scheme for eliciting public opinion and suggestions.

In the scheme, 2147 land parcels and about 1031 Final Plot holders are participating. The notice in this regard is published in two local newspapers Krushival & Newsband. Individual notice to all the owners for public meeting is also issued by register post. The said notice along with the declaration plan is also made available in the respective Gram Panchayat offices.

I. 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.

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.

Physical survey of the area included in scheme is received from Engg. Dept. showing all existing features.

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 provided by the appointed agency and details of revenue records such as village maps, Gut Book, Tenure, Phalani map, 7/12 & 8A extracts of sanctioned layouts, measurement plan, 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).

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.

II. Existing features within Scheme area

a) River & Tributary:

Kolkhewadi river is abutting North boundary of scheme at village Nandgaon and Kudave. A tributary flowing through village Palaspe and Derawali meets to river at boundary of village Kudave & Palaspe.

The existing undulating course of tributary is constraint for preparing layout. Hence for training of this existing undulating tributary a correspondence has been made with Engg. Dept. and accordingly to allow smooth flow of water, channel is proposed as shown in scheme layout.

d) Forest land:

The Scheme comprises of 32.2 ha of total forest land as per 7/12 extract. The shape of Forest land parcels is irregular. At many locations some area as open space is added to make these Forest land parcels of regular shape and layout is prepared along these land parcels.

While preparing layout and making provision of layout roads, roads passing through forest lands are avoided so that forest land parcels are kept intact.

e) Existing structures and structures with valid Building Permission:

The existing structures within scheme boundary are marked as per as per Physical survey received from agency. Majority of structures are sheds/ temporary construction for the purpose of farming. As far as possible care is taken to provide the final plots around the structure to retain it. The unauthorized structures falling under DP/TPS reservations shall be demolished before giving possession of final plots to the land owners. The land owners shall hand over unencumbered land in lieu of unencumbered developed Final Plot. The unauthorized structures falling in alignment of roads shall be demolished while executing infrastructure work on site.

In case, where Building Permission is issued by the competent authority, the final plot is carved out by maintaining the existing structures.

III. Engineering and Transportation aspects

a) Engineering Aspects:

TP Scheme no. 11 is located adjacent to Navi Mumbai project and in continuation with TPS-10. The proposed water supply network needs to be extended till boundary of scheme. There are two ESR/GSR reservations within TPS-11, admeasuring area of 1100 sqm & 3000 sqm. As informed by Design section, additional ESR/GSR plot of around 5700 sqm area is required. The same is proposed within the amenity plots proposed in the scheme.

There is a Sewage Treatment Plant (STP) reserved in sanctioned DP of NAINA along Kolkhwadi river at Kudave village. Till the STPs earmarked in the IDP/DP gets developed, it will require to develop package treatment plants within the scheme area. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational.

b) Multi Modal Corridor:

The Virar-Alibaug Multi Modal corridor, to be developed by MSRDC passes through the scheme. The latest alignment received from MSRDC vide letter no. MSRDC/ 02/ Land Surveyor/ 2023/ 119 dtd 22/02/2023 and soft copy of alignment received via mail is incorporated in the layout. Apart from ROW of 126M, major part of Karanjade interchange is falling in TP scheme no. 11.

Joint measurement of MMC is yet to receive from MSRDC, hence as per alignment received as mentioned above, necessary deduction has been made while deriving the entitlement of plot.

c) Panvel-Roha railway line:

Panvel-Roha railway line passes along the boundary of the scheme at village Derawali. The details of Panvel Roha railway line received via letter No. BB/ W/ 6001/ LM/ LB/ 17/ DB dtd 30/08/2021 is referred while preparing layout. However, at Derawali village, it is observed that railway acquisitions remarks are not updated on 7/12 of suvery numbers. In such cases, railway deductions is made as per proportionate AutoCAD area as per drawing received from Railway and the corresponding area shown as Railway in scheme.

d) Panvel-Indapur Road (National Highway-66):

Panvel-Indapur Road (NH-66) is one of the major road passing through the scheme from North to South. As per sanctioned development plan of NAINA, the ROW of NH-66 is 60m. Joint measurement sheets of this road has been procured from TILR office and the alignment is received from NHAI consultant. The same is incorporated in the scheme, while preparing the scheme. It is observed that, at some locations, mutations are not done, and common area deducted for road from multiple adjacent 7/12 hissa numbers. In such cases, tough separate 7/12 extract available, common final plot is proposed under the scheme layout.

e) JNPT Road (NH-348):

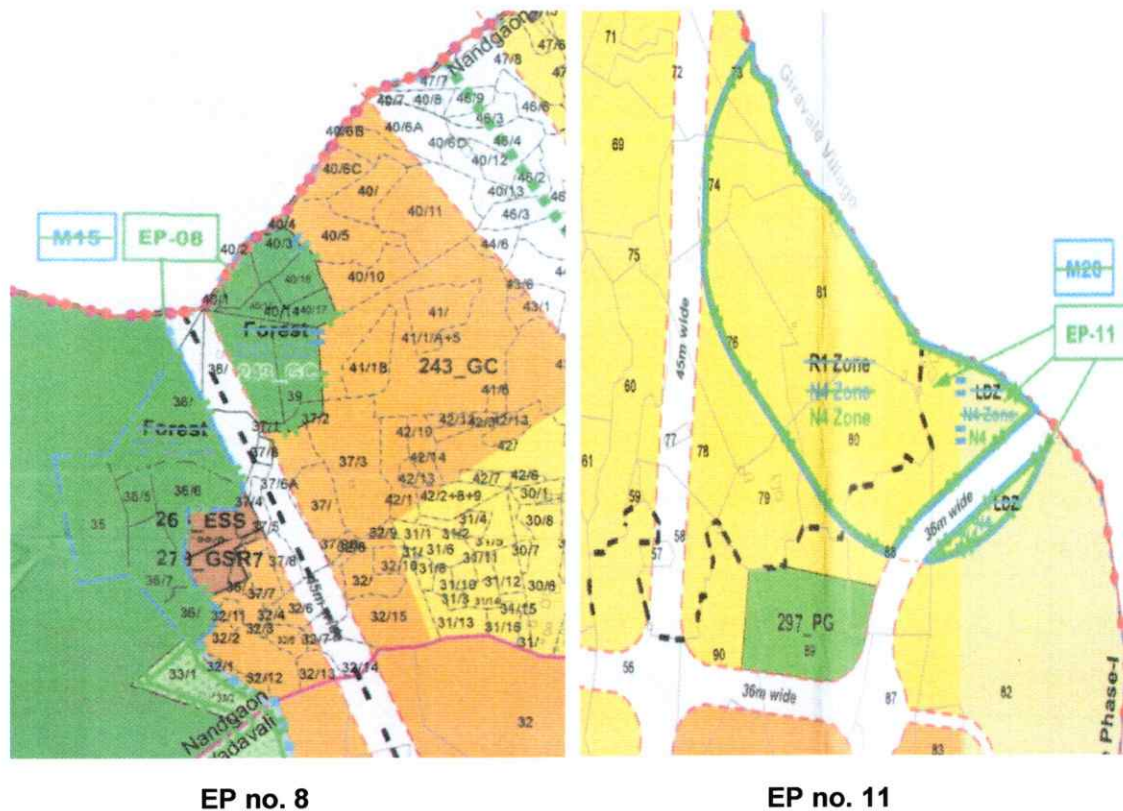
Part of JNPT road at village Nandgaon is falling in scheme boundary. JM sheets and ferfar procured from TILR office and alignment of JNPT road procured from Transportation Dept. of CIDCO Navi Mumbai project.

IV. Excluded Part of Sanctioned Development Plan

Government while sanctioning of Development Plan of NAINA, sanctioned modifications made in Draft Development Plan, excluding the modifications which are of substantial nature. These substantial modifications are referred as Excluded Part and also published in gazette along with sanctioned DP notification for inspection of general public and inviting suggestions/ objections. Such excluded parts will be subsequently sanctioned by Government after consideration of valid objections/ suggestions.

In similar manner, Government while sanctioning of Development Plan of NAINA vide notification no. TPS 1717/ MIS 2750/ C.R. 91/ 2019/ UD-12 dated 16th September 2019, certain modifications which are of substantial nature shown as E.P.-1 to E.P.-38 were kept as excluded part by Government. As per notification no. TPS-1221/1041/CR71/21/UD-12 dated 24.06.2022, Govt. sanctioned excluded part of the Development Plan partly, namely EP-12, EP-23, EP-26, EP-27, EP-32, EP-33 & EP-35 under section 31(1) of the MR&TP act, 1966. However, EP-8 and EP-11 falling within the scheme boundary are yet to sanction.

Excluded part no. 8 and 11 are partly falls within proposed boundary of TP scheme no. 11. Details of these excluded part is explained below.



(i) Excluded Part no. 8: Modification no. 15 (M15)

EP-8 (M15): “Part of survey nos. 37, 38, 39 & 40 on the eastern side of 45 m wide road to be deleted from Forest and is to be included in adjoining 243_GC reservation as shown on plan.” & “Part of survey no. 35 & 36 on the western side of 45 m wide road to be deleted from Forest and is to be included in adjoining N7 zone as shown on plan.” Government while sanctioning the Plan, the said modification was excluded as EP no. 8 under section 31(1) of MR&TP Act, 1966.

The small part of proposed 45m road separating EP no. 8 is providing connectivity to Navi Mumbai Project area. Part of eastern side of this 45 m road, under Growth center reservation (243_GC) of area around 1.9 ha, which is proposed for inclusion in scheme no. 11, so as to develop the part of GC under EP no. 8 along with remaining Growth center. Also, forest remarks are not shown on 7/12 extract of under EP-8. Hence, 40%

final plot is proposed under the scheme and the area under EP-8 is included in Growth center.

(ii) Excluded Part no. 11: Modification no. 20 (M20)

EP-11 (M20): “The new N4 Zone (Urban village) to be shown in village Shirdhon falling within 200M Influence of Giravale Gaothan of MSRDC jurisdiction as shown on plan”. Government while sanctioning the Plan, the said modification was excluded as EP no. 11 under section 31(1) of MR&TP Act, 1966.

Part of this EP included in scheme for providing connectivity to the village Giravale which is under MSRDC jurisdiction. As regard to the land within EP-11, 40 % final plot proposed under scheme, however the benefit of additional FSI for land parcel eligible of 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan) as per Special DCPR of TPS, can be applicable subject to govt. sanction.

Further, in due course of time, as per sanction of Excluded Part of NAINA by Government, the necessary modifications can be incorporated in the scheme.

V. Details of sanctioned IDP/DP within scheme area

Total scheme area is 591 Ha. Within the scheme about 124 Ha of lands is non-developable such as rivers, railways, existing highway, forests and MMC. The developable land is 467 Ha. The scheme contains 39% of the sanctioned IDP/DP reservations. These reservations include roads, Schools, School Playgrounds, Parks, General Hospital, Primary health center, Community Center, Daily Bazars, Police Station, fire Station, Sewage Treatment Plan, Electric Sub Station, etc. and Growth Centre. The total area under such reservations is 190 Ha.

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

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme |
|---------------------------------------|------------------------|--|
| Burial Ground/ Crematorium | DP_238_BG/C (P) | 11153 |
| Elevated/ Ground Service Reservoir | IDP_179_ESR/ GSR | 1100 |

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme |
|--------------------------|------------------------|--|
| | DP_270_GSR7 | 2900 |
| Community centre | DP_239_CC | 2850 |
| Daily Bazar | DP_241_DB | 1084 |
| Electric Sub Station | DP_266_ESS | 3309 |
| Fire Station | DP_242_FS | 10058 |
| General Hospital | DP_247_GH | 5000 |
| Primary Health Centre | DP_257_PHC | 1516 |
| School | IDP_195_S | 3800 |
| | DP_258_S | 3966 |
| Sewerage Treatment Plant | DP_260_STP6 | 17445 |
| School Playground | DP_259_SPG | 5969 |
| Playground | IDP_186A_PG (P) | 13120 |
| | IDP_190_PG | 6200 |
| | IDP_210A_PG (P) | 22308 |
| | DP_250_PG | 23399 |
| | DP_251_PG | 17004 |
| | DP_252_PG | 17386 |
| | DP_253_PG | 14647 |
| | DP_255_PG | 13705 |
| | DP_297_PG | 16163 |
| Park | IDP_186_P | 23600 |

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme |
|---|-----------------|---|
| | IDP_226_P | 5300 |
| | DP_248_P | 23699 |
| | DP_249_P | 23992 |
| Growth Centre | IDP_210_GC (P) | 352600 |
| | DP_243_GC | 164349 |
| | DP_245_GC (P) | 92395 |
| | DP_246_GC | 93896 |
| | DP_267_GC (P) | 113340 |
| | DP_291_GC(P) | 12610 |
| | DP_293_GC(P) | 4897 |
| Total area under IDP/DP reservation as per report | | 1897301 |

VI. Reshaping and Realignment of the IDP/DP reservations within the TPS u/s 59(2) of Act

While preparing scheme layout, for betterment of the scheme, reshaping or realignment of sanctioned reservations are carried out by maintaining the area of reservation and maintaining the entry and exit of roads with adjoining area. A separate proposal requesting Director, Town Planning, Govt. of Maharashtra has been submitted for approval as per provision of section 59(2) of MR&TP Act, 1966.

The details of sanctioned IDP/DP reservation in the scheme and its area after draft layout prepared and justification for modification in reservation is mentioned in the Table placed below.

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme | As per TPS-11 layout (Sq.M.) | Justification |
|---|-----------------------|---|------------------------------|---|
| Burial Ground/ Crematorium | DP_238_B G/C (P) | 11153 | 11200 | As per DP report, total area under this reservation is 1.6966 Ha. Part area 1.1153 Ha lies in TPS-11. Remaining area lies outside the scheme. Minor modification due to realignment of adjoining water channel. The reservation is rearranged at its location to make it of proper shape with marginal increase in area deriving access from same 36 M and 27 M wide road. |
| Elevated/ Ground Service Reservoir | IDP_179_E SR / GSR | 1100 | 1100 | Minor modification due to shift of adjoining road (9 M DP road increased to 15 M). The reservation is rearranged at its location to make it of proper shape without change in area. |
| | DP_270_G SR7 | 2900 | 3000 | The reservation is rearranged at its location with marginal increase in area deriving access from same 45 M DP road. |
| Community centre | DP_239_C C | 2850 | 3705 | The reservation is rearranged at its location to make it of proper shape with marginal increase in area deriving access from same 24 M DP road. |
| Daily Bazar | DP_241_D B | 1084 | 1100 | The reservation is rearranged at its location with marginal increase in area deriving access from same 24 M DP road. |
| Electric Sub Station | DP_266_E SS | 3309 | 3500 | The reservation is rearranged at its location with marginal increase in area deriving access from same 45 M DP road. |
| Fire Station | DP_242_F S | 10058 | 10100 | The reservation is shifted along the same 45 M DP Road and provided in regular shape |

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme | As per TPS-11 layout (Sq.M.) | Justification |
|--------------------------|---------------------|---|------------------------------|--|
| | | | | corner plot with minor increase in area. |
| General Hospital | DP_247_G H | 5000 | 5420 | The reservation is shifted towards corner along the same 36 M wide DP road within same block so as to accessible to all the public within scheme with minor increase in area. |
| Primary Health Centre | DP_257_P HC | 1516 | 1600 | The reservation is rearranged at its location with marginal increase in area deriving access from same 24 M DP road. |
| School | IDP_195_S | 3800 | 4000 | The reservation is shifted on other side of 9M DP road (which is increase to 15 M in TPS-11) and provided regular shape plot on same corner plot. The land so release, FP is anchored at the OP. |
| | DP_258_S | 3966 | 4170 | The reservation is rearranged at its location with marginal increase in area deriving access from same 24 M DP road. |
| Sewerage Treatment Plant | DP_260_S TP6 | 17445 | 20160 | The reservation is relocated nearby adjacent to existing Kolkhewadi river with around 2700 sqm increase in area. |
| School Playground | DP_259_S PG | 5969 | 6310 | The reservation is rearranged at its location to make it of proper shape with increase in area deriving access from same 24 M DP road. |
| Playground | IDP_186A_ PG (P) | 13120 | 12400 | As per DP Report, total area under this reservation is 3.68 Ha . Area provided in TPS-10 is 2.44 Ha . Remaining area 1.24 Ha is provided in TPS-11. Minor modification due to increase in road width from 9M to 15M. The reservation is rearranged at its |

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme | As per TPS-11 layout (Sq.M.) | Justification |
|------------------|---------------------|---|------------------------------|--|
| | | | | location to make it of proper shape. |
| | IDP_190_P G | 6200 | 6200 | The reservation is shifted on other side of 9M DP road (which is increase to 15 M in TPS-11) and provided regular shape plot. The land so release, FP is anchored at the OP. |
| | IDP_210A_P G (P) | 22308 | 23413 | As per DP report, total area under this reservation is 2.49 Ha. Out of this, 0.2523 Ha is provided in TPS-10. In TPS-11, part area of this reservation (1.0172 Ha) is located on Forest land (S. No. 137). As the area is landlocked with Road and forest, 1.2562 Ha is provided in TPS-11. Hence, remaining area (2.49 -0.2523 - 1.2562=1.2205 Ha) to be counted towards forest area. |
| | DP_250_P G | 23399 | 23494 | The reservation is rearranged at its location with marginal increase in area deriving access from same 36 M DP road. |
| | DP_251_P G | 17004 | 17010 | The reservation is rearranged at its location with additional adjacent 20M layout road and provided regular shape corner plot. The land so release, FP is anchored at the OP. |
| | DP_252_P G | 17386 | 17400 | The reservation is rearranged at its location to make it of proper shape with marginal increase in area deriving access from same 45 M DP road. |
| | DP_253_P G | 14647 | 14647 | The reservation is rearranged at its location to make it of proper shape deriving access from same 45 M DP road. |

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme | As per TPS-11 layout (Sq.M.) | Justification |
|------------------|--------------------|---|------------------------------|---|
| | DP_255_P G | 13705 | 14291 | The reservation is rearranged at its location to make it of proper shape with marginal increase in area deriving access from same 36 M DP road. |
| | DP_297_P G | 16163 | 19286 | The reservation is rearranged at its location with marginal increase in area deriving access from same 36 M DP road. |
| Park | IDP_186_P | 23600 | 23600 | Minor modification due to increase in road width from 9M to 15M. The reservation is rearranged at its location with increase in area. |
| | IDP_226_P | 5300 | 5420 | The reservation is rearranged at its location with minor shift to make it of proper shape with marginal increase in area. |
| | DP_248_P | 23699 | 0 | This complete reservation is under MMC Karanjade interchange, and MSRDC is acquiring the land required for MMC, hence shown as MMC. Also, as per the geometry of Karanjade interchange, 2.42 ha circulation space is falls within TPS-11 boundary. |
| | DP_249_P | 23992 | 24000 | The reservation is rearranged at its location to make it of proper shape with marginal increase in area. |
| Growth Centre | IDP_210_G C (P) | 352600 | 329249 | Total Report Area =46.5 Ha. Out of this, 11.34 Ha is provided in TPS-10. 32.92 Ha provided in TPS-11 , which is 2.34 Ha less than required as area is landlocked due to Forest, railway acquisition and MMC. This reduced area under GC is added in reservation DP_246_GC. |

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme | As per TPS-11 layout (Sq.M.) | Justification |
|------------------|-------------------|---|------------------------------|--|
| | DP_243_G C | 164349 | 170495 | The part of this reservation is under EP-08, shown as forest. As per 7/12 extract, that land parcel is private ownership and there is no remarks of forest on 7/12 extract. Hence, the area under EP is included in adjacent GC reservation and final plot provided in scheme for the respective land parcels. The reservation is rearranged at its location to make it of proper shape with increase in area. |
| | DP_245_G C (P) | 92395 | 98402 | Total Report Area =13.7029 Ha. This reservation is partly (9.2395 Ha) in TPS-11. Remaining area is outside the scheme. The reservation is rearranged at its location to make it of proper shape with marginal increase in area. |
| | DP_246_G C | 93896 | 115720 | The reservation is rearranged at its location to make it of proper shape with increase in area. (approx. 2.18 Ha in addition in lieu of area reduction in reservation IDP_210_GC) |
| | DP_267_G C (P) | 113340 | 113054 | Total Report Area =40.6747 Ha. This reservation is partly (11.334 Ha) in TPS-11. The reservation is rearranged at its location to make it of proper shape with marginal decrease in area due to addition of 20 M road towards the landlocked LDZ (Limited Development Zone). |
| | DP_291_G C(P) | 12610 | 12610 | Total Report Area =20.6806 Ha. This reservation is partly (1.26 Ha) in TPS-11. The reservation is provided at its |

| Reservation type | Reservation No. | As per IDP/DP report (in sqm) within scheme | As per TPS-11 layout (Sq.M.) | Justification |
|------------------------------------|--|---|------------------------------|---|
| | | | | location without change in area. |
| | DP_293_G C(P) | 4897 | 4897 | Total Report Area =7.12 Ha. This reservation is partly (0.4897 Ha) in TPS-11. The reservation is provided at its location without change in area. |
| Muilti Modal Corridor (MMC) | 126 m wide proposed road & Part of Karanjade Interchange | 373035 | 493010 | In DP, area under MMC was 37.27 Ha. Further, MSRDC provided ROW of MMC including interchanges vide email dated 23.02.2023. The same is considered while preparing the scheme. As per this, MMC admeasures 49.30 Ha area falls in TPS-11. |
| Proposed DP roads | | 399507 | 403367 | The road area is changed due to increase in road width at some locations. The DP road is widen to next level as per availability of area 15M to 24M, 12M to 15 M and 9M to 15M. The alignment of road is slightly modified without changing entry and exit locations. |

8. Content of Draft Town Planning Scheme as per sec. 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 |

| Sr. No | Section | Content/particulars | Compliance/provision |
|--------|---------|--|--|
| 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 | <p>Section 59(1)(b)(i) of the Act deals with any of the matters specified in section 22.</p> <p>The IDP of NAINA has been sanctioned on 27.04.2017 and DP is sanctioned on 16.09.2019</p> <p>Area of land reserved for public purposes in IDP/DP 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 areas of IDP/DP reservations remained unchanged.</p> <p>The Growth center reservation of an extensive scale is also kept intact in terms of section 22 (g).</p> <p>There is no low lying area or, swampy or unhealthy areas in the scheme. The leveling up of land is included in costing of scheme by engineering section of CIDCO.</p> <p>As per clause (m), special DCR are proposed for effective controlling and regulating the use and development of final plot.</p> |
| 3 | 64(c) | The extent to which it is proposed to alter the boundaries of the original plots by reconstitution ; | <p>The Final plots are proposed as far as possible at the location of their original land. As far as possible, the FP against land under reservation has been allotted within same village or within nearby village.</p> <p>The boundaries of OP has been altered to make the FP regular shape and developable.</p> |
| 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 | 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/DP roads are made to have better |

| Sr. No | Section | Content/particulars | Compliance/provision |
|--------|---------|---|---|
| | | referred to in clause (b) of section 59 as may be applicable | <p>connectivity. Existing structures falling under IDP/DP roads, growth centers are proposed to be demolished.</p> <p>The scheme contains approximate 4.4% Open spaces and 4.4% amenities apart from IDP/DP reservations. The amenities shall be assigned uses such as DB, Town hall, ESS, etc. as per requirements. Also, 06 no. of schools with school Playground will be materialized from the layout amenities.</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>As per sub-section (iii) the corresponding regulations of sanctioned DCPRs of NAINA have been suspended by Govt. vide letter dated 30.12.2019 for implementation of Special DCR for TPS.</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 roads, MMC , National Highways 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 | There is no low lying swamp or unhealthy areas. The cost towards leveling up of land is considered in engineering infrastructure estimates. |
| 8 | 64(g-1) | The allotment of land from the total area covered under the scheme, to the extent of,— (i) the reservation of land to the extent of ten percent of the | <p>In the layout, 2.5% land of the scheme area is reserved for providing housing accommodation to the members of economically weaker section and for lower income group.</p> <p>CIDCO is proposing 4.4% open space, 4.4% amenity and EWS in the layout as common</p> |

| Sr. No | Section | Content/particulars | Compliance/provision |
|--------|---------|---|--|
| | | <p>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>(ii) 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>(D) sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development</p> | <p>space, and it is proposed that the land owners need not to provide these spaces again on final plots. Therefore, the land pooled from all land owners 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/DP are of extensive scale reservations (in terms of section 22-g of the Act) and are meant to recover the cost of these infrastructure along with recovery of cost towards water source development, metro, etc.</p> <p>CIDCO is reserving 17.1 ha (3.7%) of land in layout for sale purpose in terms of section 64(g-1)(ii)(D)</p> |
| 9 | 64(h) | Any other prescribed particulars. | A buffer along transmission line and GAIL pipe line is mostly kept as open space. At few location part of Guruchran plot falls in buffer, |

| Sr. No | Section | Content/particulars | Compliance/provision |
|--------|---------|---------------------|--|
| | | | considering that Gurcharan shall be used as open space for grazing cattle. |

The total number of Final plots (to be returned to land owners) is 1031. Out of this about 772 plots are anchored around their original location. The plots which could not anchored are mainly due to the IDP/DP reservations, buffer of GAIL line, railway buffers and channelization of tributary. In case of plots affected by any IDP/DP 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 the nearby village.

Detail of anchoring of plots are as below-

| Details of anchoring of Final Plots of Town Planning Scheme-11 | | |
|--|--------------------------------------|-----------|
| 1 | Total original plots (7/12 extracts) | 2147 |
| 2 | Total final plots | 1466 |
| 3 | Total no. of residential Final plot | 1031 |
| | Total Anchored Plots | 772 (75%) |
| | Total Relocated Plots | 259 (25%) |

9. Meetings with land holders and framing of the tentative proposals:

As per Rule No. 4(1) of Town Planning Scheme Rules 1974, owners meet was organized on 19th, 20th and 21st April 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. 11 were invited by:

1. Sending letters through Registered post or by hand delivery.
2. The notice regarding owner's meet was published in two local newspapers namely Krushival and Newsband dated 05.04.2023.

3. Notice along with schedule of public meet was displayed in respective Gram Panchayat offices.
4. Notice along with schedule of public meet was displayed at CIDCO's NAINA office.
5. Notice along with schedule of public meet was uploaded on CIDCO's official website.
6. For the available contact numbers, details of meeting informed via bulk messages.

The plans and details of Town Planning Scheme no.11 depicting benefits to the land owners, commitment to the landowners during earlier meetings and way forward were displayed at the entrance of NAINA office.

There were overall 2147 land parcels (7/12), in the scheme. Before schedule of owners meet 10 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 973 numbers. The 973 land owners of final plot were invited by sending 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 Nandgaon & Kudave were invited on 19th April, the land owners from village Derawali, Palaspe & Shirdhon were invited on 20th April and land owners from village Vadavali & Turmale were invited on 21st April between 10 am to 5 pm.

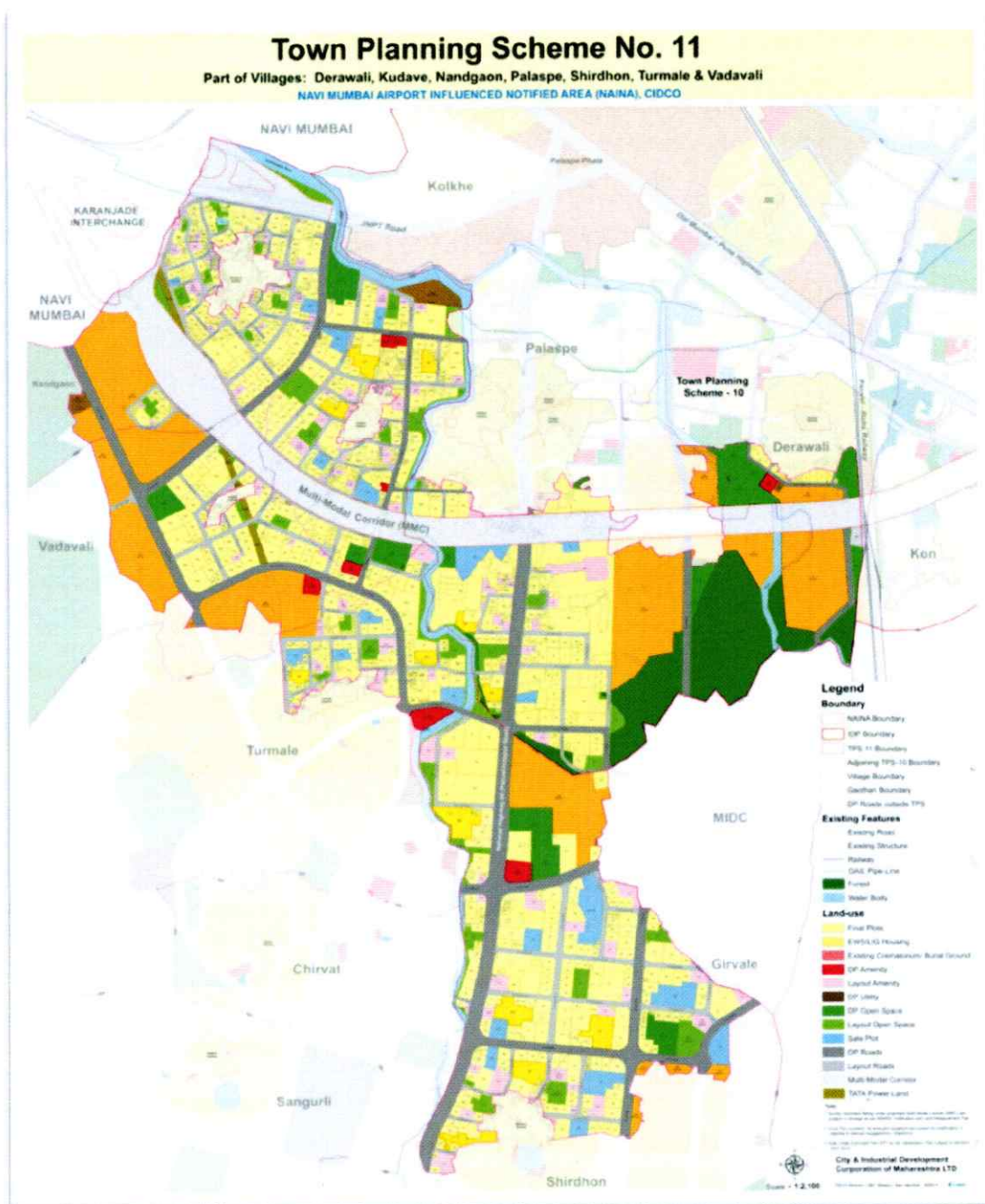
On all the three days, land owners from village- Derawali, Palaspe, Shirdon, Kudave, Turmale, Vadavali & Nandgaon of Taluka Panvel have attended the owners meet individually or in groups.

On 19th April, 142 land owners have attended the meeting and 81 & 98 land owners have attended the meeting on 20th April & 21st April respectively. Another 85 landowners visited the office during subsequent week. Thus, in all 406 owners out of 973 i.e., @ 42 % owners have attended the meeting.

All the owners participated in public meet were shown location of their final plot and their original land with the help of flex sheets displayed in meeting room. The team of planners explained the landowners about Town Planning scheme in general and about

scheme no. 11 in particular. Majority of land owners expressed their satisfaction during the meet and overall response to the scheme was positive.

The owners were requested to submit their written suggestions/ objections within 7 days i.e. till 04th May 2023, so that the same can be considered by CIDCO before seeking consultation from Director of Town Planning. However, many applications/ suggestions received after given time of 7 days. Hence, applications received till the discussion with management are considered at this stage.



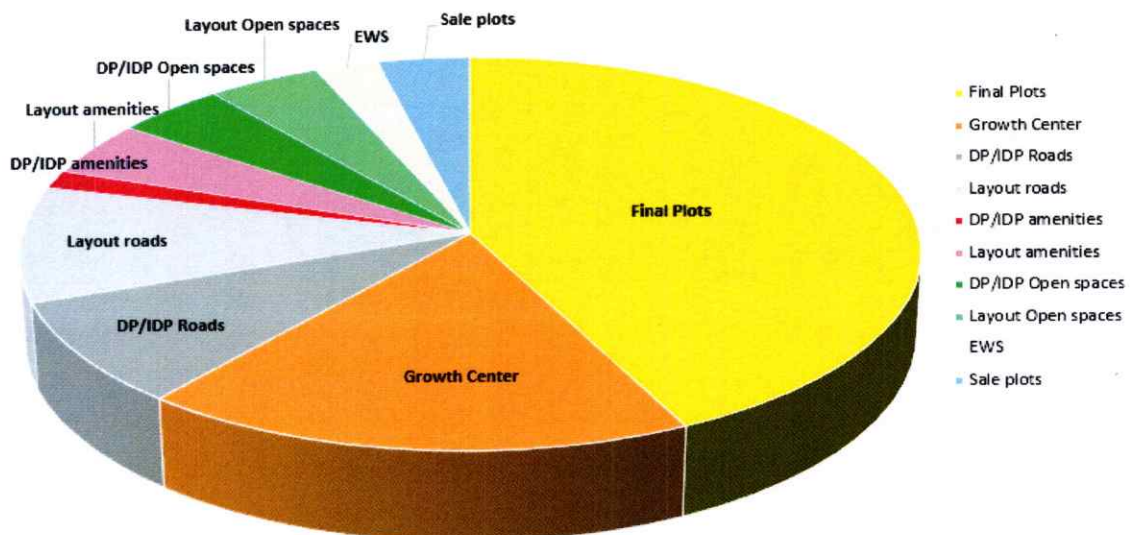


TPS-11: Owners meet photographs

10. Land use distribution in TPS- 11

The land use distribution in TPS-11 is as under:

| Land use | Area (in Ha) | % on net scheme area | Total percentage |
|--------------------------------|---------------|----------------------|------------------|
| Final Plots | 200.44 | 42.9% | 200.44 |
| Growth Center | 84.44 | 18.1% | 84.44 |
| IDP/ DP roads | 40.34 | 8.6% | 40.34 |
| Layout roads | 44.35 | 9.5% | 44.35 |
| IDP/ DP amenities | 6.91 | 1.5% | 6.91 |
| Layout amenities | 20.79 | 4.4% | 20.79 |
| IDP/ DP open space | 20.80 | 4.4% | 20.80 |
| Layout open space | 19.83 | 4.2% | 19.83 |
| EWS | 11.64 | 2.5% | 11.64 |
| Sale Plots | 17.14 | 3.7% | 17.14 |
| Total net scheme area | 466.68 | 100% | 466.68 |
| MMC | 49.34 | | 49.34 |
| Forest | 32.23 | | 32.23 |
| Water body | 17.39 | | 17.39 |
| Railway | 2.77 | | 2.77 |
| Existing roads (NH-348, NH-66) | 22.78 | | 22.78 |
| Gross Scheme area | 591.18 | | 591.18 |



11. 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 land owner to consume the assigned FSI, it is necessary to give certain relaxations in the sanctioned DCPR of IDP to ensure consumption of FSI. This concern has been raised by Architects and land owners at various forums including land owners meet. Such relaxation would probably make the land owners to accept the schemes.

In line of Sanctioned Special DCPRs of Preliminary TP Scheme no. 2 / 3 and subsequently Sanctioned Special DCPR of Draft TP Scheme no. 4 to 7 and tentative draft scheme no. 8 to 10 of NAINA, the Special DCRs of TP Scheme no. 11 has been prepared.

For these Special regulations formed for TPS, suspension of corresponding regulations of Sanctioned DCPRS of NAINA has been sought for all upcoming Town Planning Schemes of NAINA from Govt. vide letter No. TPS-1219/ 2382/ C. No. 186/ 19/ UD-12 dated 30/12/2019. Also, for suspension of some corresponding regulations, Govt. has requested vide letter CIDCO/ NAINA/ TPS/ 2021/ 483 dtd 30/06/2021.

Special Development Control Regulations for Draft TPS-11

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 06/01/2020 (hereinafter called as 'sanctioned DCPRs of NAINA') 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.11. 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 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.

The above regulation shall be applicable subject to suspension of regulation no. 20.3 of sanctioned DCPR of NAINA by Govt. of Maharashtra.

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.

The above regulation shall be applicable subject to suspension of regulation no. 20.3 of sanctioned DCPR of NAINA by Govt. of Maharashtra.

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:

$$\text{FSI of Final Plot} = (\text{Area of Original Plot} / \text{Area of Respective Final Plot})$$

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.

The land parcel eligible of 1.00 FSI as per provisions of 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 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 or 1.25, as the case may be as given in Regulation no. 11 above.

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 restrictions /fire-fighting requirements or any such statutory restriction, 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

- i. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.
 - ii. 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.
 - iii. The aggregate FSI in a receiving Final Plot shall not exceed 4.00
 - iv. 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.
 - v. The Final Plot, after such transfer, shall not be eligible for any additional FSI/TDR in future.
 - vi. 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. 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 M ² to less than 150 M ² *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 M ² to less than 450 M ² | Semi-detached type | Upto 15 M | 1.5 | 2.25 |
| | Detached type | Upto 15 M | 2.25 | 2.25 |
| | | Above 15 M upto 24.0 M | H/5 | H/5 |
| 450 M ² to the less than 1000 M ² | 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 M ² and above | 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 |
| | | 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.

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, Integrated Logistic Park (ILP) etc. the regulations applicable under that scheme shall be applicable to such plots.

12. Finance of the Scheme

I. 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 14.10.2022. 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 presume 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 2022-2023. The Final Plots were estimated in the draft scheme at the rate of four times of NA land rate of ASR 2022-2023.

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-11 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.

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. Based on the assumptions made in earlier approved draft scheme following assumptions made in this scheme and Form I is prepared.

The assumptions in preparation of the finance of scheme are as under:

- 1) For original plot value of land parcels, ASR of Non-agriculture land of 2022-2023 is considered.

- 2) If more than 50% of a particular survey number falls under no construction activity area due to restriction of buffer due to HT line/ pipe line etc., 50% of NA rate mentioned in ASR is considered for original plot value.
- 3) For the already granted CC/permissions by competent Authority, OP value is considered equal to semi-final value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.
- 4) For the land parcels falling 50% or more in 200mts of gaathan or in urban village, original plot value is considered as 1.1 times ASR of Non-agriculture land of 2022-2023, so that the net demand becomes zero for such plots.
- 5) For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2022-2023 of OP is considered.
- 6) For original plot value of land parcels along Highway ASR of Highway land of 2022-2023 is considered.
- 7) Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2022-2023. For rental permission final value is considered as 2 times ASR value.
- 8) 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. Plots of as small amenities which are solely for the benefit of residents within scheme area don't attract contribution. The Growth Centre is reserved for purpose of Planning Authority. The economic or commercial activity envisaged through GC shall mainly serve to the benefit of entire IDP. Hence it is assumed that GC shall be beneficial to the general public. Plots carved out for EWS/LIG in the scheme are requirement of scheme as per Act Provision and shall mainly serve to the benefit of entire IDP, hence shall be beneficial to the general public.
- 9) Plot numbers are given to roads only as per the request of Dy. SLR for preparing property cards. No compensation/ contribution is work out on such final plots.
- 10) Plots reserved for Planning Authority such as park, open space, gardens, common play grounds which are non-saleable plots. Hence, semi-final value is considered as ASR and equal to final plot value.
- 11) For survey numbers/ hissa numbers partly in scheme, area as per drawing (Auto CAD) is considered in scheme.

- 12) Compensation as mentioned in Column no. 11 considered zero since FSI in lieu of compensation is provided.
- 13) Survey numbers affected by Multi Modal Corridor are mentioned in the form, however final plots are not given for the affected area.

II. Cost of the scheme

In Town Planning schemes all infrastructure facilities including last mile connectivity shall be developed by CIDCO. The expenditure required for development of infrastructure in sanctioned DP of NAINA project i.e. for Town Planning Schemes 1 to 11 is worked out by Economist Dept., CIDCO which includes onsite and offsite costs/ City level costs. On site project cost provided by Engg. Dept and offsite costs/ City level costs such as Metro, Sub Urban Railway, BRTS, Multimodal Corridor (MMC), PSID & Street lighting, Construction and maintenance of Fire station and water source development (off site infrastructure cost) provided by Transportation, Water supply, Electrical and Fire Dept.

The onsite infrastructure cost provided by Engg. Dept. is 1476.90 Cr for the entire scheme area. As per the revised declared area of TP Schemes, Economics Dept. has provided tentative TP Scheme wise expenditure vide CIDCO/ ECO/ 2023/ E-175316 dtd 09/08/2023. In case of TPS-11, the cost worked out is of Rs. 4847.22 Cr for the scheme area of 590 ha. The same is considered while preparing Finance of the scheme i.e. Form-II.

III. 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 all-Town Planning schemes for the recovery of onsite and offsite charges incurred in the development of these Town Planning Schemes.

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

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 Town Planning Schemes. DC applicable for land per sq m is 0.5% of the Annual Statement Rate (ASR) or Rs. 100, whichever is higher and DC applicable for built up area per sq m is 2% of the Annual Statement Rate (ASR) or Rs. 400, whichever is higher.

2. Disposition of Plots

The total component of saleable land available for disposition within the 12 Town Planning schemes is 543 Ha. This includes land for disposition under Growth Centre and Sale plots with an FSI of 4.

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.11.

However, there is continuous opposition for these charges from the land owners. About these charges, in the assembly session of Feb-March 2022 of Vidhan Parishad, State Govt. has announced stay on levying of betterment charges on land owners and these charges will be recovered from the last beneficiary by alternative mechanism. CIDCO is in process of deriving mechanism for collecting these charges and will be made applicable after approval from Government.

4. Infrastructure Contribution Charges

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

A study is conducted by the appointed consultant for financial feasibility of Town Planning Schemes. The study inferred that the expected revenue from land disposition cannot support the estimated infrastructure investment. As per the suggestion of the consultant to match the expenditure the Infrastructure Contribution Charges to be made applicable in NAINA jurisdiction area. A proposal in this regard is submitted to Govt. for approval.

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.

13. Publication of Scheme u/s 61(1)

After conducting Owners meet, tentative proposal of draft Town Planning scheme has submitted to Director Town Planning office for first consultation. The Director Town Planning vide जा.क्र.वि.यो.नैना/नरयो क्र.११/कलम ६१(१)/प्र.क्र.३४५/२३/टिपीव्ही-३/५१४८ dated 03/10/2023-had offered consultation on TPS-11. Necessary changes suggested by Director Town Planning in the consultation have been incorporated in the draft scheme.

Further, in accordance with the provision of section 61(1) of the MR&TP act, Draft scheme no. 11 was published in the Gazette on 11th October 2023. Land owners were requested to give suggestions/objections with reference to the provision of section 67 of MR & TP act, 1966.

14. Legal Formalities of Scheme

| Sr. No | Legal Stage | Section/ Rule of the Act | Reference | Date |
|--------|---|--------------------------|---|------------|
| 1 | Declaration of Intention | 60 (1) | Resolution No. 12551, Board Meeting No. 635 | 02.04.2022 |
| | | | CIDCO/NAINA/2022/E-146059 | 22.09.2022 |
| 2 | Gazette Publication of notice | 60 (2) | Maharashtra Government Gazette, Extraordinary Part II | 14.10.2022 |
| 3 | Newspaper Publication of notice | 60 (2) Rule 3(2) | Dainik Sagar (Marathi) & The Free Press Journal (English) | 20.10.2022 |
| 4 | Copies of Intention and Plan to Govt. and DTP | 60 (2) | Letter No. CIDCO/ NAINA/ CP / TPS-11/ 2022/ 557 | 17.10.2022 |

| | | | | |
|----|--|-------------------|---|--------------------------|
| 5 | Publication of Plan and Gazette notice in SPA's office | 60 (3) Rule. 3(1) | ----- | 14.10.2022 |
| 6 | Newspaper publication for owners meet | Rule 4(1) | Krushival (Marathi) & Newsband (English) | 05.04.2023 |
| 7 | Meeting with Owners | Rule 4(1) | ---- | 19-20-21.04.2023 |
| 8 | Extension | 61 (3) | No. TPS no. 11/ NAINA/ Sec.61(3)/ Time-limit Extension/ JDTP-KDN/ 1886 Dt. 28/06/2023 | 14.07.2023 to 13.10.2023 |
| 9 | Consultation with DTP | 61(1) Rule 4(2) | CIDCO/NAINA/TPS-11/Consultation/Sec 61(1)/2023/557 | 10.07.2023 |
| 10 | DTP's Remarks on draft scheme | 61(1) Rule 4(2) | जा.क्र.वि.ओ. नैना/ न.र.यो.क्र.११/ कलम६१(१)/ प्र.क्र.३४५/ २३/ टिपीव्ही-३/ ५१४८ | 03.10.2023 |
| 11 | Gazette publication of notice | 61(1) Rule 5(1) | Maharashtra Government Gazette, Extraordinary Part II | 11.10.2023 |




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