महाराष्ट्र शासन

क्रमांक :- टिपीएस-१२१९/१८६२/प्र.क्र.१०८/१९/नवि-१२
नगर विकास विभाग, ४ था मजला,
मुख्य इमारत, मंत्रालय, मुंबई-३२.
दिनांक :- १६ ऑक्टोबर, २०२०.

प्रति,

१) **व्यवस्थापकीय संचालक,**
सिडको, सिडको भवन, बेलापूर, नवी मुंबई.
२) **संचालक नगर रचना,**
महाराष्ट्र राज्य, पुणे.

CIDCO LTD.
MD'S Section
CBD Belapur
Date : 18/12/2020
Sign : (05:00 pm)

विषय :- नगर रचना योजना नैना क्र. १
नगर रचना योजना क्र. १ चे नकाशे व अहवाल अधिप्रमाणित करणेबाबत ..

संदर्भ :- १) शासनाच्या नगर विकास विभागाकडील अधिसुचना क्रमांक टिपीएस-१२१९/१८६२/प्र.क्र.१०८/१९/नवि-१२, दिनांक ३/९/२०१९ व समक्रमांकाचे दि.११/२/२०२० रोजीचे शुध्दीपत्रक.
२) मुख्य नियोजनकार नैना यांचे पत्र क्र.CIDCO/NAINA/CP/2020/ SAP-1096/75, दिनांक ४/३/२०२०.

महोदय,

मुख्य नियोजनकार (नैना), सिडको यांनी संदर्भिय पत्र क्र.२ अन्वये नगर रचना योजना नैना क्र. १ चे नकाशे व अहवाल (३ प्रतीत) शासनास अधिप्रमाणित करण्यासाठी पाठविलेले आहेत. सदरचे नकाशे व अहवाल (२ प्रतीत) शासनस्तरावरुन अधिप्रमाणित करुन या पत्रासोबत आपणांकडे पाठविण्यात येत आहेत.

आपला,

(अशोक का. खांडेकर)
कार्यासन अधिकारी

सहपत्रे :- वरीलप्रमाणे

(No Attachment)

प्रत माहितीसाठी :-

१) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
२) सहायक संचालक, नगर रचना, रायगड-अलिबाग शाखा, जि. रायगड.

d : kalam/ 5 plans letter

क्र. टिपीएस-१२२०/४७४/२०/नवि-१२

CIDCO
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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"NIRMAL", 2nd Floor, Nariman Point,
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HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 021.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No.

Date :

CIDCO/NAINA/CP/2020/SAP-1096/75 Date: 04.03.2020

To,
Desk Officer (UD-12)
Urban Development Department,
4th floor, Mantralaya,
Mumbai.

Subject: Authentication of Reports and Plans pertaining to sanctioned Preliminary Town Planning Scheme, NAINA No. 1.

Sir,

Government vide Notification dated 03.09.2019 sanctioned the Preliminary Town Planning Scheme, NAINA No. 1 under the provision of section 86(1) of MR&TP Act, 1966 read with corrigendum 11.02.2020. Accordingly, Plans of the said Town Planning Scheme and its report have been modified by an Arbitrator and forwarded to this office.

Government in UDD is now requested to authenticate the Reports and Plans pertaining to the Preliminary Town Planning Scheme, NAINA No. 1.

Yours faithfully,

Encl: 3 sets of drawings and reports.

(V. Venu Gopal)
Chief Planner (NAINA)

Cc for information: The Arbitrator, TPS, NAINA no. 1.

CIDCO LTD. NAINA NAVI MUMBAI

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SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

TOWN PLANNING SCHEME
NAINA NO. 1

(Akurli, Belavali, Chikhale)

TahsilPanvel, District Raigad

PRELIMINARY SCHEME

REPORT

(Under section 72(4)(5)(7) of the MR&TP Act,1966)

Sanctioned under section 86(1) of the MRTP ACT, 1966 vide Urban Development Department notification no. TPS-1219/1865/CR-108/19/UD-12 dated 03.09.2019 read with corrigendum dated 11.02.2020.

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मंत्रालय, मुंबई-४०० ०३२.

S. V. SURVE
Arbitrator

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Sanctioned under section 86(1) of the MR&TP Act,1966
videUrban Development Department notification no. TPS-1219/1865/
CR-108/19/UD-12, dated 3-09-2019 read with corrigendum dated 11-02-2020

TOWN PLANNING SCHEME, NAINA No. 1

(Akurli, Belavali, Chikhale)

Tahsil-Panvel, District-Raigad

PRELIMINARY SCHEME

REPORT

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 City and Industrial Development Corporation of Maharashtra Limited(being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "CIDCO") as Special Planning Authority (hereinafter referred to as "the SPA") vide its Notification, No. TPS -1712/475/CR-98/12/UD-12, dated 10th January, 2013 for 270 villages from District Raigad notified as Navi Mumbai Airport Influence Notified Area (hereinafter referred to as "NAINA"). The Sub-section (2) of Section 21 of the said Act makes it obligatory on the part of any Planning Authority to prepare, publish and submit a Development Plan for the area under it's jurisdiction to the State Government for sanction within a period of three years from it's constitution. Accordingly, in pursuance of the powers conferred by Sub-Section (1) of the Section 23 of the said Act, the Special Planning Authority for NAINA published notice in the Maharashtra Government Gazette, Part-II, dated 15th May, 2014 declaring its intention to prepare a draft Development Plan for the said notified area, and invited suggestions and objections from the public within a period of sixty days from the publication of the notice. Subsequently, the Government of Maharashtra, vide notifications dated 22th September 2015 and 18th March 2016 has declared Maharashtra Industrial Development Corporation Limited, (MIDC) and Maharashtra State Road Development Corporation Limited, (MSRDC) as new Special Planning Authorities within the NAINA resulting thereby to remain CIDCO as Special Planning Authority now for remaining 224 villages.

The SPA (CIDCO), while preparing a Development Plan for the area under it's revised jurisdiction, decided first to prepare an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Tahsil of the Raigad District which are under immediate pressure of development, pending the preparation of the Development Plan for the entire jurisdiction and published a notice in this respect in the Maharashtra Government Gazette dated 15th May 2014. Thereafter, by following the prescribed procedure, the Interim Development Plan was submitted to the State Government for sanction. 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

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with 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 come into force w.e.f. 4th May, 2017.

In the said sanctioned DCPR-2017, a voluntary participatory NAINA Scheme was approved under Regulations No. 12.6 and 13. These special regulations for NAINA scheme are dealing with voluntary land pulling and development. The salient features of the said NAINA Scheme for area outside urban villages are as under:

a. Minimum land area or land aggregation required for participation is 10 Ha.

b. For financial sustainability of the NAINA Project, 40 % land shall be surrendered to the SPA free of cost which shall preferably include IDP reservations.

c. The FSI of total land under NAINA scheme is permitted to be utilized on land retained by the developer. Thus on 60% retainable land, the maximum permissible FSI is 1.7.

d. Uses permissible on retained land are Residential, Commercial, R+C, Hotels, Offices etc.

e. Additional 20% BUA over & above BUA generated on 60% land is permitted necessarily for the construction of EWS/LIG housing. The constructed tenements of EWS/LIG shall have to be handed over to the CIDCO at pre-determined rates (as per MHADA formula).

f. Flexibility is open to join non-contiguous land lying under IDP reservations to make aggregation of 10 Ha.

g. Reservations (excluding Roads) within NAINA Scheme are permitted to be relocated in the NAINA scheme area.

To make the NAINA scheme workable, CIDCO has sought relaxations 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 to wait for relaxations and to avoid land aggregation to happen at sporadic locations through NAINA schemes, CIDCO should undertake Town Planning Schemes for the implementation of the IDP as provided in the chapter V of the said Act. Further, 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 has delegated the powers exercisable by it under section 68(2) of the said Act to the Managing Director, CIDCO for sanctioning the draft town planning schemes at SPA's level.

The Special Planning Authority has therefore decided to undertake series of town planning schemes under the said Act for the effective implementation of the sanctioned interim Development Plan of NAINA instead of relying upon the private developers to

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aggregate the lands in sporadic manner and allow the implementation of IDP to happen through NAINA scheme at the will and wish of the private developers,

The SPA, CIDCO has identified an area to the East of Mumbai-Pune Expressway at about 2 to 2.5 km away and off the Panvel-Matheran State Highway No. 54 about half kilometer away to the North from Akurli village of Panvel Tahsil for its first Town Planning Scheme. While doing so, the SPA has joined the lands situated in villages Belavali and Chikhale from the same Tahsil situated about 4.5 to 5.0 km away from Akurli which are designated in the IDP for Growth Centre. As such, the area identified for the first Town Planning scheme is not contiguous and is in three parts. The SPA has decided to reconstitute the lands from village Akurli into Final Plots to be allotted to the owners/Original Plot holders from these three villages to the extent to 40 % of their original holdings. Remaining 60 % land will be under Growth Centre, IDP and scheme Roads, Open Spaces, EWS and LIG Housing and for social infrastructure. A question was raised whether a Final Plot under Town Planning Scheme with area less than 50 % of its original holding is in order in view of the provisions made under sub-section (g-1) of section 64 of the said Act and whether a town planning scheme should have contiguous area?. Section 59 or 60 of the said Act and the respective rules under the Maharashtra Town Planning Schemes Rules, 1974 do not state that scheme area must be contiguous, homogeneous or unbroken piece of land. Reconstitution into a Final Plot is given under section 65 of the said Act which does not say anything about proportion of reduction in area while reconstitution of a Original Plot into a Final Plot. Section 64(g-1) of the said Act limits the area to be provided for EWS / LIG housing to the extent of 10 % and for infrastructure plus the area of sale component to the extent of 40%, both percentages are of the total scheme area. The scheme area generally contains existing roads, natural features, existing infrastructure etc. and hence, for providing 10 % and 40 % lands for the users specified under section 64 (g-1), area available with the owners is only available for reconstitution. Hence, Final Plots will naturally get reduced to below 50 % if the reservations under section 64 (g-1) are proposed to the extent of 50%.The SPA's conclusion in this respect seems to be in order. The first part of the Scheme from village Akurli is of 12.75 Ha, the second part from village Belavali is of 4.59 Ha and the remaining part from village Chikhale situated beyond river Kirki is of 1.77 Ha. Thus the total area under the scheme is of 19.11 Ha.

The scheme area is only 3/4th km away from Panvel Node of Navi Mumbai. The Panvel-Matheran Road, though it is categorised as State Highway, is very narrow and needs to be widened immediately in order to cope with the existing as well as incoming traffic load. The sanctioned Interim Development Plan proposed its widening to 27m.The area to both sides of this state highway is under development, mainly for residential with ground floor shopping and many such building projects have come up. As such, the area needs immediate implementation of the Interim Development Plan alongwith improvements in social and physical infrastructure in this stretch. In view of this, the SPA, NAINA(CIDCO) has decided to undertake series of Town Planning Schemes as per chapter V of the Maharashtra Regional and Town Planning Act, 1966. After the implementation of various such town planning

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schemes, the area under IDP will get turned into a well laid and well planned urban area with proper infrastructure and efficient road network.

The SPA, NAINA (CIDCO) has decided to start its first Town Planning Scheme from this Akurli area. The area is in Residential Zone of the sanctioned IDP. The TPS-1 has derived access off Panvel-Matheran Road over the existing 18.00 M wide road constructed for the Rental Housing Scheme. Since the proposed TPS-1 is in close proximity of already developed Panvel node of CIDCO, the existing infrastructure easily be extended upto the said scheme area in short period. The service infrastructure such as construction of roads, provision of street lights, laying of appropriate size gutter lines, providing and laying of appropriate size of water pipelines etc within scheme area will now be the responsibility of the SPA, NAINA (CIDCO). There is a site reserved in sanctioned IDP of NAINA for Sewerage Treatment Plant (STP) in the South-East direction of the TPS-1 at a distance of about one km. Provision of underground sewage connections to every plot will have to be made in due course of time, which will finally be connected to the said STP, when constructed. While preparing TPS-1 no changes in the IDP reservations have been made. The second and third parts of the scheme from villages Belavali and Chikhale are fully under reservations of Growth Centre and Multi-Modal Corridor(MMC) in the IDP and hence, under acquisition.

The Draft Scheme

The Board of CIDCO vide Resolution No 11915 dated 11-08-2017 had declared its intention under Sub- Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No 1 at Village- Akurli, Belavali, and Chikhale (non-contiguous area) of Tahsil Panvel, District Raigad. While declaring the area for the first Town Planning Scheme, proposal received under voluntary NAINA scheme was considered by the SPA and the land parcels which were found land locked within the proposal for NAINA scheme boundary are considered along with some land parcels required to make the scheme workable. As said earlier, the non-contiguous parts of the scheme from villages Belavali and Chikhale are fully under reservations of Growth centre and the MMC, the Final Plots to be allotted in lieu of their original plots to the owners of these non-contiguous areas are necessarily be from Akurli village.

The area of the Town planning Scheme, NAINA No. 1 (Akurli, Belavali, Chikhale) (hereinafter referred to as " the said TP Scheme") is in three parts. It is 127546 sq.m in Akurli village, 17731 sq.m in Chikhale village and 45901 sq. m in Belavali village totalling to 1,91,178 sq. m. All the three parts included in the said scheme do not possess any access from public road. In the IDP, 18 m wide East-West road is proposed which passes through the northern portion of the Akurli part. The alignment of proposed Multi-Modal Corridor touches the Southern part of the Belavali area. The Chikhale part is beyond the river Kirki and inaccessible. The Belavali part is also inaccessible. As all the final plots are to be allotted only in Akurli area of the scheme, being other two parts from villages Chikhale and Belavali are under reservations of Growth Centre and MMC, the SPA prepared a scheme layout in Akurli part. The access to the Akurli part is being derived extending the 18 m wide North-

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South road branching off the Panvel-Matheran Road which runs along the eastern boundary of the Balaji Symphony rental Housing scheme. The SPA (CIDCO) has prepared the draft Town Planning Scheme by following the formalities and observing the legal provisions as described hereinafter.

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 preparation of Town Planning Scheme No 1 at Villages Akurli, Belavali, and Chikhale (non-contiguous and in three parts) from Tahsil Panvel, District Raigad.A notice regarding declaration of making a Town Planning Scheme No 1 as per provision in Section 60(2) of MR&TP Act, 1966 has been published in the Extraordinary Maharashtra Government Gazette, part-II, dated 8th September.2017 as well as in the daily newspapers "Prahar" and "The Asian Age" dated 13-09-2017. The notice was also displayed and affixed on Notice Board in NAINA office on 08-09-2017.As provided under Sub-Section (2) of Section 60 of the said Act, a copy of gazette Notice together with a copy of the plan showing the area to be included in the scheme have been dispatched to the Urban development Department (UD-12) and the Director of Town Planning, Maharashtra State, Pune within a prescribed period of 30 days.

The data regarding ownerships and gut-sketches of all holdings included in the Scheme along with their area details were collected by the SPA from the Revenue and Land Records Departments. The Land Records Department had provided certified combined measurement map of the area included in the TPS No. 1 vide MR No 11574 dated 29-9-2017,No. 11577 dated 29-09-2017 and No. 11576 dated 05-9-2017. Thereafter, the SPA has decided its methodology as under.

SPA has started the work of preparation of the draft TPS-1 for the purpose of implementing the proposals in the sanctioned IDP of NAINA and to make a proper layout of the scheme area so that each and every holding will get an access and a shape for its further development. The SPA (CIDCO) has taken a decision that 40 % land of their original holdings will be returned to the land owners in the form of final plots under this scheme and 60 % land acquired will be utilised for IDP reservations viz. 18 m DP road, Growth Centre and for MMC proposed by the Mumbai Metropolitan Region Development Authority (MMRDA) as well as for social infrastructure viz. Open spaces in the form of gardens and play grounds, amenity sites and a electric sub-station to subserve the scheme area. As the section 64 (g-1) prescribes provision of site for EWS and LIG housing to the extent of 10 % of the scheme area, SPA has decided to reserve such site at suitable location in Akurli part.

The SPA has promised the land owners during the public meetings that though the infra-structural sites are already provided in the sanctioned IDP considering the planning standards, the SPA will provide additional social infrastructure for the welfare of the inhabitants of the scheme area and as such, the land owners will not be then required to provide 10 % recreational open spaces and 5 %amenity spaces under DCPR-2017 in their individual final plots.

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The SPA has decided that as the noncontiguous two parts of the scheme located in villages Chikhale and Belavali are entirely under reservations of the Growth Centre (GC-207) and the MMC, the land owners having their holdings in these two villages will be accommodated and allotted final plots in the Akurli part. Thus, areas from villages Chikhale and Belavali will be fully acquired for proposed Growth Centre and for the MMC as IDP proposals.

At present, proper access to the scheme area in Akurli part is not available and all the lands are locked and development is not possible for want of a proper access. The other two parts from villages Chikhale and Belavali are under acquisition and hence, the SPA has decided to open out the scheme area situated in village Akurli by extending 18 m wide road constructed by the developer for rental housing scheme just adjacent to the T. P. Scheme area and to introduce a proper road network together with proposed 18 m wide IDP road.

Accordingly, SPA(CIDCO) had prepared tentative proposals of the Town Planning Scheme, NAINA no. 1.Thereafter,as provided under Rule No 4(1) of Maharashtra Town Planning Schemes Rules 1974, all the land-owners were called for public meeting / discussion. A presentation for understanding of the tentative proposals of the TPS-1 is made to the land owners by the officers of the SPA and requested to give suggestions and objections. The owners understood the scheme and expressed their satisfaction on the general layout of the scheme and on the location, size and shape of their reconstituted final plots. The scheme was generally welcomed by all the owners present during owners meet conducted on 08-11-2017.After the owners meet, the SPA had received suggestions/objections/consents from some of the land owners stating that as provided under section 65 (2) (c) of the said Act, they would be allotted a single final plot in lieu of their several original plots. Most of the land owners requested to allot final plots as far as possible covering their original holdings. The suggestions are taken into consideration by the SPA and tentative layout of draft Town Planning Scheme was modified accordingly.

After conducting owners meet on 08.11.2017 vide rule No 4(1) of TPS Rules, 1974 as said earlier and wherever possible, after incorporating suggestions received from the owners during the said meet, the draft TPS-1 was finally prepared. It was then submitted for consultation to the Director of Town Planning, Maharashtra State, Pune, as required under Section 61 (1) of the said Act and as per rule no 4 (2) of Town Planning Schemes Rules, 1974 well in time. The Director of Town Planning vide his Marathi letter No. TPS-NAINA no. 1/CR-438/17/TPV-3 dated 1-2-2018had communicated his remarks in respect of the proposals of the draft TPS-1. Necessary changes suggested by Director of Town Planning during the consultation were incorporated in the draft TPS-1by the SPA. The SPA had discussed with the Principal Secretary, Urban Development Department, Mantralay, Mumbai some of the matters in detail in respect of the said draft scheme during meeting held on6th April 2018 which concluded with certain decisions. Accordingly, the matter of publication of Draft TPS-1, with necessary modifications suggested by Director of Town Planning was placed before the CIDCO Board. The major modifications carried out by the SPA in the draft Scheme were

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a) The provision of transfer of non-utilized FSI within scheme was deleted.

b) Minimum 6meter margins were proposed for buildings having height more than 15.00 M for fire-fighting requirement.

c) All amenities were reshaped in buildable plots. The irregular shaped corner plots were proposed for open spaces

d) The valuation of final plots designated for Growth Centre was incorporated in the form no. 1.

The Board vide Resolution No 12026, dated 12-04-2018 had approved the proposal of publication of modified draft TPS-1as provided under section 61(1) of the said Act. A notice in this regard for inviting suggestions/objections from the public and from the land owners was published as provided under sub-section (1) of Section 61 of the said Act in English and in Marathi in the extraordinary Maharashtra Government Gazette (part-II) dated 17-04-2018 and also in Local newspapers namely 'The Asian Age' and 'Ramprahar'. The documents pertaining to draft TSP-1were also uploaded on SPA's (CIDCO's) website https://cidco.maharashtra.gov.in//naina for the information of the general public and of the land owners. The SPA, NAINA (CIDCO) had received nine suggestions/objections with respect to the publication of the Draft TPS-1. Though the last date of filing suggestions/objections was 17-05-2018, suggestions received till 30-05-2018 were considered by the SPA. Out of total 9 suggestions, only 2 were with regard to the reconstitution of the final plots and remaining were general in nature.

M/s Sea Queen Developers Pvt. Ltd had requested to interchange Final Plots no. 3 and no. 15 admeasuring almost of the same areas. Final Plot no. 15 was allotted to the Original Plot located in non-contagious portion of theTPS-1. This request was made in view of their other Final Plot No. 14 allotted there and the request was made to have these two plots adjacent. The suggestion was accepted by the SPA and the draft scheme was accordingly modified. Rests of the suggestions were general in nature and not related to reconstitution of final plots or layout of the scheme. Some applications received were not from any of the owners of Original Plots included in the draft TPS-1. These suggestions were considered as uncalled for and hence, were not considered by the SPA.

Section 68(1) of the said Act provides that the Planning Authority shall, not later than three months from the date of the publication of the notice in the Official Gazette, regarding the making of the draft scheme, submit the same with any modifications which it may have made therein together with a copy of objections received by it to the State Government, and shall at the same time apply for its sanction .Since, there was no change in layout of the draft scheme published on 17-04-2018, except for interchange in ownerships of Final Plots No 3 and 15, the layout of the draft scheme published under section 61(1) remained unchanged and the same was submitted alongwith all the accompaniments for sanction by the SPA, NAINA (CIDCO) to the Managing Director, CIDCO as the powers exercisable under section 68(2) of the said Act have been delegated to him by the State Government vide Urban Development Department notification no. TPS-1817/973/CR-103/17/UD-13 dated 13-09-2017. The

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Managing Director, CIDCO had accorded sanction under section 68(2) to the draft Town Planning Scheme, NAINA No. 1vide his Notification No CIDCO/ NAINA/ TPS-1/2018dated 21-09-2018 after consulting the Director of Town Planning, Pune. The Notification in this respect was published in the extra-ordinary Maharashtra Government Gazette, Part II, dated 24-09-2018 .

As stated earlier that the owners/stakeholders were committed by the SPA, NAINA (CIDCO), and as per NAINA Scheme approved under DCPR-2017 of IDP, no landowner will lose potential of their lands. The FSI of their original plots atpresent is only 0.20 as base FSI plus 0.30 as premium FSI totaling to only 0.50. NAINA Scheme provides that if the lands are pulled or aggregated to form comprehensive development unit of atleast 10 Ha, then for 60 % land retained by the land owners/developers under NAINA Scheme, they are then eligible for global FSI of 1.00 for their land aggregation after surrendering 40% land to the SPA free of cost. The FSI permitted under the DCPR-2017 to the owners/developers to consume in 60 % land retained by them is 1.70. The SPA considered the same corollary to permit potential of original plot to a final plot. However, this is already provided in the proviso of Section 100 of the said Act. The NAINA Scheme regulations of the DCPR-2017 cannot be made applicable to or compared with the Town Planning Scheme prepared under the provisions of Maharashtra Regional and Town Planning Act, 1966. The real question here is whether land aggregation entitles to FSI of 1.00 instead of 0.50 (with premium) prescribed in DCPR-2017 as an incentive. Same intensive prescribed under the sanctioned DCPR-2017 for land pulling under NAINA Scheme seems to have been adopted by the SPA, NAINA for the aggregation of original holdings under a town planning scheme. The Town Planning Scheme prepared under the provisions of Chapter V of the said Act is also land pulling, laying out and redistribution of land in the form of final plots of reduced areas back to the owners. The lands required for road network, open spaces, social housing, sale component for raising the funds and for social infrastructure under a Town Planning Scheme could be said as indirectly acquired by the SPA. The base FSI of lands included in the Town Planning Scheme should have therefore to be adopted as 1.00 which is a normal FSI everywhere in the State and also being permitted in Integrated Township Projects. This will lead to effective implementation of the Town Planning Schemes in NAINA and in getting proper cooperation from the land owners/stake holders. The SPA, NAINA (CIDCO)has decided to allot final plots to the land owners after taking away their 60 % land. Thus, the land owners are getting final plots reduced to the extent of 40 % of their original plots. If the potential of original plots considering base FSI of 1.00 is granted on the final plots in lieu of compensation, then the net FSI permissible in the final plots works out to 2.50.This has been committed by the SPA to the land owners and the draft Town Planning Scheme; NAINA No. 1 has been processed so far and now has been accordingly sanctioned by the Managing Director, CIDCO under section 68(1) of the said Act. This draft scheme is now under arbitration proceedings.

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

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Government, in the whole or the part of the State. To enable the land owners to consume the total FSI(which includes the compensation part) in the final plots of much reduced areas, it is necessary to give certain relaxations in the sanctioned DCPR-2017 of IDP. This concern was raised by the Architects and land owners at various forums including land owners meet. Such relaxation would probably make the land owners to accept the schemes. Accordingly, the SPA, NAINA(CIDCO) has formulated some special development control regulations in the draft scheme and submitted a proposal for suspending related regulations from the DCPR-2017 to the State Government. The Urban Development Department vide its letter bearing number TPS-1718/4354/CR-223/18/UD-12 dated 23-10-2018 has accorded sanction to this proposal. Since the powers of sanctioning the Draft Scheme under section 68(2) of the Act have been delegated to the Managing Director, CIDCO vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13-09-2017, it is presumed by the SPA that on getting the draft scheme sanctioned by the Managing Director, CIDCO on 21st September 2018,the Special Development Control Regulations proposed in the draft TPS-1 are approved under these delegated powers and the suspended regulations are now replaced by these relaxed regulations in view of sub-section (2) of section 159 of the said Act. However, the powers exercisable under section 159 of the said Act are not delegated to Managing Director, CIDCO and hence, any Special Development Control Regulations to be enforced in the scheme area are required to be sanctioned by the State Government under sub-section (1) of section 86of the said Act. The special development control regulations formulated by the SPA in the sanctioned draft scheme need to be reconsidered in view of consumption of FSI permissible as well as from the point of view of public health, public safety. As such, special regulations which are really necessary for efficient implementation of the scheme are proposed now by the Arbitrator in addition to the DCPR-2017. The SPA has mentioned that during consultation under section 68 of the Act with the Director of Town Planning, he suggested not to propose TDR in lieu of compensation eventhough it is permitted in the new proviso of the modified Section 100 of the said Act. During the hearing, all the land owners have demanded the compensation in terms of FSI and if it is not consumed, then allow them to use it as TDR. The Section 100 prescribes FSI/TDR in lieu of compensation and it should be equivalent to the reduction in area of Original Plot while reconstituting the Final Plot. The amount to be recorded in Form No. 1 of the Final Scheme as compensation is not then payable if the FSI/TDR is opted by the owner. The Draft Scheme seems to be silent on this.

The SPA had prepared a layout of this draft scheme accommodating IDP road of 20 m, proposing other scheme roads of 18 m, 15 m & 12m to give access to all the final plots with proper internal mobility. The draft scheme also proposed plots for open spaces, social amenities, electric sub-station, EWS and LIG Housing and for Growth Centre. The Multi-Modal Corridor has been proposed by the MMRDA in the Mumbai Metropolitan Regional Plan and the land falling under it is also reserved in the draft Scheme. As said earlier, the draft scheme is sanctioned by the Managing Director, CIDCO on 21st September 2018 under section 68 (2) of the said Act and in view of provisions of section 68(A) of the said Act, all the lands falling under roads proposed in the scheme vest in the SPA, NAINA.

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Arbitration Proceedings

The State Government has then appointed Shri Suresh V. Surve, Deputy Director of Town Planning, retired from the Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 for this draft scheme vide Urban Development Department notification No. TPS/1718/4354CR-223/18/UD-12 dated 23rd October 2018..

The Arbitrator has entered upon the duties w.e.f. 15th November 2018by publishing the notice in the Maharashtra Government Gazette, Part II, on pages 1 &2 dated 20-11-2018. The same notice in English and in Marathi has been published in daily Marathi Newspapers dated 30-11-2019 for the information of the public. The Arbitrator has observed that the scheme layout has not been demarcated on ground and the final plots were not measured by the Special Planning Authority. The demarcation and measurement work have been then carried out and competed on 25th February 2019.Then special notices in the prescribed Form No. 4 as per Rule No. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974have been served on each and every owner of the original plots during 1st March to 26th March 2019. It was found that some of the owners were not appeared to give hearing and some were not received the special notices for want of addresses etc. The public notice was published in the local newspaper dated 16th April 2019 as well as it was published in the respective Gram Panchayat Offices and absent owners were called to give hearing in respect of the scheme proposals. The hearing of the land owners have been completed during the period from 11th march to 26th April 2019.The Special Planning Authority, NAINA (CIDCO) has also been given hearing on 8th May 2019. The points raised by the Arbitrator vide his letter No. CIDCO/NAINA/Arbitrator/TPS-1/2019/53 dated2nd May 2019 was replied by the Special Planning Authority vide letter bearing No. CIDCI/NAINA/CP/TPS-1/2019/E-330/187 dated 17-05-2019.The minutes were recorded ownership-wise by the Arbitrator and decisions regarding reconstitution of original plots into final plots together with their titles with shares, tenures are recorded in Table no. A.

Preliminary Scheme

The Arbitrator has then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme as provided under sub-section (3) of Section 72 of the said Act on 3rd May 2019 vide his order bearing no. CIDCO/NAINA/Arbitrator/TPS-1/2019/555 dated 3-05-2019.Then the layout of the scheme has been finalised by the Arbitrator in light of the requests and points/issues raised by the land owners during the hearings and by the Special Planning Authority. The sanctioned IDP proposed a 20 m wide east-west road in Akurli village which runs through the scheme area. None of any other proposals or reservations is proposed in the IDP which falls in Akurli part included in the scheme. The areas included in the scheme from villages Belavali and Chikhale are entirely under Growth Centre and the MMC reserved in the IDP. Hence, the final plots to be allotted in lieu of their original plots to the land owners from these three villages will be by reconstitution of the lands situated only in village Akurli. While finalising the scheme

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proposals and the layout, the Arbitrator has made following observations in the sanctioned draft scheme.

The draft scheme prepared by the SPA, NAINA(CIDCO) and now sanctioned under section 68(2) of the said Act provides for

i) Total area under the scheme is 1,91,178sq.m, out of which , 1,27,545.93 sq.m from village Akurli, 45,901.31 sq.m from village Belavali and 17,730.76 sq.m from village Chikhale.

ii) Roads proposed in the network are 20 m IDP road, and 18 m, 15 m & 12 m are scheme roads.

iii) Final Plots are of reduced area to the extent of 40 % of their original plots and allotted only in Akurli village to all the land owners from three villages admeasuring to inall 76471.00 sq.m.

iv)Open spaces in the form of four gardens(FP Nos. 4,7,13,32), one play-ground (FP No. 41) and three open spaces (FP No. 18,33,45) admeasure to in all11,834 sq.m. Some of them are strips and of very small in areas.

v) Three Amenity Plots (FP Nos. 9, 10, 24) admeasureto2,889 sq.m are proposed. Some of them are very small in areas.

vi)One plot for Electric Sub-Station (FP No. 25) is proposed which admeasures to 1,516sq.m

vii) One plot for School (FP No. 43)is proposed which admeasures to 2479 sq.m

viii)One plot for inclusive housing (FP No. 44)is reserved which admeasuresto8,597sq.m

ix)Two plots for Growth Centre from villages Belavali and Chikhale (FP Nos. 46. 47)are proposed which admeasure to54,985 sq.m.

x) Two plots under Multi-Modal Corridor (FP Nos. 48, 49) proposed in the MMR and now reserved as IDP proposal which admeasure to 8,647 sq.m.

xi) The area under the scheme is considered to be included in Residential and Mix-Use zone of IDP.

It is observed that the SPA, NAINA(CIDCO) has allotted final plots exactly of 40 % in area of respective original plots and the areas left out, eventhough they are small, are reserved for open spaces at several places. Hence, very small plots at various locations have been proposed for open spaces, out of them, some are not suitable and economically maintainable. The plots meant for such open spaces will have to be proposed at two or three places considering smaller extent of the scheme. During hearing of the land owners, some have requested to amalgamate their plots being held in same ownership or held in the family or held in single partnership firm or company. Few have asked for sub-division of their plots. Further, it is observed that a road of 15 m wide running North-South has been proposed in a

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draft scheme only to give access to two open spaces which are in strip forms. These open spaces comprised in FPs nos. 32 and 33 of the draft scheme are decided to be deleted as they are small in areas and will not serve the scheme area considering where those are located. As such, then the said road is not required and hence, proposed to be deleted after consulting the SPA. Similarly, the amenity plots are also required to be reduced in number and have to be proposed of sizeable area considering requirement of social infrastructure. During the inspection of the scheme area at Akurli village, it has been observed that electricity sub-station is already erected without considering the boundaries of the final plot reserved in the draft scheme and without obtaining the SPA's permission. The final plot to be reserved for this sub-station is therefore required to be adjusted accordingly. Further, it is observed that a bungalow is under construction in original plot no. 1 without observing the boundaries of final plot to be allotted and also without seeking SPA's permission. Some of the ownerships have been found changed by the plot holders executing transactions. Considering all these points/observations and after hearing the SPA, the layout of the draft scheme is revised wherever necessary by the Arbitrator.

The section 64 (g-1) prescribes cap of 50 %for reserving amenity plots, roads, EWS and LIG housing, plots for sale to raise the funds and the open spaces. The area analysis of the sanctioned draft scheme is given here. The 16.95 % area is under roads, 6.19 % area is under open spaces, Gardens and Play Ground, 3.60% area is under amenities, school and utilities totaling to 26.74 % of the draft scheme area. The area under plot designated for Inclusive Housing is 4.50 %.The area under growth centre is 28.76 % of the scheme area. Thus the total land under acquisition by the SPA is 60.00% % of the draft scheme. This exceeds the cap of 50 % mentioned under section 64(g-1) (i) &(ii) of the said Act. This is mainly because of the two items. First one is the area acquired for MMC, the RP proposal initiated by the MMRDA which has been incorporated in the IDP. The second one is the Growth Centre, a city-level proposal of the IDP which is included in the scheme as non-contiguous part. The MMC and the Growth Centre are situated in Belavali and Chikhale villages. This non-contiguous part is entirely under acquisition. The final plots to be allotted to the land owners from three villages, plots for social infrastructure, open spaces, utilities and the plot of EWS & LIG Housing, they all fall in Akurli village alongwith DP road and other scheme roads.

The section 64 (g-1) (i) prescribes provision of EWS and LIG Housing and the housing for affected families due to scheme proposals to the extent of 10 % of the Scheme area. None of any families are being dishoused in the scheme and hence, no provision in this regard is required. In the draft scheme, final plot no. 44 is proposed for inclusive housing which is not in accordance with section 64(g-1) (i). Inclusive housing may accommodate HIG or MIG housing and other permissible users also. The Preliminary Scheme therefore provides FP No. 44 for LIG / EWS housing and it is below the maximum limit of 10 %.The section64(g-1) (ii) prescribes 40 % cap for roads, open spaces, social infrastructure and utilities and for sale component. In the draft scheme, though MMC is RP proposal, is incorporated considering that it is a IDP proposal and comes under this section. The reservation of growth centre is not social or service infrastructure and hence, considered as not covered under this section. The growth centre is also not a sale component expected in

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this section mainly to raise the funds to meet expenditure on infrastructure of the scheme. It is a city level proposal and nothing to relate directly with the scheme. The land owners have not objected to acquire their lands for MMC and Growth Centre and they have accepted final plots of reduced area to the extent of 40 % of their original plots in another village of Akurli situated about 4 to 4.5 Km away. In view of this, the percentage of lands under DP/Scheme roads including MMC, social infrastructure, utilities and open spaces proposed in the draft scheme works out to 26.74%. In the Preliminary scheme, this percentage is slightly reduced to 26.54 % in view of deletion of small portion of 15 m scheme road. The social infrastructure and open spaces provided in the scheme are in addition to the IDP reservations proposed elsewhere and they are provided mainly because the scheme area does not contain any infrastructure to cater the population expected in the scheme area. The IDP provides nearly 50% of the reservations required as per planning standards and shortfall has been expected to be met through the NAINA Scheme of the DCPR 2017.Since the NAINA Scheme is found to be impracticable to execute, this shortfall is now decided to be met through the T. P. Schemes.

During the hearing of the land owners before the Arbitrator under rule no.13 (4) of the Maharashtra Town Planning Schemes Rules, 1974, the requests/demands made by them in general, are a) to allot single final plot for their various original plots held in same ownership or in family, b) to allot final plot covering as far as possible the portion of their original plot c) FSI may be granted equivalent to the reduction in area of the original plot d) as the final plots are allotted of areas reduced to 40 % of their original plots, physical area available for development is less and may lead FSI to remain unutilised. In such cases, TDR is requested to be allowed. e) side and rear marginal distances would be relaxed atleast in smaller or narrow plots so as to consume the permissible FSI. f) recovery of contribution should be waived as the 60% land is acquired. g) possessions of final plots would be handed over immediately with proper access roads.

These requests are considered wherever possible and complied to the satisfaction of the land owners. Special development control regulations in addition to the DCPR-2017 are formulated so as to make possible to consume the higher FSI and to make suitable plots buildable. The request to waive the recovery of the contribution does not fall in the purview of the Arbitrator as it is a statutory requirement vide section 99(2) of the said Act. The SPA, NAINA (CIDCO) may take suitable decision in this respect at its level.

General layout of the draft scheme is reconsidered in light of the points raised during the hearing with the owners and with the SPA. It is decided that small plots proposed in the draft scheme for the open spaces/gardens in FPs nos. 4, 7, 18, 32, 33& 45 should be reduced in number to provide sizeable open spaces for better utility. The 15 m wide road proposed to give access to two open spaces in FPs nos. 32 and 33 in the draft scheme is decided to be deleted as it is no longer required as the strip-type open spaces in the said FPs 32 and 33 are decided to be deleted. Considering the present ownership documents submitted by the land owners during hearing, some final plots are merged to form single final plots as requested by the owners. The final plots 10, 11, 12 are shifted to suitable locations and the area there is merged into garden in FP no. 13 and it is enlarged. The owner of FP no. 35 pointed out that

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the plot allotted to him is unsuitable for development to consume the FSI of 2.50 due to its narrow and irregular shape and requested to make it rectangular. As the two strip-type open spaces and 15 m wide road proposed in the draft scheme are deleted as said above, the layout at FPs nos. 29, 30, 31, 34, 35 is modified and Children Play Ground has been proposed in new FP no. 34 in the preliminary scheme. The draft scheme has proposed three amenity plots in FPs 9, 10 & 24. It is decided to propose a bigger single plot for this purpose as Community Centre in FP no. 24 in the preliminary scheme. The electric sub-station is already erected without taking cognizance of the final pot and hence, this final plot is now modified suitably to accommodate the erected electricity sub-station in FP no. 25. The bungalow has been found constructed without seeking SPA's permission in OP no. 1 and also without observing the reconstitution of FP no. 1. The FP no. 1 is accordingly revised. The FP no. 40 is sub-divided at the request of the owners according to their present ownerships and two final plots as 40A and 40B are reconstituted. As some of the final plots of the draft scheme are amalgamated or deleted, the remaining final plots are renumbered as appearing in the preliminary scheme. Thus ten FP numbers of the draft scheme are not appearing in the preliminary scheme. The Original Plots are 58 and the draft scheme allotted 49 Final plots to the owners and to the public sites including growth centre and MMC. The Preliminary Scheme, in turn, has now allotted 40 Final Plots. The draft scheme has proposed all the final plots are eligible for residential and mix zone users. However, the area of the scheme falls only in residential zone of IDP. Hence the final plots are proposed in the preliminary scheme eligible only for the users of residential zone. The said variations made in the draft scheme are of minor nature, the provisions of sub-section (7) (b) of Section 72 of the said Act do not attract. The area analysis of the Preliminary Scheme is as under.

Table No. 1

Area Analysis of Lands reserved for SPA in the Preliminary Scheme

Sr.No.	Final Plot No.	Purpose of Reservation	Area in sq. m	Percentage with Scheme Area
1	13	Garden	5070.00	2.65
2	24	Community Centre	2438.00	1.28
3	25	Electric Sub-Station	2280.00	1.19
~~4~~	~~34~~	~~Children Play Ground~~	~~1806.00~~	~~0.94~~
4A	32	Open Space	405.00	0.21
4B	33	Open Space	617.00	0.32
5	41	Play Ground	5379.00	2.81
6	43	Educational Purpose	2021.00	1.06
7	44	EWS/LIG Housing	8543.00	4.47
8	45	Road Amenity	134.00	0.07

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9	46 & 47	Growth Centre	54985.00	28.77
10	48 & 49	Multi-Modal Corridor (MMC)	8647.00	4.52
11	DP Road	IDP Road of 20 m width	8761.00	4.58
12	Scheme Roads	a) 18 m wide Roads b) 15 m wide Roads c) 12 m wide Roads	a) 4964.00 ~~b) 7394.00~~ 8178.00 c) 1855.00	~~7.43~~ 7.85
		Total Reservations and Roads	**114277.00**	**59.78**

Note:- The sanctioned IDP does not have any reservation except Growth Centre proposed in the scheme area and the above reservations are in addition as scheme reservations.

Table No. 2

User category and its percentage with Preliminary Scheme area

Sr. No.	Purpose	Area in sq. m	Percentage with Scheme Area	Remarks
1	Open Spaces	12255.00	~~6.41~~ 5.99	Gardens, Play Grounds etc.
2	Social Infrastructure	4459.00	2.33	Schools, community activities etc.
3	Public Utility	2280.00	1.19	Electricity Sub-Station
4	Roads	23108.00	~~12.09~~ 12.52	DP & Scheme Roads
5	MMC	8647.00	4.52	RP Proposal
Total	**Users as per Section 64(g-1) (ii)**	**50749.00**	**26.55**	**Less than limit of 40 %**
6	EWS/LIG Housing	8543.00	4.47	Plot meant for SPA
Total	**Users as per Section 64 (g-1) (i)**	**8543.00**	**4.47**	**Less than limit of 10 %**
7	Growth Centre	54985.00	28.76	City-level IDP Reservation

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8	Residential Use in Final Plots in Akurli Village	76901.00	40.22 %	Plots allotted to the Land Owners from Akurli, Belavali and Chikhale villages

Table No. 3

Comparison of Users provided in Draft and Preliminary Schemes

Sr. No.	Purpose of Users	Percentages with Scheme area		Remarks
		Draft Scheme of SPA	Preliminary Scheme	
1	Open Spaces	6.19	~~6.41~~ 5.99	increased
2	Social Infrastructure	2.81	2.33	slightly reduced
3	Public Utility	0.79	1.19	increased
4	Roads + Road Amenity	12.43	12.~~09~~ 12.52	slightly reduced
5	MMC	4.52	4.52	maintained
Total	**Users as per Section 64 (g-1) (i)**	**26.74**	**26.55**	slightly reduced
6	EWS/LIG Housing	4.50	4.47	slightly reduced
Total	**Users as per Section 64 (g-1) (i)**	**4.50**	**4.47**	slightly reduced
7	Growth Centre	28.76	28.76	maintained
8	Final Plots for Owners	40.00	40.22	slightly increased
	Total users	**100.00**	**100.00**	Minor variations

The Arbitrator has recorded the minutes of the hearings and has taken decisions in respect of each and every Original Plot as provided under rule No. 13 (4) (5) of the Maharashtra Town Planning Schemes Rules, 1974 before drawing the Preliminary Scheme as recorded in Table no. A. The decisions regarding redistribution and allotment of Final Plots to the owners of lands included in the Scheme from three villages are as recorded in Table B. The Common decisions are also taken in respect of all the Final Plots of the Preliminary Scheme as given hereinafter. The period within which the SPA shall carryout works contemplated in the scheme has also been decided as provided under section 72(4) (iv) of the said Act. The SPA, NAINA (CIDCO) had moved the Urban Development Department to suspend some of the regulations not to operate in the scheme area. The State Government, vide letter No. TPS-1718/4354/CR-223/18/UD-12 dated 23-10-2018 has approved the proposal of suspending the Regulations No. 15, 19, 20.3, 20.4, 21, 22.3.1, to 22.3.10 of the DCPR-2017 and now they are not applicable in the scheme area. However, these regulations are not deleted by the State Government and suspension is always for a specific period.

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Hence, with due spirit of development of the scheme area in a proper manner as desired and considering the much reduced areas available for consumption of higher FSI permitted therein in lieu of compensation, some regulations are relaxed in respect of narrow plots wherever necessary. Some of the other regulations are also relaxed and proposed wherever necessary. The Special Development Control Regulations to be made applicable to the scheme area in addition to the DCPR-2017 are therefore prescribed as given hereinafter for the proper and desired implementation of this Scheme.

The Preliminary Scheme contains the following Plans and Tables as part of the scheme.

1) Plan No. shows the location of the scheme area in the IDP.
2) Plan No. 2 1 (scales 1:1500 & 1:2000) shows the Original plots included in the scheme in green colour.
3) Plan No. 3 1 (scales 1:1500 & 1:2000) shows the Original Plots in green colour and superimposed thereon the Final Plots in red colour.
4) Plan No. 4 1 (scales 1:1500 & 1:2000) shows the Final Plots in red colour allotted in lieu of Original Plots.
5) Table A for plot-wise decisions of the Arbitrator (A-3 size)
6) Table B for Allotment of final plots with ownerships, areas, tenures (A-3 size)
7) Report on drawing of the Preliminary Scheme by the Arbitrator

The Original plots are the original holdings of the land-owners whose lands are included in the scheme exist on the date of declaration of the intention to make a scheme under section 60(1) of the said Act. The Final Plots are the reconstituted plots allotted in lieu of the original plots after making of the preliminary scheme to the land owners and to the SPA. The Preliminary scheme has been drawn up accordingly vide sub-section (7) of Section 72 of the said Act on 20th June 2019 within the prescribed time limit of nine months from the appointment of the Arbitrator. The Final Scheme containing mainly the financial part as per section 72(6) of the scheme will be drawn up separately within the prescribed time limit. Hence, details in Forms No. 1 & 2 prescribed under the Maharashtra Town Planning Schemes Rules, 1974 regarding compensation, contribution, cost of the scheme etc. are not worked out in the preliminary scheme.

ARBITRATOR ★ TOWN PLANNING SCHEME, NAINA NO.1 ★ सत्यमेव जयते

(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 1
(Akurli, Belavali, Chikhale)

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TOWN PLANNING SCHEME, NAINA NO. 1

(Akurli, Belavali, Chikhale)

Preliminary Scheme

GENERAL / COMMON DECISIONS

1) All the Final Plots have been defined and decided or as settled by the Arbitrator vide sub-section 4 of section 72 of the Maharashtra Regional and Town Planning Act, 1966 and they are as shown on the plans no. 3 & 4 in Red colour. They are demarcated on ground and their areas are decided on the basis of actual measurements on land.

2) The Ownerships alongwith their shares and the areas of Final Plots allotted in lieu of Original Plots shall be as recorded in the Table No. B. These Final Plots shall be referred to in future with their respective Final Plot Numbers mentioned on the plans no. 3 and 4 as well as in Table No. B. Further, where shares in the ownerships are not specifically mentioned, such shares in respect of co-ownerships shall be considered as equal.

3) The Tenures, Ownerships and other rights, if any, in respect of Original Plots, unless otherwise extinguished or specifically mentioned in the decisions, shall have been hereby transferred mutatis mutandis to the corresponding Final Plots. However, tenancy rights, if any, shall be considered as transferred only to the relevant portion of such Final Plots proportionately as they exist in the Original Plots.

4) The Tenure as Class I or Class II mentioned in respect of any Final Plot in the Table No. B are on the basis of that recorded by the Revenue Department in the respective 7/12 extract. This Tenure shall stand changed automatically after new tenure is attached to Final plot by the Competent Revenue Officer after following due procedure.

5) All rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred proportionately to the corresponding Final Plots.

6) All rights of lessors and lessees, if any, in the Original Plots are hereby transferred to the corresponding Final Plots subject to the adjustments in lease rents in proportion with the changes made in their areas.

7) The lands for which no final plot numbers are allotted shall vest free of all encumbrances in the Special Planning Authority, NAINA (CIDCO) (which are generally lands under roads / accesses)

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8) All the rights of passages, rights of accesses or of easements if any, existing prior to the date of enforcement of the Scheme over any land / Original Plot included in the Scheme are hereby extinguished. Passages/Accesses shall be derived only through the Development Plan / Scheme Roads laid out & constructed in accordance with the Scheme proposals.

9) The owners of the authorized structures in the Original Plots which are affected by new roads or by the road widening or by other Scheme proposals for which no compensation has been specifically allowed in the Scheme are permitted to remove the materials, if any, of the structures or compound walls, wire fencing, sheds, huts or of any other structures etc. within two month from the date on which the final scheme comes into force provided that they shall fill up at their own cost any hollows created or repair the damages made during such removal of the materials.

10) Where any authorized existing compound walls or wire fencings etc. along the boundary of the Original Plots are affected due to the reconstitution of Final Plots or by proposed road widening or new roads or by any other Scheme proposals and where no compensation for the above has specifically been allowed in the Scheme and also where the materials of such compound walls or of wire fencings are not desired to be removed by the owners, the Special Planning Authority, NAINA (CIDCO) in such cases shall demolish the affected compound walls or wire fencings at its own cost. If the owners who are allowed to remove the structures and take away the materials, fail to do so within the specified period, the Special Planning Authority, NAINA (CIDCO) shall remove the structures and take away the materials. In such cases, the material so removed shall belong to the Special Planning Authority, NAINA (CIDCO).

11) No trees shall be cut down nor any excavation / development shall be carried out by the owner/s within the portion of their Original Plots which are reconstituted to form the Final Plots not allotted to them

12) The Final Plots allotted for public purposes in the Scheme shall vest in the Special Planning Authority, NAINA (CIDCO) free from all encumbrances w.e.f. the date on which the Preliminary Scheme comes into force. The Special Planning Authority, NAINA (CIDCO) shall keep all such sites free of any encroachments and exclusively use for the purposes designated in the scheme.

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13) Unless otherwise specified wherever there are two or more owners shown against any serial number in the Table No. B, the net demand under column no. 15 of Form No. 1 in the Final Scheme shall be shared by such persons either in proportion of their shares held in the property or in proportion of the areas held by them in the Final Plot.

14) Where a Final Plot wholly or partly is sold out or laid out into sub-plots and such sub-plots are sold by the owner/s before making payment of incremental contribution levied to a Final Plot to the Special Planning Authority, NAINA (CIDCO), the purchasers / new owners / successors shall be liable for payment of such incremental contribution levied on such Final Plot in proportion of the areas held by new owners. In case of any dispute in this regard, the decision of the Managing Director, CIDCO is final and conclusive.

15) Development in a Final Plot shall be permitted only after payment of net demand mentioned in column 15 of the Form No.1 of the Final Scheme. This payment of net demand is in addition to development charges prescribed under chapter VI-A of the Maharashtra Regional & Town Planning Act, 1966. The development fund in the form of incremental contribution collected by the Special Planning Authority, NAINA (CIDCO) from the owners of the Final Plots shall be deposited in a separate account and shall be utilized for the development of the scheme and to carry out works stipulated in the Town Planning Scheme, NAINA No. 1.

16) The Special Planning Authority, NAINA (CIDCO) shall construct within the time frame prescribed all the roads to its specifications.

17) The Special Planning Authority, NAINA (CIDCO) shall transfer and hand over the possessions of all the final plots to the owners to whom they are allotted as mentioned in Table-B within three months from the date of enforcement of the Preliminary Scheme.

18) The Special Planning Authority, NAINA (CIDCO) shall, within three months from the enforcement of the Preliminary Scheme, forward true copy of the Scheme to the concerned Land record Department and get the record of lands changed in accordance with the sanctioned Preliminary Scheme as provided under Rule 18 of the Maharashtra Town Planning Schemes Rules, 1974.

19) Special Planning Authority, NAINA (CIDCO) shall, within three months from the date of enforcement of the Preliminary Scheme inform the owners of the Final Plots by means of a public notice that on application, they are entitled to get a Certificate of Tenure and Title in respect of their final plots from the Director of Town Planning, Pune in

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form 7 as provided under rule no. 26 (2) of the Maharashtra Town Planning Schemes Rules, 1974.

20) The Special Planning Authority, NAINA, CIDCO shall construct all the roads proposed in Akurli part of the Scheme within a period of one year from the date of enforcement of the Scheme.

21) The Special Planning Authority, NAINA, CIDCO shall develop Garden, Children Play-Ground and Play-Ground in FP Nos. 13, 34 and 41 respectively within a period of two years from the date of enforcement of the Scheme.

22) The Special Planning Authority, NAINA, CIDCO shall develop Community Centre and the site for educational purpose in FP Nos. 24 and 43 respectively within reasonable time considering the need of the scheme area.

23) The housing for EWS/LIG in FP No. 44 shall be developed by the Special Planning Authority, NAINA, CIDCO within reasonable time considering the need of the scheme area.

24) The Growth Centre in FPs 46 and 47 shall be developed by the Special Planning Authority, NAINA,CIDCO as per the programme of implementation of the IDP in general.

25) The FP nos. 48 and 49 reserved for MMC shall be transferred to the MMRDA for its implementation. In case of MMC project is dropped by the MMRDA, then these plots shall be merged in to the Growth Centre.

26) In unavoidable circumstances and after recording the reasons there of, the time period to complete the works mentioned in (20) and (21) above may be extended by the Managing Director of the CIDCO.

ARBITRATOR ★ TOWN PLANNING SCHEME, NAINA NO.1 ★ सत्यमेव जयते

(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 1
(Akurli, Belavali, Chikhale)

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

Preliminary Scheme
SPECIAL DEVELOPMENT CONTROL AND PROMOTION REGULATIONS

In addition to the Development Control and Promotion Regulations in force in the area included in the Interim Development Plan of 23 villages from Panvel Tahsil of Raigad District which have been sanctioned vide Urban Development Department Notification No. TPS-1215 / 245 / CR-332 / 2015 / SM / UD-12 dated 27th April 2017 (hereinafter called as 'DCPR-2017'), the following Special Regulations shall apply to the development of any sort to be carried out in the Final Plots of the Town Planning Scheme, NAAINA No. 1 (Akurli, Belevali, Chikhale). In case of any conflict between the regulations in the DCPR-2017 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 shall be considered as included in the Residential Zone of the sanctioned Interim Development Plan and shall be eligible for development for users prescribed in Regulation No. 31 of the DCPR-2017.

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 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 in the portions of original plots which are proposed to be 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 upto 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.

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6) Sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2017.

7) The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR-2017 shall not be considered necessary in a Final Plot admeasuring 0.40 ha or more in view of common Open Spaces in the form of garden, play-ground and children play ground in addition to the Development plan Reservations are provided for the same purpose for which owners of final plots have shared the land.

8) The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR-2017 shall not be considered necessary in a Final Plot admeasuring 2.00 ha or more in view of common amenities for the same purpose in the form of Community Centre and Educational Site are provided in addition to the Development Plan reservations for which owners of Final Plots have shared the land.

9) The provision of 20 % plots/tenements for EWS / LIG inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2017 read with Annexure- 4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides EWS / LIG housing in a dedicated Final Plot No. 44 for which the owners of final plots have shared the land.

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 FSI applicable to the lands included under the Town Planning Scheme shall be 1.00 in view of the lands pulled / assembled for residential development by the Special Planning Authority. The FSI permissible in a Final Plot shall be computed as below.

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

Provided that such total 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.

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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) Additional FSI, Premium FSI or FSI in the form of TDR generated outside the Town Planning Scheme shall not be permissible for loading or for consumption in any final plot. However, TDR generated outside the scheme area only by surrender of land under any site / road reserved in the Interim development Plan to the Special Planning Authority shall be permissible for loading or consumption in a Final Plot admeasuring 0.40 ha or more subject to FSI in aggregate shall not exceed 4.00 and subject to provisions of Regulation No. 43 of the DCPR – 2017.~~

The State Govt. has refused to accord sanction vide notification TPS-1219/1865/CR-108/19/UD-12 dated 3-09-2019 read with Corrigendum dated 11-02-2020 and hence deleted. The relevant provision in this respect sanctioned under section 68(2) shall be applicable.

~~14) If the FSI mentioned in the Special regulation No. 11 above permissible in a Final Plot is unable to be consumed in view of maintaining marginal distances / height restrictions / fire fighting requirements or due to any such restriction, in such cases, the balance FSI over and above FSI of 1.00 may be permitted to be transferred as TDR to a Final Plot situated within this Town Planning Scheme subject to~~

~~i) The provisions of Regulation No. 43 of the DCPR – 2017 shall be applicable~~

~~ii) Such transfer of development right from a Final Plot to another Final Plot shall be permitted once only.~~

~~iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00~~

~~iv) The Owner shall not develop his Final Plot at any time to consume FSI more than 1.00 or more than utilized FSI.~~

~~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 consuming the FSI received in lieu of monetary compesnsation.~~

The State Govt. has refused to accord sanction vide notification TPS-1219/1865/CR-108/19/UD-12 dated 3-09-2019 read with Corrigendum dated 11-02-2020 and hence deleted.

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15) The permissible FSI for Final Plots No. 24 (Community Centre), No. 43 (Educational Purpose), No. 44 (EWS/LIG Housing) and Final Plots No. 46 & 47 (Growth Centre) shall be 2.50. The FSI for Final Plot No. 25 (Electric Sub-Station) shall be 1.00

16) ~~Development of Final Plots allotted to the Special Planning Authority, NAINA (CIDCO) designated for public purposes in the Scheme shall be irrespective of any restriction on width of the access they are fronting.~~

The State Govt. has refused to accord sanction vide notification TPS-1219/1865/CR-108/19/UD-12 dated 3-09-2019 read with Corrigendum dated 11-02-2020 and hence deleted.

17) In the Final Plots designated for open spaces in the form of Garden or Play-Ground, built-up area equal to 15 % of the total plot area under these users may be permitted and shall be used for any complementary use to the main use subject to ground coverage upto 10 % and structure shall be only upto ground and one upper floor. Such structure shall be at one corner of the plot.

18) ~~The Set-backs from the roads and the marginal distances are prescribed below as relaxed so as to consume the permissible potential in respect of Final Plots whose breadths or depths are narrow. If owners of these Final Plots have opted for monetary compensation and thereby FSI permissible is restricted to 1.00 or these Final Plots are combined with adjacent Final Plots for integrated development, then these relaxed set-backs and marginal distances shall not be applicable.~~

~~Provided that the structures to be constructed in these Final Plots with relaxed marginal distances or set-backs shall not be more than 15 m in height.~~

~~Relaxed Set-Backs and Marginal distances from the plot boundary~~

~~Sr. No.~~	~~Final Plot No.~~	~~Relaxed Distances from plot boundaries (in meters)~~		
		~~Set back~~	~~Side margin~~	~~Rear Margin~~
~~1~~	~~**5**~~	~~3.00~~	~~1.00~~	~~1.50~~
~~2~~	~~**6**~~	~~3.00~~	~~1.50~~	~~1.50~~
~~3~~	~~**17**~~	~~3.00~~	~~1.50~~	~~3.00~~
~~4~~	~~**23**~~	~~3.00~~	~~2.25~~	~~1.50~~

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~~5~~	~~27~~	~~3.00~~	~~1.50~~	~~1.50~~
~~6~~	~~28~~	~~3.00~~	~~1.50~~	~~1.50~~
~~7~~	~~31~~	~~3.00~~	~~1.50~~	~~3.00~~
~~9~~	~~36~~	~~3.00~~	~~3.00~~	~~1.50~~
~~10~~	~~37~~	~~3.00~~	~~2.25~~	~~1.50~~
~~11~~	~~38~~	~~3.00~~	~~3.00~~	~~1.50 North side~~
~~12~~	~~40A~~	~~3.00~~	~~1.50~~	~~2.25~~

~~Note:- Projections of any sort except weather sheds over windows and doors (maximum upto 0.5 m) shall not be permissible in the above relaxed set backs and the marginal distances.~~

The State Govt. has refused to accord sanction vide notification TPS-1219/1865/CR-108/19/UD-12 dated 3-09-2019 read with Corrigendum dated 11-02-2020. The Special Development Control and Promotion Regulations of the Town Planning Scheme, NAINA No.1 sanctioned under section 68(2) as given below shall be applicable.

18) Side and Rear Marginal Spaces

Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in M.)	
(1)	(2)	(3)	Side (4)	Rear (5)
80 M^2 to the less than 150 M^2	Row House Type	15 M	0.0	1.5
	Semi-detached type	15 M	1.5	1.5
• Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M				
150 M^2 to the less than 450 M^2	Semi Detached type	15 M	1.5	2.25
	Detached type	15 M	2.25	2.25
		Above 15 M upto 24 M	6.00	6.00
450 M^2 to the less than 1000 M^2	Detached type	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00
1000 M^2 and	Detached type	15 M	3.00	3.00

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above		Above 15 M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	9.00	9.00
		Above 60.00 M	12.00	12.00
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. The provision of dead wall mentioned in sanctioned DCPRs of IDP shall be applicable No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above. Provision of front open spaces shall be in accordance with sanctioned DCPRs of IDP.				

~~19) With due consideration that final plots are reduced in area with higher FSI to consume, the side and rear marginal distances in respect of other final plots not mentioned in regulation No. 18 above shall be H / 5 subject to maximum of 12 m, where H is the height of building as defined in the DCPR-2017. Further, a building having height more than 15mshall have marginal distances as 6.00 m minimum considering the fire requirements.~~

The State Govt. has refused to accord sanction vide notification TPS-1219/1865/CR-108/19/UD-12 dated 3-09-2019 read with Corrigendum dated 11-02-2020. The Special Development Control and Promotion Regulations of the Town Planning Scheme, NAINA No.1 sanctioned under section 68(2) as given above at Regulation no. 18 shall be applicable.

~~20) The Set-back in respect of Final Plots not mentioned in Regulation No. 18 above and fronting on the Scheme Roads of15 m width shall be 3.00 meter as minimum.~~

The State Govt. has refused to accord sanction vide notification TPS-1219/1865/CR-108/19/UD-12 dated 3-09-2019 read with Corrigendum dated 11-02-2020 and hence deleted.

21) With due consideration that reconstituted Final Plots are of reduced area and narrow in width, the Regulation No. 22.3.5 of the DCPR-2017 prescribing additional marginal distance of 10 % for structures more than 40 m in length/width shall not be made applicable in the scheme area.

22) The distance between two main buildings in a final plot shall be that required to be provided for a taller building.

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TOWN PLANNING SCHEME, NAINA No. 1
(Akurli, Belavali, Chikhale)
Preliminary Scheme
Legal Formalities

Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
1	Declaration of Intention	60 (1)	Resolution No. 11915, Board Meeting No. 605	11th August 2017
2	Gazette publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	7th September 2017
3	Newspaper publication of notice	60 (2) Rule 3(2)	The Asian Age (English) Prahar (Marathi)	13th September 2017
4	Copies of intention and plan to Govt. and DTP	60 (2)	Letter No. CIDCO/NAINA/TPS-1/2017/5713	11th September 2017
5	Publication of plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	8th September 2017
6	Meeting with Owners	Rule 4(1)	----	8th November 2017
7	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-1/Consultation/2017/5771	17th November 2017
8	DTP's Remarks on draft scheme	61(1) Rule 4(2)	जा. क्र. नरयो नैना क्र. १/ प्र.क्र.४३८/१७/ टीपीव्ही-३/७७२	1st February 2018
9	Publication of the draft scheme	61(1) Rule 4(2)	Resolution No. 12026, Board Meeting No. 611	12th April 2018
10	Gazette publication of notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	17 April 2018
11	Newspaper publication of notice	61(1) Rule 5(2)	The Asian Age (English) Ramprahar (Marathi)	20th April 2018
12	Objections/suggestions received	Rule 5(2)	-----	31st May 2018
13	Hearing of the owners	67 Rule 5(2)	CIDCO/NAINA/TPS-1/2018/5901	4th June 2018
14	Submission to Govt. for sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-1/Consultation/2018/5964	26th June 2018
15	Consultation with DTP	68(2)	जा. क्र. नरयो नैना क्र. १/ प्र.क्र.२०८/१८/ टीपीव्ही-३/५५१८	18th September 2018
16	Sanction to the Draft Scheme	68(2)	CIDCO/NAINA/TPS-1/2018/	21st September 2018
17	Gazette publication of notification	68(2)	Maharashtra Government Gazette, Extraordinary Part II	24th September 2018

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Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
18	Newspaper publication of notification	68(2)	Punya Nagari (Marathi)	26th September 2018
19	Publication of sanctioned draft scheme in SPA's office	68(3)	-----	24th September 2018
20	Appointment of Arbitrator by Govt.	72(1) Rule 11	Maharashtra Government Gazette, Part II, Kokan Dn.	23rd October 2018
21	Arbitrator to commence the duties	Rule 13	ARB/TPS-1/GEN/2018/01	15thNovember 2018
22	Gazette of commencement of duties	Rule 13	Maharashtra Government Gazette, Extraordinary Part II	20thNovember 2018
23	Newspaper publication of commencement of duties	Rule 13(1)	Karnala (Marathi) Newsband (English)	30thNovember 2018
24	Special Notices in Form 4 to Owners	72(4)(i) Rule 13(3)	-----	1stMarch to 26 March 2019
25	Hearings of land owners	72(4)(i) Rule 13(4)	----	11thMarch to 26 April 2019
26	Public notice for hearings of owners remained absent to hearing	72(4)(i) Rule 13(4)	Karnala (Marathi) Ramprahar (Marathi)	16th April 2019
27	Letter for hearing to SPA, NAINA	72(4)(i) Rule 13(4)	CIDCO/NAINA/Arbitrator/ TPS-1/2019/53	2nd May 2019
28	Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	-----	8th May 2019
29	Letter of SPA, NAINA (CIDCO) on hearing to Arbitrator	--	CIDCO/NAINA/CP/TPS-1/2019/E-330/187	17th May 2019
30	Arbitrator to subdivide the scheme into Preliminary and Final Schemes	72(3)	CIDCO/NAINA/Arbitrator/ TPS-1/2019/55	3rdMay 2019
31	Arbitrator to draw the Preliminary T. P. Scheme	72(7)	ARB/TPS-1/ NAINA/ GEN / 56	20thJune 2019
32	Publication of notice regarding drawing the preliminary scheme in M. G. Gazette	Rule 13(9)	Maharashtra Government Gazette, Extra-Ordinary, Part II	26th June 2019
33	Publication of notice regarding drawing the preliminary scheme in Newspaper	Rule 13(9)	The Asian Age & Raigad Times	1st July 2019
34	Submission of Preliminary Town Planning Scheme to Govt. for sanction By Arbitrator	72(5)	Letter No. Arbitrator/TPS-1/GEN/ Sect.-82/61	4th July 2019
35	Govt. Sanction to the Preliminary Scheme	86(1)	Notification & Corrigendum No. TPS-1219/1865/CR-108/19/ UD-12	3rd Nov. 2019 & 11th Feb. 2020
36	Date of enforcement Of Preliminary Scheme	86(2)(b)	Corrigendum dt. 11-02-2020	11th Feb. 2020

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Time Limits Followed

Sr No.	Section of the Act	Time Limit prescribed	Time limit followed
1	60(1)	Declaration of Intention	CIDCO Board's Resolution 11-08-2017
2	60(2)	Publication of Intention 30 days (upto 9-09-2017)	Gazette on 7-09-2017
			11-09-2017
			11-09-2017
			Newspaper on 13-09-2017
3	61(1)	Publication of draft scheme 9 months (upto 7-05-2018)	CIDCO Board's Resolution 12-04-2018
			Gazette on 17-04-2018
			Newspaper on 20-04-2018
4	68(1)	Submission of draft scheme 3 months (upto 16-07-2018)	26-06-2018
4	68(2)	Sanction to draft scheme 3 months (upto 25-09-2017)	21-09-2018
5	72(1)	Appointment of Arbitrator One month (upto 23-10-2018)	23-10-2018
6	72(3)	To draw Preliminary Scheme 9 months (upto 22-07-2019)	20-06-2019
7	72(5)	Submission of the Preliminary scheme (No time limit is prescribed)	4-07-2019
8	86(1)	Sanction of the Govt. to the Preliminary Scheme	3-09-2019
9	86(1)	Notification sanctioning the Preliminary Scheme	3-09-2019

ARBITRATOR TOWN PLANNING SCHEME, NAINA NO.1 सत्यमेव जयते

(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 1
(Akurli, Belavali, Chikhale)

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

PRELIMINARY SCHEME

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

Table A

Original Plot-wise Decisions of the Arbitrator

Sr. No.	Name/s of Owner/s (as per draft scheme)	Village & Gat Number	Hissa Number	Tenure as per 7/12 Record	Area as per 7/12 Record Sq. M	OP Number	Decisions of the Arbitrator	Remarks
1	2	3	4	5	6	7	8	9
1	Ananta Haribhau Dharanekar Vinay Shavankumar Agrawal	Akurli 178	nil	Class I	3800.00	1	Heard Mr. Vinay Agrawal, Shri Ananta Dharanekar and Ganesh Dharanekar. It is noticed that bungalow is under construction without obtaining permission of the SPA due to which , reconstitution made in the draft scheme is affected and needs revision. Mr. Ganesh Posha Dharanekar is now new co-owner as recorded in the recent 7/12 form. Their shares in the ownerships are i) Shri Ananta Haribhau Dharanekar (0.08 Ha) ii) Shri Ganesh Posha Dharanekar (0.08 Ha) iii) Vinay Shravankumar Agrawal (0.22 Ha) The draft scheme proposal is confirmed with modification that Final Plot No. 1 allotted shall be altered to maintain the side margin from the bungalow and the area. Ownership shall be recorded as per the present 7/12 entry. The old structure bearing house no. 125 which is under road and hence, required to be demolished shall be compensated. Decision:-	The draft scheme proposal is modified

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							Final Plot No. 1 as finalised on the Plan No. 3 is allotted in lieu of OP No. 1 to the owners and of the area as recorded in Table No. B	
2	Sunny Mannapone Chako	Akurli 179	nil	Class I	2050.00	2	Heard Sunny Mannapone Chako. He is generally accepting the reconstituted Final Plot No. 15 as per Draft Scheme. He requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 15 as finalised on the Plan No. 3 is allotted in lieu of OP No. 2 alongwith his other OPs 3 and 14 to the owner and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
3	Mannapone Sunny Chako	Akurli 186	1	Class I	1720.00	3	Heard Sunny Mannapone Chako. He is generally accepting the reconstituted Final Plot No. 15 as per Draft Scheme. He requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 15 as finalised on the Plan No. 3 is allotted in lieu of OP No. 3 alongwith his other OPs 2 and 14 to the owner and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
4	Balaram Rama Dharanekar Mahadu Rama Dharanekar	Akurli 180	nil	Class I	300.00	4	Heard Vinay Agrawal. He is now the present owner as per 7/12 record. He has requested to allot single final plot alongwith his other holdings. The FP allotted in the draft scheme is unbuildable to consume permissible FSI. Decision:- Final Plot No. 5 as finalised on the Plan No. 3 is allotted in lieu of OP No. 4 alongwith his other holding in OP no. 7 to the owner and of the area as recorded in Table No. B	The draft scheme proposal is modified
5	M/S Seaqueen Developer Pvt. Ltd. (Directors) Bhupendra M. Shah, Mannapone	Akurli 181	nil	Class I	2910.00	5	Heard Sunny Mannapone Chako and Bhupendra M. Shah as Directors of the firm, M/S Seaqueen Developers Pvt. Ltd.. They have generally accepted the reconstituted Final Plot No. 14 as per Draft Scheme. Mr. Sunny requested to correct the name as Mannapone Chako Sunny. Decision:-	The draft scheme proposal is confirmed

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	Chako Sunny						Final Plot No. 14 as finalised on the Plan No. 3 is allotted in lieu of OP No. 5 alongwith firm's other OPs 10, 16, 20, 38, 42 to the firm and of the area as recorded in Table No. B	
6	Meenadevi Shravankumar Agrawal	Akurli 182	1	Class I	2230.00	6	Heard Vinay Agrawal on behalf of Meenadevi Agrawal. He has requested to allot single final plot alongwith their family holdings. However, I confirm the draft scheme proposal. Decision:- Final Plot No. 8 as finalised on the Plan No. 3 is allotted in lieu of OP No. 6 to the owner and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
7	Machhindra Janardan Bhopi Rajubai Ambaji Mhatre Sarita Gurunath Mhatre Anant Chhaya Bhopi Jayashree Tulashiram Mhasakar	Akurli 182	2	Class I	350.00	7	Heard Vinay Shravankumar Agrawal who is now the present owner. He has requested to allot single final plot alongwith his other holdings. The draft scheme allots a FP no. 11 which is unbuildable to consume permissible FSI. The FP allotted in lieu of this OP in the draft scheme is near the Garden plot no. 13. But it is decided to enlarge this Garden upto the 15 m wide N-S road and hence new final plot no. 5 is formed fronting the DP Road The draft Scheme proposal is modified to this extent. Decision:- Final Plot No. 5 as finalised on the Plan No. 3 is allotted in lieu of OP No. 7 alongwith his other holding in OP no. 4 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified
8	Padibai Dattu Bhandari Bharati Bharat Patil Hirabai Suresh Waghmare Ananta Dattu Bhandari Ramesh Dattu Bhandari Sangita Prakash	Akurli 183	nil	Class I	1000.00	8	None of any owners appeared for hearing. In the draft scheme FP no. 12 in lieu of this OP is allotted near the Garden plot no. 13. But it is decided to enlarge this Garden upto the 15 m wide N-S road and hence the final plot no. 6 is formed fronting the DP Road maintaining the area. The draft Scheme proposal is modified to this extent. Decision:- Final Plot No. 6 as finalised on the Plan No. 3 is allotted in lieu of OP No. 8 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified

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9	Vinay Shravankumar Agrawal	Akurli 185	nil	Class I	3450.00	9	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 9 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
10	M/S Seaqueen Developer Pvt. Ltd. (Directors) Bhupendra M. Shah Mannapone Chako Sunny	Akurli 184	1	Class I	4120.00	10	Heard Sunny Mannapone Chako and Bhupendra M. Shah as Directors of the firm, M/S Seaqueen Developers Pvt. Ltd.. They have generally accepted the reconstituted Final Plot No. 14 as per Draft Scheme. Mr. Sunny requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 14 as finalised on the Plan No. 3 is allotted in lieu of OP No. 10 alongwith firm's other OPs 5, 16, 20, 38, 42 to the firm and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
11	Vinay Shravankumar Agrawal	Akurli 186	2	Class I	5820.00	11	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 11 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified

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12	Vinay Shravankumar Agrawal	Akurli 187	nil	Class I	2710.00	12	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 12 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
13	Vinay Shravankumar Agrawal	Akurli 186	3	Class I	1340.00	13	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 13 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
14	Sunny Mannapone Chako	Akurli 188	1	Class I	1440.00	14	Heard Sunny Mannapone Chako. He is generally accepting the reconstituted Final Plot No. 15 as per Draft Scheme. He requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 15 as finalised on the Plan No. 3 is allotted in lieu of OP No. 14 alongwith his other OPs 2 and 3 to the owner and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
15	Vinay Shravankumar Agrawal	Akurli 188	2	Class I	2880.00	15	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:-	The draft scheme proposal is slightly modified

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							Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 15 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	
16	M/S Seaqueen Developer Pvt. Ltd. (Directors) Bhupendra M. Shah Mannapone Chako Sunny	Akurli 189	3	Class I	1140.00	16	Heard Sunny Mannapone Chako and Bhupendra M. Shah as Directors of the firm, M/S Seaqueen Developers Pvt. Ltd. They have generally accepted the reconstituted Final Plot No. 14 as per Draft Scheme. Mr. Sunny requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 14 as finalised on the Plan No. 3 is allotted in lieu of OP No. 16 alongwith firm's other OPs 5, 10, 20, 38, 42 to the firm and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
17	Meenadevi Shravankumar Agrawal Varsha Vinay Agrawal Vinay Shravankumar Agrawal Shravankumar J. Agrawal	Akurli 172	nil	Class I	2400.00	17	Heard Vinay Agrawal in person and on behalf his other family members as owners. He has requested to allot single final plot alongwith his other holdings. He is accepting the reconstituted Final Plot No. 28 as per Draft Scheme. Decision:- Final Plot No. 28 as finalised on the Plan No. 3 is allotted in lieu of OP No. 17 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
18	Vinay Shravankumar Agrawal	Akurli 171	nil	Class I	1740.00	18	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 18 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified

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19	Vinay Shravankumar Agrawal Varsha Vinay Agrawal	Akurli 170	nil	Class I	1970.00	19	Heard Vinay Agrawal on behalf M/S Vishesh Arrangement Pvt. Ltd. who is now the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 19 alongwith his other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
20	M/S Seaqueen Developer Pvt. Ltd. (Directors) Bhupendra M. Shah Mannapone Chako Sunny	Akurli 169	nil	Class I	4000.00	20	Heard Sunny Mannapone Chako and Bhupendra M. Shah as Directors of the firm, M/S Seaqueen Developers Pvt. Ltd.. They have generally accepted the reconstituted Final Plot No. 14 as per Draft Scheme. Mr. Sunny requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 14 as finalised on the Plan No. 3 is allotted in lieu of OP No. 20 alongwith firm's other OPs 5, 10, 16, 38, 42 to the firm and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
21	Parvati Mahadu Patil Kisan Mahadu Patil Machhindra Mahadu Patil Sanjay Mahadu Patil Leela Jagdish Mhatre Changuna Vasudeo Gavate Shakuntala Dattatray Kedari	Akurli 168	8	Class I	3950.00	21	Heard Vinay Agrawal and Vinay Singh through his representative. They are now new owners as per the registered sale deed. Mr. Vinay Singh requested to allot separate final plots instead of joint ownership. However they have generally accepted the draft scheme reconstitution. Decision:- Final Plot No. 30 as finalised on the Plan No. 3 is allotted in lieu of OP No. 21 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is confirmed

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22	Vinay Shravankumar Agrawal	Akurli 168	7	Class I	3140.00	22	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 22 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
23	Arvind Motilal Dhakad (Jain) Kishor Kaluram Choudhari Janardan Mahadu Keni Pandurang Sakharam Keni Bhagavati Motilal Dhakad M/S Ganga Realities LLP through its Director Ramji Gela Bora	Akurli 168	6	Class I	2420.00	23	Heard Director Shri Kishor Kaluram Choudhari on behalf of M/S Ganga Realities LLP. He pointed out that though their original plot was buildable, the final plot allotted in the draft scheme is not suitable to consume the full FSI. He therefore requested that suitable final plot would be allotted at the same location.. Their request needs consideration. I observed that draft scheme proposed a 15 m wide North-South road for giving access to two strip-type open spaces in FP No. 32 & 33. These open spaces are not suitable for the purpose and this part of the draft scheme needs revision. The SPA NAINA is heard in this respect. Decision:- The north-south road alignment between FPs 31 &34 and the FPs 32 & 33 for open spaces shall be deleted. The concerned final plots shall be rearranged and the left out area shall be designated as Children Play Ground in FP No. 34. Final Plot No. 33 as finalised on the Plan No. 3 is allotted in lieu of OP No. 23 to the firm and of the area as recorded in Table No. B	The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown modified on the plans no. 3 & 4. The Final Plot allotted is 35 The north-south road alignment between FPs 31 &34 and the FPs 32 & 33 for open spaces as proposed in the draft Scheme shall be reinstated.
24	Harishchandra Dhondu Bhopi Bharat Dhondu Bhopi	Akurli 168	5	Class I	3310.00	24	Heard both the owners. Land granted to them is under Bombay Tenancy and Agricultural Lands Act, 1948 and hence, the condition imposed on OP shall be continued. They have generally accepted the reconstitution of FP. Decision:-	The draft scheme proposal is confirmed

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							Final Plot No. 36 as finalised on the Plan No. 3 is allotted in lieu of OP No. 24 to the owners and of the area as recorded in Table No. B. The FP allotted to them shall not be transferred unless permitted by the Revenue Department	
25	Vinay Shravankumar Agrawal Jayesh Rajanikant Mehata Rakesh Nagarmal Bansal	Akurli 190	2	Class I	2900.00	25	Heard Vinay Agrawal and Jayesh Mehataon in person and on behalf of Rakesh Bansal. They have generally accepted the reconstituted FP. However, they have requested to show their shares in the property as Vinay Agrawal.....50% Jayesh Mehata.....25% Rakesh Bansal.....25% Decision:- Final Plot No. 38 as finalised on the Plan No. 3 is allotted in lieu of OP No. 25 to the owners with their shares and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
26	Sanjay Laxman Dharanekar Santosh Laxman Dharanekar Ananta Laxman Dharanekar Satyavan Laxman Dharanekar	Akurli 191	nil	Class I	2280.00	26	Heard Shri Sanjay Laxman Dharanekar in person and on behalf of other co-owners. He is accepting the reconstituted Final Plot No. 37 as per Draft Scheme. Decision:- Final Plot No. 37 as finalised on the Plan No. 3 is allotted in lieu of OPs No. 26 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
27	Dinesh Namdeo Bhagat	Akurli 190	1	Class I	2800.00	27	Heard Dinesh Bhagat. He has requested to allot a single plot to this OP and OP no. 32 belonging to his sons. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 39 as finalised on the Plan No. 3 is	The draft scheme proposal is confirmed

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							allotted in lieu of OPs No. 27 & 32 to the owners and of the area as recorded in Table No. B	
28	Vinay Shravankumar Agrawal Ankush Ramdas Patil Lahu Ramdas Patil Dattatray Ramdas Patil	Akurli 189	2	Class I	6120.00	28	Heard Vinay Shravankumar Agrawal and the other farmers. These farmers requested to allot separate FPs for them as Shri Vinay Agrawal has purchased 16.00 are from co-owners. All have accepted the draft scheme reconstituted FP . Decision:- Final Plots No. 40A and 40B as per their shares in the ownership as finalised on the Plan No. 3 are allotted in lieu of OP No. 28 to the owners and of the areas as recorded in Table No. B	The draft scheme proposal is modified
29	Vinay Shravankumar Agrawal	Akurli 192	nil	Class I	6420.00	29	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 29 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
30	Uma Bharat Kedia Bharat Krishna Kedia	Akurli 193	1 B	Class I	200.00	30	Heard Vinay Shravankumar Agrawal in person and on behalf Mrs. Varsha Agrawal who are now the present owners. He has requested to amalgamate final plot to be allotted for this OP with their other Final Plots. The FP allotted in the draft scheme is unbuildable to consume permissible FSI. Decision:- Final Plot No. 42 of the draft scheme shall be deleted and the Final Plot No. 40A shall be increased in area by 80 sq.m as finalised on the Plan No. 3 and shall be allotted in lieu of OP No. 30 alongwith FP to be allotted in lieu of OP no. 28 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified

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31	Vinay Shravankumar Agrawal	Akurli 193	1 A	Class I	1980.00	31	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 31 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
32	Koustubh Dinesh Bhagat Aditya Dinesh Bhagat	Akurli 193	2	Class I	2020.00	32	Heard Kaustubh Bhagat and Aditya Bhagat. They have requested to allot a single plot to this OP and OP no. 27 belonging to their father. They are accepting the reconstituted Final Plot No. 39 as per Draft Scheme. Decision:- Final Plot No. 39 as finalised on the Plan No. 3 is allotted in lieu of OPs No. 27 & 32 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
33	Vinay Shravankumar Agrawal	Akurli 189	1	Class I	3620.00	33	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 33 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
34	Namdeo Songya Mokal Vinay Shravankumar Agrawal	Akurli 184	3	Class I	2000.00	34	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is now the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the merger of reconstituted Final Plot No. 20 & 21 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 34 alongwith company's	The draft scheme proposal is slightly modified

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							other holdings to the ompany and of the area as recorded in Table No. B	
35	Vinay Shravankumar Agrawal	Akurli 184	2	Class I	2120.00	35	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 35 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
36	Vinay Shravankumar Agrawal	Akurli 199	nil	Class I	3570.00	36	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 36 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
37	Vinay Shravankumar Agrawal	Akurli 198	nil	Class I	2860.00	37	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 37 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified

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38	M/S Seaqueen Developer Pvt. Ltd. (Directors) Bhupendra M. Shah Mannapone Chako Sunny	Akurli 202	nil	Class I	6270.00	38	Heard Sunny Mannapone Chako and Bhupendra M. Shah as Directors of the firm, M/S Seaqueen Developers Pvt. Ltd.. They have generally accepted the reconstituted Final Plot No. 14 as per Draft Scheme. Mr. Sunny requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 14 as finalised on the Plan No. 3 is allotted in lieu of OP No. 38 alongwith firm's other OPs 5, 10, 16, 20, 42 to the firm and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
39	Ramdas Balu Bhopi	Akurli 206	nil	Class II	3160.00	39	Heard the owner. Land granted to him is under Bombay Tenancy and Agricultural Lands Act, 1948 and hence, the condition imposed on OP shall be continued. He has generally accepted the reconstitution of FP. The Open Space in FP No. 18 in draft scheme is very small and unusable for the purpose, hence the area shall be merged to FP to be allotted to this OP.. Decision:- Final Plot No. 17 as finalised on the Plan No. 3 is allotted in lieu of OP No. 39 to the owner and of the area as recorded in Table No. B. The FP allotted to him shall not be transferred unless permitted by the Revenue Department	The draft scheme proposal is slightly modified
40	Krishna Dhondu Bhopi Vinay Shravankumar Agrawal	Akurli 207	nil	Class I	2730.00	40	Heard Vinay Agrawal. He has agreed for the scheme proposal. Shri Krishna Bhopi appeared but refused to give hearing. He has submitted letter and copy of court case regarding dispute in the shares in the property. Decision:- Final Plot No. 19 as finalised on the Plan No. 3 is allotted in lieu of OP No. 40 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is slightly modified
41	Vinay	Akurli	nil	Class I	1700.00	41	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting	The draft scheme proposal is slightly

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	Shravankumar Agrawal	196					the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:- Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 41 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	modified
42	M/S Seaqueen Developer Pvt. Ltd. (Directors Bhupendra M. Shah, Mannapone Chako Sunny)	Akurli 197	2	Class I	1720.00	42	Heard Sunny Mannapone Chako and Bhupendra M. Shah as Directors of the firm, M/S Seaqueen Developers Pvt. Ltd.. They have generally accepted the reconstituted Final Plot No. 14 as per Draft Scheme. Mr. Sunny requested to correct the name as Mannapone Chako Sunny. Decision:- Final Plot No. 14 as finalised on the Plan No. 3 is allotted in lieu of OP No. 42 alongwith firm's other OPs 5, 10, 16, 20, 38 to the firm and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
43	Parshuram Ambo Patil	Akurli 197	1	Class I	3790.00	43	Shri Dnyaneshwar Ganesh Patil (Grandson) and Shri Ganesh Parshuram Patil (Son) have been heard who have produced will of Late Parshuram Ambo Patil. The will is challenged and the decision regarding successors is pending in the Court. Decision:- Final Plot No. 16 as finalised on the Plan No. 3 is allotted in lieu of OP No. 43 to the owner and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
44	Vinay Shravankumar Agrawal	Akurli 194	1	Class I	4790.00	44	Heard Vinay Agrawal on behalf of M/S Vishesh Arrangement Pvt. Ltd. Company who is the present owner. He has requested to allot single final plot alongwith company's other holdings. He is accepting the reconstituted Final Plot No. 20 as per Draft Scheme. Decision:-	The draft scheme proposal is slightly modified
			2	Class I	1010.00			

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			3	Class I	1900.00		Final Plot No. 20 as finalised on the Plan No. 3 is allotted in lieu of OP No. 44 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	
45	Charle Manvel Rumau	Chikhale 42	3 part	Class I	4163.00	45	Heard Mr. Sachin Pawar on behalf of M/S Dynasty Home Makers Pvt. Ltd.. He has requested to enter company's name as owner. He has accepted the reconstituted Final Plot as per Draft Scheme. As the 15 m North-South scheme road and the strip-type two open spaces are deleted, the FP to be allotted shall be shifted and adjusted accordingly. Decision:- Final Plot No. 32 as finalised on the Plan No. 3 is allotted in lieu of OP No. 45 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown as modified on the plans no. 3 & 4. The Final Plot allotted is 34.
46	Vinay Prakash Singh Vinay Shravankumar Agrawal	Chikhale 43	2A Part + 2B part	Class I	9374.00	46	Heard Vinay Agrawal and Vinay Singh through his representative. Mr. Vinay Singh requested to allot separate final plots instead of joint ownership. However they have generally accepted the draft scheme reconstitution. Draft scheme proposed to allot two adjoining final plots for OPs 46 and 47 which are now in the same ownership. As such, a single final plot shall be allotted amalgamating these two final plots. Decision:- Final Plot No. 2 as finalised on the Plan No. 3 is allotted in lieu of OP No. 46 alongwith their another OP No. 47 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified

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47	Sameer Ramdas Shivanekar	Chikhale 43	1 (Part)	Class I	4194.00	47	Heard Vinay Agrawal and Vinay Singh through his representative. They are now new owners as per 7/12 record. Mr. Vinay Singh requested to allot separate final plots instead of joint ownership. However they have generally accepted the draft scheme reconstitution. The adjoining FP is also allotted to the same owners and hence, both these FPs shall be merged and single FP shall be allotted to Ops 46 and 47. Decision:- Final Plot No. 2 as finalised on the Plan No. 3 is allotted in lieu of OP No. 47 alongwith their another OP No. 46 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified
48	Balaram Pundalik Joshi Pandurang Pundalik Joshi Manda Maya Patil	Belavali 160	1	Class I	13760.00	48	The owners have not appeared for hearing. They have submitted a letter and copy of Court Case. The ownership seems to be disputed. However, ownership shall be recorded as per present 7/12 entry. The draft scheme proposal is modified in view of electric sub-station erected neglecting the final plot boundary. Decision:- Final Plot No. 26 as finalised on the Plan No. 3 is allotted in lieu of OP No. 48 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified
49	Vinay Prakash Singh Vinay Shravankumar Agrawal	Belavali 160	2	Class I	1160.00	49	Heard Vinay Agrawal and Vinay Singh through his representative. Mr. Vinay Singh requested to allot separate final plots instead of joint ownership. However they have generally accepted the draft scheme reconstitution. Decision:- Final Plot No. 29 as finalised on the Plan No. 3 is allotted in lieu of two OPs No. 49 and 51 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
	Balaram Chandar Patil						Heard Vinay Agrawal and Vinay Singh through his representative. They are now new owners for entire OP as per 7/12 record. Mr. Vinay Singh requested to	

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50	Devakabai Janardan Ghogare Janabai Trimbak Choraghe Nirabai Eknath Mate Sitabai Chandar Patil Vinay Prakash Singh Vinay Shravankumar Agrawal	Belavali 152	nil	Class I	17350.00	50	allot separate final plots instead of joint ownership. However they have generally accepted the draft scheme reconstitution. The draft scheme reconstitution is modified in view of modified reconstitution of adjoining FP no. 26. Decision:- Final Plots No. 7 and 22 as finalised on the Plan No. 3 are allotted in lieu of OP No. 50 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified
51	Vinay Prakash Singh Vinay Shravankumar Agrawal	Belavali 151	nil	Class I	5290.00	51	Heard Vinay Agrawal and Vinay Singh through his representative. Mr. Vinay Singh requested to allot separate final plots instead of joint ownership. However they have generally accepted the draft scheme reconstitution. Decision:- Final Plot No. 29 as finalised on the Plan No. 3 is allotted in lieu of two OPs No. 49 and 51 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
52	Dynesty Home maker Pvt. Ltd.	Belavali 150	2	Class I	400.00	52	Heard Mr. Sachin Pawar on behalf of M/S Dynasty Home Makers Pvt. Ltd.. He has requested to enter company's name as owner. He has accepted the reconstituted Final Plot as per Draft Scheme. As the 15 m North-South scheme road and the strip-type two open spaces are deleted, the FP to be allotted shall be shifted and adjusted accordingly Decision:- Final Plot No. 32 as finalised on the Plan No. 3 is allotted in lieu of OP No. 52 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown as modified on the plans no. 3 & 4. The Final Plot allotted is 34.

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53	Gopinath Mangalya Patil Ram Mangalya Patil Bhau Mangalya Patil Madhukar Mangalya Patil Yamuna Mangalya Patil	Belavali 150	1 3	Class I Class I	1250.00 580.00	53	Heard Shri Gopinath Mangalya Patil, Ram Mangalya Patil and Madhukar Mangalya Patil in person and on behalf of Yamuna and Bhau. They have accepted the proposal of the draft scheme. Decision:- Final Plot No. 27 as finalised on the Plan No. 3 is allotted in lieu of OP No. 53 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is confirmed
54	Dynesty Home maker Pvt. Ltd.	Belavali 149	2	Class I	660.00	54	Heard Mr. Sachin Pawar on behalf of M/S Dynasty Home Makers Pvt. Ltd.. He has requested to enter company's name as owner. He has accepted the reconstituted Final Plot as per Draft Scheme. As the 15 m North-South scheme road and the strip-type two open spaces are deleted, the FP to be allotted shall be shifted and adjusted accordingly Decision:- Final Plot No. 32 as finalised on the Plan No. 3 is allotted in lieu of OP No. 54 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown as modified on the plans no. 3 & 4. The Final Plot allotted is 34.
55	Dynesty Home maker Pvt. Ltd	Belavali 149	1	Class I	810.00	55	Heard Mr. Sachin Pawar on behalf of M/S Dynasty Home Makers Pvt. Ltd.. He has requested to enter company's name as owner. He has accepted the reconstituted Final Plot as per Draft Scheme. As the 15 m North-South scheme road and the strip-type two open spaces are deleted, the FP to be allotted shall be shifted and adjusted accordingly Decision:- Final Plot No. 32 as finalised on the Plan No. 3 is allotted in lieu of OP No. 55 alongwith company's	The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown as modified on

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							other holdings to the owner and of the area as recorded in Table No. B	the plans no. 3 & 4. The Final Plot allotted is 34.
56	Pradip Dattatray Prabhu	Belavali 148	nil	Class I	1000.00	56	Heard Mr. Sachin Pawar on behalf of M/S Dynasty Home Makers Pvt. Ltd.. He has requested to enter company's name as owner. He has accepted the reconstituted Final Plot as per Draft Scheme. As the 15 m North-South scheme road and the strip-type two open spaces are deleted, the FP to be allotted shall be shifted and adjusted accordingly Decision:- Final Plot No. 32 as finalised on the Plan No. 3 is allotted in lieu of OP No. 56 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown as modified on the plans no. 3 & 4. The Final Plot allotted is 34.
57	Kashinath Pandurang Patil Yamuna Haribhau Gaykar Ambubai Ragho Huddhar Hirabai Harishchandra Khutale Madhumati Janardan Khutale-HUF Kashinath Pandurang Patil	Belavali 147	nil	Class I	2980.00	57	The owners have not appeared for hearing. As the 15 m North-South scheme road and the strip-type two open spaces are deleted, the FP to be allotted shall be adjusted accordingly Decision:- Final Plot No. 31 as finalised on the Plan No. 3 is allotted in lieu of OP No. 57 alongwith company's other holdings to the owner and of the area as recorded in Table No. B	The decision of the Arbitrator is changed by the Govt. vide Notification dt. 3-09-2019 read with corrigendum dt. 11-02-2020 and draft Scheme proposal is confirmed as shown as modified on the plans no. 3 & 4. The Final Plot allotted is 31.

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58	Vinay Prakash Singh Vinay Shravankumar Agrawal	Belavali 154	nil	Class I	1950.00	58	Heard Vinay Agrawal and Vinay Singh through his representative. Mr. Vinay Singh requested to allot separate final plots instead of joint ownership. However they have generally accepted the draft scheme reconstitution. Decision:- Final Plot No. 23 as finalised on the Plan No. 3 is allotted in lieu of OP No. 58 to the owners and of the area as recorded in Table No. B	The draft scheme proposal is modified

ARBITRATOR ★ TOWN PLANNING SCHEME, NAINA NO.1 ★ सत्यमेव जयते

(S. V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 1
(Akurli, Belavali, Chikhale)

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

PRELIMINARY SCHEME

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

Table B

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

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

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

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

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

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TOWN PLANNING SCHEME, NAINA NO. 1

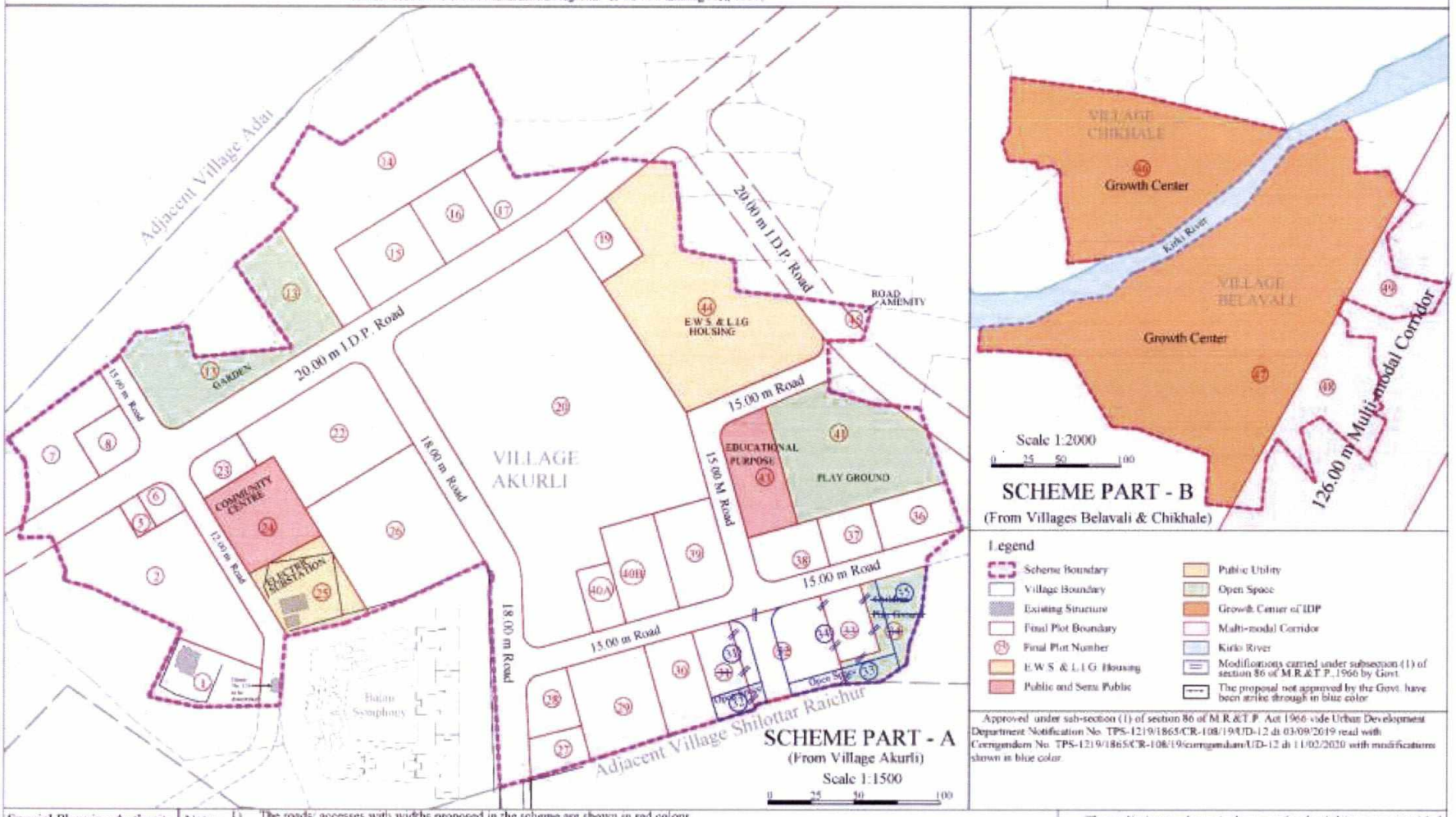
(Akurli, Belavali, Chikhale, Tahsil Panvel, Dist. Raigad)

Preliminary Scheme

(Under section 72 (4) of Maharashtra Regional & Town Planning Act, 1966)

Plan No. 4

Plan of Final Plots



Legend

- Scheme Boundary
- Village Boundary
- Existing Structure
- Final Plot Boundary
- Final Plot Number
- E.W.S. & L.I.G. Housing
- Public and Semi Public
- Public Utility
- Open Space
- Growth Center of IDP
- Multi-modal Corridor
- Kirki River
- Modifications carried under subsection (1) of section 86 of M.R.&T.P., 1966 by Govt.
- The proposal not approved by the Govt. have been strike through in blue color

Approved under sub-section (1) of section 86 of M.R.&T.P. Act 1966 vide Urban Development Department Notification No. TPS-1219/1865/CR-108/19/UD-12 dt 03/09/2019 read with Corrigendum No. TPS-1219/1865/CR-108/19/corrigendum/UD-12 dt 11/02/2020 with modifications shown in blue color.

Special Planning Authority,
NAINA, CIDCO

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Notes

1) The roads/ accesses with widths proposed in the scheme are shown in red colour.
2) The Final Plots (F.P.) allotted to the land owners are shown bounded by lines in red colour.
3) The FPs allotted shall be referred hereinafter by their respective numbers marked in red colour.
4) The FPs allotted to the owners in lieu of their OPs stand included in residential zone of I.D.P.
5) The FP numbers shall be referred to read the Table B and Form no.1 to know the areas, tenures, ownerships, shares and valuation.
6) The FPs designated for the public purposes/ utilities/ open spaces etc. in the name of the S.P.A., NAINA,CIDCO are recorded in Table B & Form No. 1.
7) The FP nos. 3, 4, 9, 10, 11, 12, 21 & 22 do not appear in the scheme.

The preliminary scheme is drawn up by the Arbitrator as provided under sub-section (7) of section 72 of the M.R. & T.P. Act, 1966 on 20th June 2019.

(Suresh V. Surve)
Arbitrator
Town Planning Scheme, NAINA No. 1

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TOWN PLANNING SCHEME, NAINA NO. 1

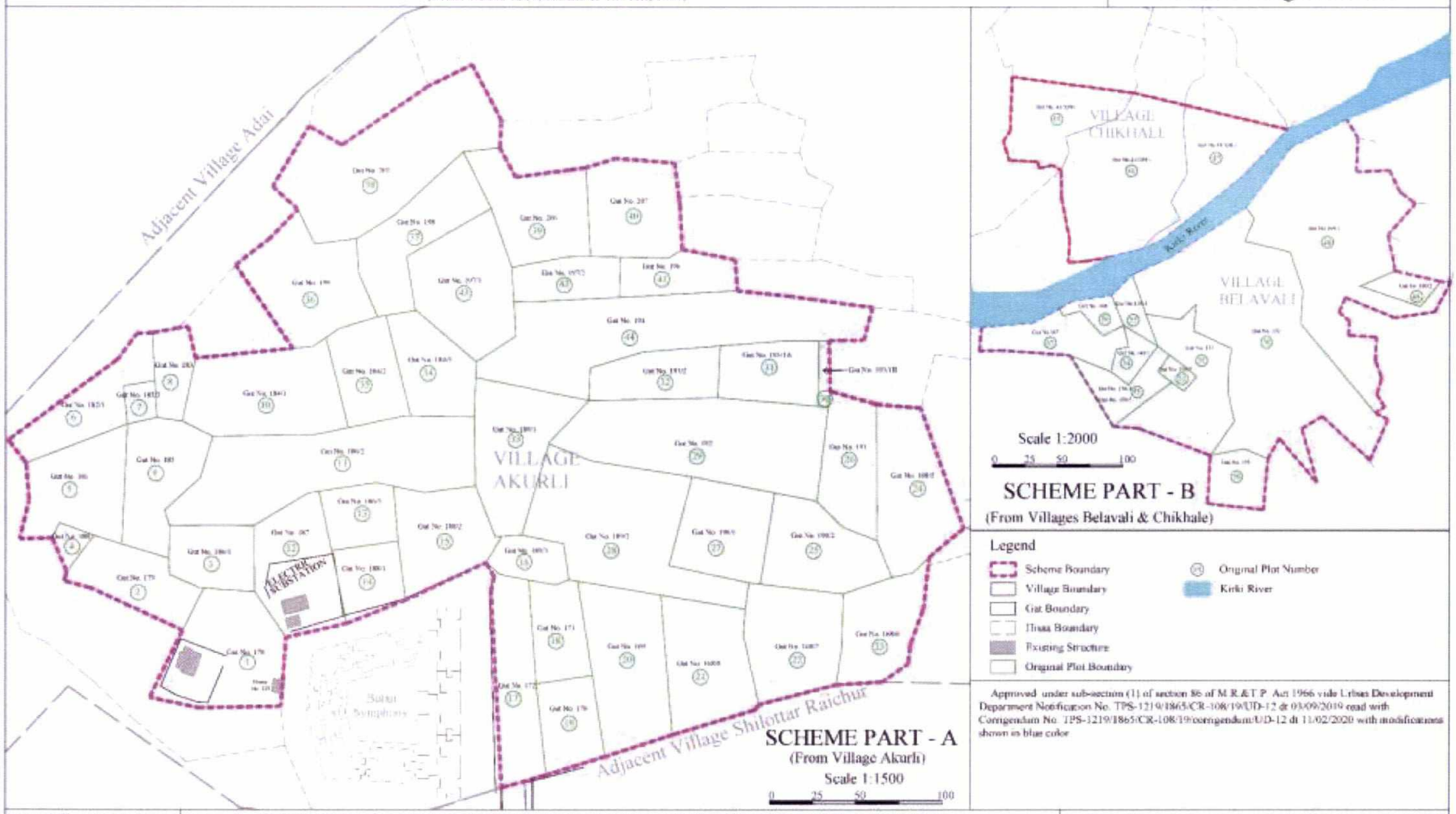
(Akurli, Belavali, Chikhale, Tahsil Panvel, Dist. Raigad)

Preliminary Scheme

(Under section 72 (4) of M.R. & T.P. Act, 1966)

Plan No. 2

Plan of Original Plots



Legend

- Scheme Boundary
- Village Boundary
- Gat Boundary
- Hissa Boundary
- Existing Structure
- Original Plot Boundary
- Original Plot Number
- Kirki River

Approved under sub-section (1) of section 86 of M.R.&T.P. Act 1966 vide Urban Development Department Notification No. TPS-1219/1865/CR-108/19/UD-12 dt 03/09/2019 read with Corrigendum No. TPS-1219/1865/CR-108/19/corrigendum/UD-12 dt 11/02/2020 with modifications shown in blue color

Special Planning Authority,
NAINA, CIDCO

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Notes:
1) The gats with their Hissas existing on the date of declaration of intention u/s 60 (1) of M.R. & T.P. Act, 1966 are obtained from Land Records Department.
2) Features such as structures etc. mapped during the survey have been marked in black colour.
3) The ownership boundaries exist on the date of declaration of intention u/s 60 (1) of M.R. & T.P. Act,1966 are marked in green colour as Original Plots (OP) with specific Numbers as OP numbers in green colour.
4) These OP numbers shall be referred to know the ownerships, areas, tenures and the respective original plots in Table A & B and in Form No. 1 and to locate them on plan nos. 2 and 3.

The preliminary scheme is drawn up by the Arbitrator as provided under sub-section (7) of section 72 of the M.R. & T.P. Act, 1966 on 20th June 2019.

(Subash V. Surve)
Arbitrator,
Town Planning Scheme, NAINA No. 1

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TOWN PLANNING SCHEME, NAINA NO. 1

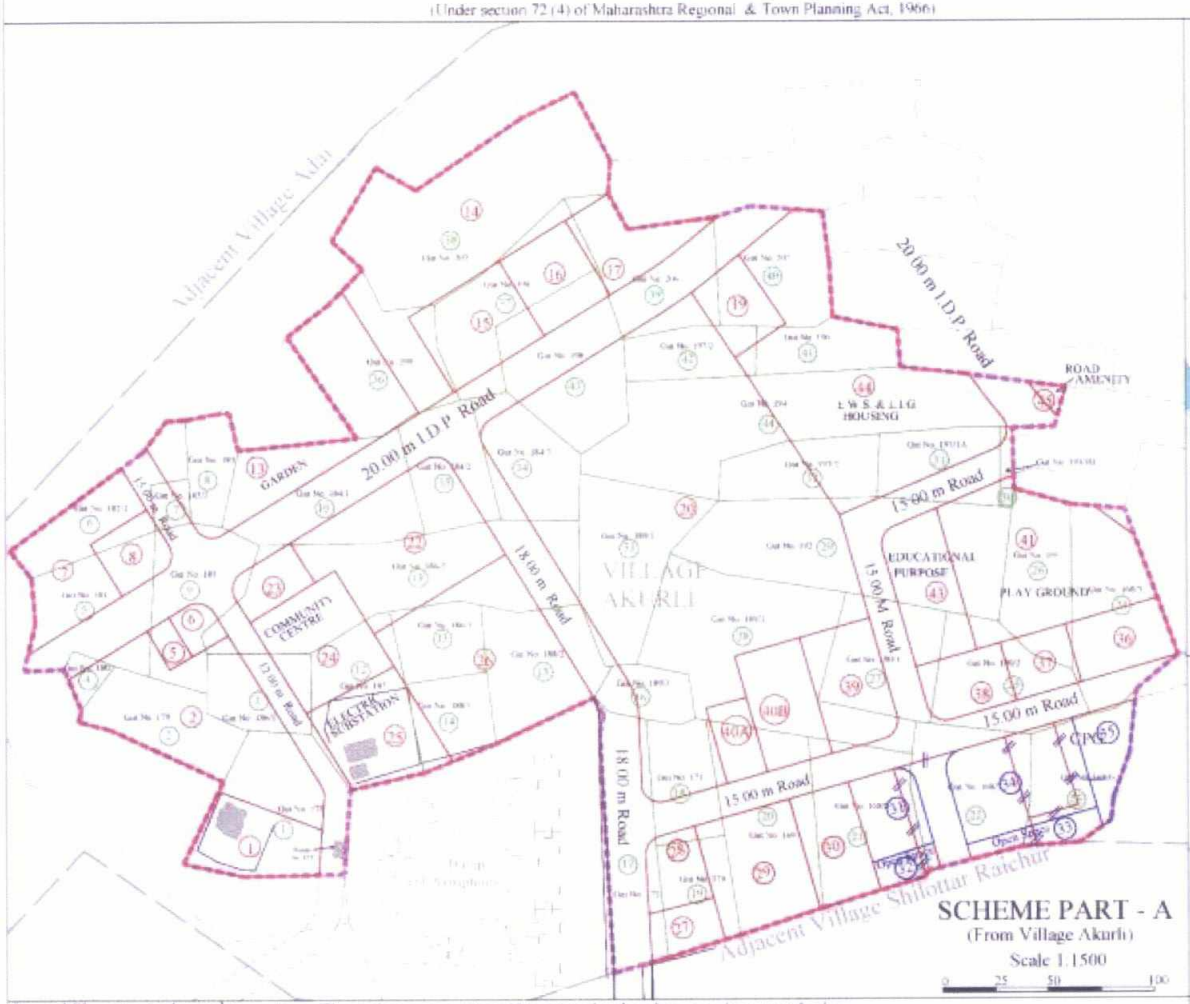
(Akurli, Belavali, Chikhale, Tahsil Panvel, Dist. Raigad)

Preliminary Scheme

(Under section 72 (4) of Maharashtra Regional & Town Planning Act, 1966)

Plan No. 3

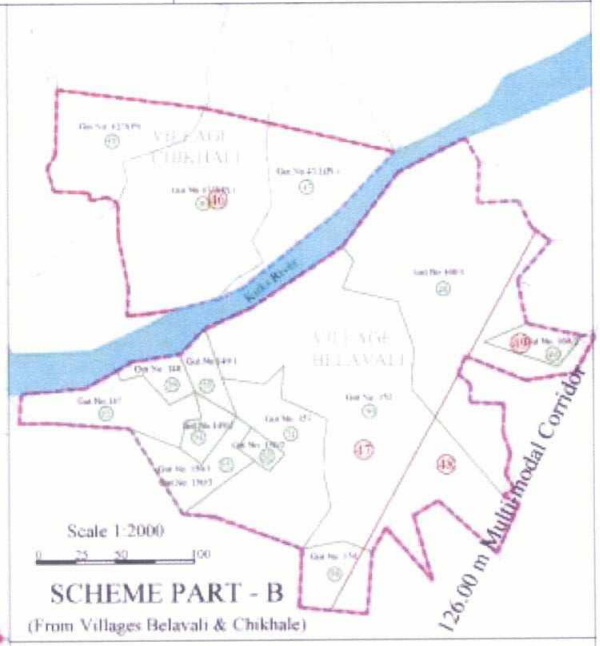
Plan of Original & Final Plots



SCHEME PART - A

(From Village Akurli)

Scale 1:1500



Scale 1:2000

SCHEME PART - B

(From Villages Belavali & Chikhale)

Legend

- Scheme Boundary
- Village Boundary
- Gut Boundary
- Hissa Boundary
- Existing Structure
- Original Plot Boundary
- Final Plot Boundary
- Original Plot Number
- Final Plot Number
- Kirki River
- Multi-modal Corridor
- Modifications carried under subsection (1) of section 86 of M.R.& T.P. 1966 by Govt.
- The proposal not approved by the Govt. have been strike through in blue color

Approved under sub-section (1) of section 86 of M.R.& T.P. Act 1966 vide Urban Development Department Notification No. TPS-1210/1865/CR-108/19/UD-12 dt 03/09/2019 read with Corrigendum No. TPS-1210/1865/CR-108/19/corrigendum/UD-12 dt 14/02/2020 with modifications shown in blue color

Special Planning Authority,
NAINA, CIDCO

CIDCO
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Notes:
1) The roads/ accesses with widths proposed in the scheme are shown in red colour.
2) The Original Plots (OP) or Final Plots (FP) numbers shall be referred to know the ownerships, areas, tenures in Table A & B, valuation in Form No. 1 & to locate them on the Plans nos. 2, 3 & 4
3) The OP & FP allotted to the land owners are shown bounded by lines in green and red colour respectively.
4) The FPs designated for the public purposes/ utilities/ open spaces etc. in the name of the SPA, NAINA ,CIDCO are recorded in Table B & Form No. 1
5) The FP nos. 3, 4, 9, 10, 11, 12, 18, 21 & 42 do not appear in the scheme

The preliminary scheme is drawn up by the Arbitrator as provided under sub-section (7) of section 72 of the M.R. & T.P. Act, 1966 on 20th June 2019

(Suresh N. Sarve)
Arbitrator
Town Planning Scheme, NAINA No. 1

उप सचिव
नगर विकास विभाग,
मंत्रालय, मुंबई-४०० ०३२.

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NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA

CIDCO