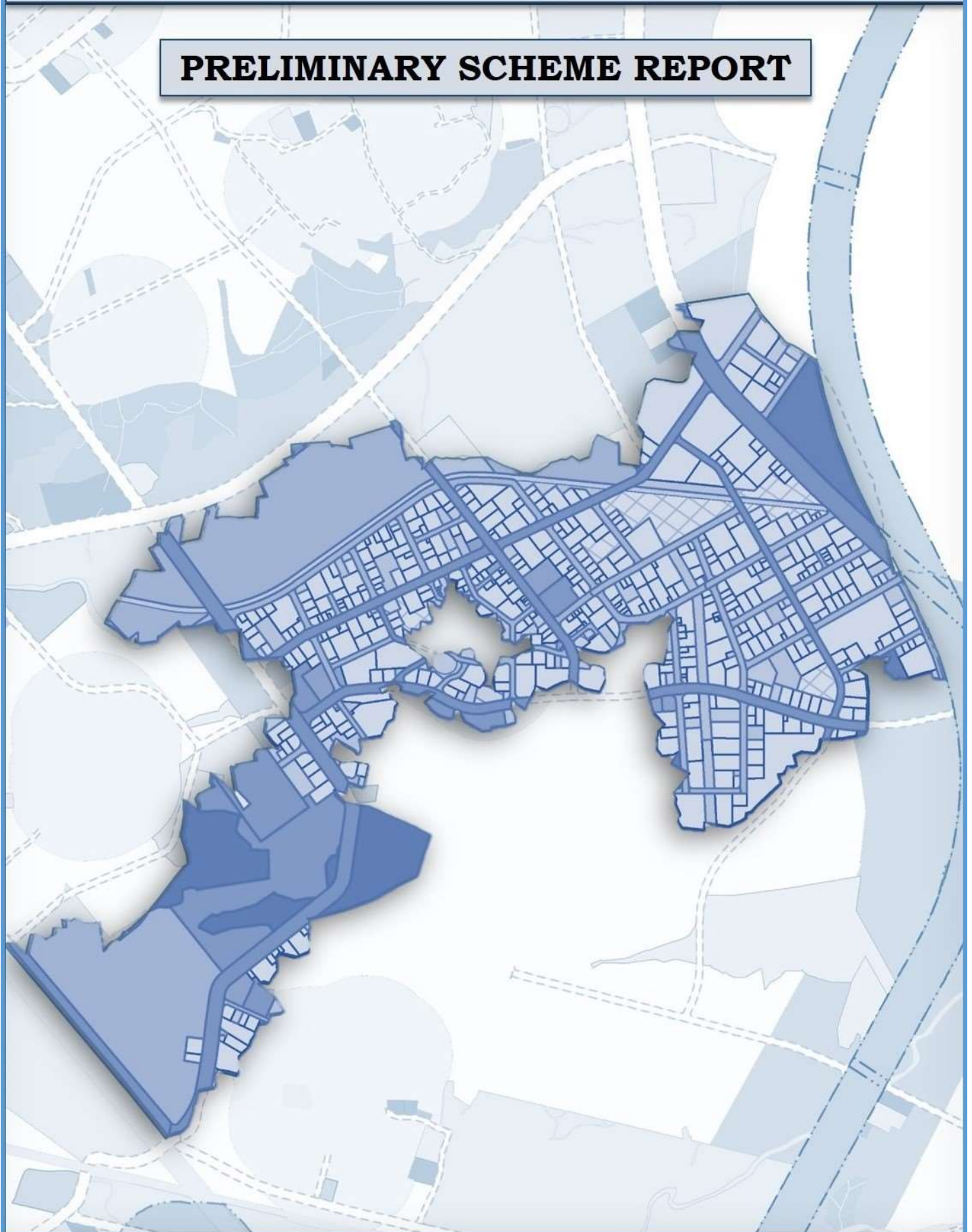


NAINA, TOWN PLANNING SCHEME NO. 06

PRELIMINARY SCHEME REPORT





SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

NAINA, TOWN PLANNING SCHEME NO. 6

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar)

Tahsil Pangel, District Raigad

PRELIMINARY SCHEME REPORT

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

Abhiraj Girkar
Arbitrator

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NAINA TOWN PLANNING SCHEME No. 6

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of
Taluka – Panvel, District – Raigad)

PRELIMINARY SCHEME

REPORT – Part A

1. PREAMBLE

The Government of Maharashtra in exercise of powers conferred under clause (b) of subsection (1) of the section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by Notification no. TPS -1712/475/CR-98/12/UD-12, dated 10th January, 2013, 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 “SPA- NAINA”) for 270 villages for an area notified as Navi Mumbai Airport Influence Notified Area (hereinafter referred to as “NAINA”) as specified therein. The Sub-section (2) of Section 21 of the said Act makes it obligatory on the part of any Planning Authority to prepare and publish a Development Plan for the entire area under its jurisdiction and to submit it to the State Government for sanction within a period of three years from its constitution.

SPA- NAINA, while preparing a Development Plan for the area under its jurisdiction, prepared an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Tehsil of the Raigad District which are under immediate pressure of development. The Government of Maharashtra, vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27/04/2017 had sanctioned the Interim Development Plan (hereinafter referred to as ‘IDP’) along 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 now come into force w.e.f. 04/05/2017. The excluded part (EP) of IDP was sanctioned vide Notification No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 01/03/2019.

Thereafter, the Government of Maharashtra vide Notifications dated 22/09/2015 and 18/03/2016 had declared Maharashtra Industrial Development Corporation Limited (MIDC) and Maharashtra State Road Development Corporation Limited (MSRDC) respectively as SPA, for some villages in NAINA. Thus, resulting SPA (NAINA) to 224 villages with a total

area of 474 sq.km. While sanctioning Development plan of balance 201 villages on 16.09.2019, considering the contiguity of NAINA project, the UDD in GOM has excluded 49 non-contiguous village pockets. Thus, now the notified area of NAINA is for 174 villages encompassing about 371.35 sq.km. area.

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

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

However, after various discussions, the Urban Development Department (hereinafter referred to as ‘UDD’) directed CIDCO that, CIDCO should undertake Town Planning Schemes for the implementation of the IDP as provided under the chapter V of the said Act. Further, the Government of Maharashtra, in exercise of the 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.

SPA-NAINA has accordingly decided to undertake series of town planning schemes under the said Act covering as far as possible the entire IDP area leaving the densely developed areas and village Gaothans for the effective implementation of the sanctioned IDP. Till date CIDCO has declared 12 town planning schemes, its status as on 25/10/2023 is as follows (Table 1):

Table 1 Details of various stages of NAINA Town Planning Schemes

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Stage
TPS - 1	08/09/2017	19.12	Akurli, Belavali and Chikhale	Preliminary scheme and Final Scheme sanctioned on 24/07/2022
TPS - 2	08/12/2017	194	Chipale, Devad, Bhokarpada, Vihighar, Sangade and Belavali	Preliminary Scheme sanctioned on 03/11/2021 and Final Scheme sanctioned on 29/11/23.
TPS - 3	10/05/2018	440	Nere, Vihighar, Moho, Koproli and Chipale	Preliminary Scheme sanctioned on 29/11/2022
TPS - 4	21/06/2019	350	Adai, Akurli, Nevali, Shilottar Raichur and Pali devad	Draft Scheme sanctioned on 21/10/2022. Arbitration Process started on 05/04/2023
TPS - 5	28/06/2019	242	Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihighar and Moho	
TPS - 6	08/08/2019	243	Chikhale, Moho, Pali Khurd and Shivkar	
TPS - 7	18/09/2019	215	Devad, Vichumbe, Usarli Khurd, Shivkar and Kolkhe	
TPS - 8	20/12/2022	584	Palikhurd, Chikhale, Belavali, Ambivali, Wangani tarf Waje, Loniwali and Moho	Submitted to DTP for consultation u/s 61(1) on 29/05/2023
TPS - 9	20/12/2022	412	Belavali, Sangade, Chikhale, Kon, Bhingar, Bherle, Loniwali, Wardoli and Borle	Publication u/s 61(1) completed on 05/09/2023
TPS - 10	29/10/2022	405	Shivkar, Chikhale, Kolkhe, Kolkhepeth, Kon, Palaspe and Deravali	Publication u/s 61(1) completed on 05/09/2023
TPS - 11	14/10/2022	590	Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon	Publication u/s 61(1) completed on 11/10/2023
TPS-12	14/10/2022	504	Kondale, Mahalungi, Chinchavali tarf Waje, Morbe, Ritghar, Umroli, Usarli Budruk and Vakadi	Publication u/s 61(1) completed on 11/10/2023

2. NEED OF TOWN PLANNING SCHEME NO.6

Provision under section 59 of the said act, specifies that the proposals of the Development Plan can be implemented by undertaking Town Planning Schemes and the procedure is detailed in the Chapter V of the said act. Post approval of IDP, CIDCO was under pressure from the public to provide infrastructural facilities at par with other developed nodes by CIDCO within Navi Mumbai jurisdiction. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The core gaothans, padas, already developed pockets at edge and hills slope area were excluded from the scheme area.

With this background, SPA-NAINA had declared its intention for making of Town Planning Scheme No. 06 (TPS 06) at part of Villages Chikhale, Moho, Pali Khurd and Shivkar of Taluka – Panvel, District Raigad (admeasuring approximately 243 Ha) for the purpose of implementing the proposals in the sanctioned IDP of NAINA and to introduce proper road network with social as well as service infrastructure.

The boundary for TPS 06 is identified in the proximity of already published boundary of TPS 03 and TPS 05. The scheme located on east side of Mumbai Pune Expressway. Northern and Eastern boundaries are coinciding with boundaries of Town Planning Scheme no. 03 and 05 and Southern Boundary is coinciding with Town Planning Scheme no. 08.

3. CONCEPT FOR LAYOUT OF TOWN PLANNING SCHEME

The Town Planning Scheme has to be prepared and implemented as per the provisions of the said Act and guidelines of the Town Planning Rules 1974. The draft layout in the scheme was prepared on the following principles which are adhered in all the Town Planning Schemes by CIDCO for NAINA area which are published in the recent times.

- All landowners will contribute in general, equal percentage of land for the scheme and DP proposal.
- Forest lands, water bodies, existing structures of valid permissions are to be maintained.
- Land owners will get at least 40% of original land holding in the form of a well laid final plot.

- As far as possible final plots will be anchored to their original location.
- Approximate 10% open space and 5% amenity will be provided commonly in scheme layout and distributed spatially on neighborhood concept.
- As far as possible existing structures will be protected and a final plot to be given around existing structures.
- The final plots are of regular shape and developable.
- As far as possible, land affected by the gas pipe line, or situated between river and blue line, will be allotted unencumbered final plots to its nearby original location.
- As far as possible, scattered holdings in the same ownership will be amalgamated to have a single bigger holding for better planning.
- Ownerships, tenures and area will be ascertained from the latest 7/12 extract.
- As far as possible, no land owner will be dispossessed in the scheme.
- EWS and LIG Housing sites will be provided below 10% of the scheme area as most of the residents of the scheme area and the developers will construct the tenements to suit the LIG persons considering the present demand in the area.
- Special scheme Regulations will be framed in addition to the sanctioned NAINA IDP DCPR -2017 to facilitate the land owners to develop their final plots with ease.
- As far as possible the land owners will be encouraged to accept the compensation in the form of FSI instead monetary compensation.

4. THE DRAFT SCHEME BY SPA - NAINA

4.1 DECLARATION OF INTENTION

SPA - NAINA had prepared the draft Town Planning Scheme by following all the formalities and procedure and observing the legal provisions under the said act as tabulated hereinafter. A notice of declaration of intention and plan showing boundary of TPS is attached as Annexure 1, Annexure 2 and Annexure 3.

Table 2: Declaration of TPS 06

Sr. No.	Details	Section	Date
1.	CIDCO's BR No. 12214 to declare intention to prepare scheme	60(1)	19/07/2019
2.	Extraordinary official Maharashtra Government Gazette (part-II)-for declaration of intention	60(2)	08/08/2019
3.	Public notice in two local Newspaper: The Asian Age (English) Karnala (Marathi)	60(2)	19/08/2019

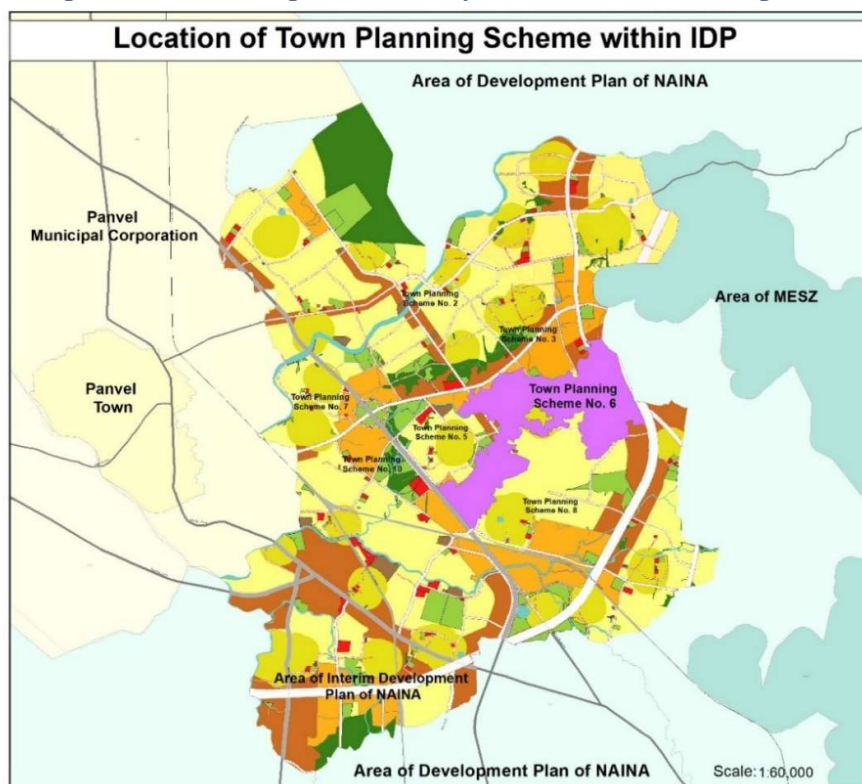
4.2 THE SALIENT FEATURES OF TPS - 6

- i. The identified Town Planning Scheme No. 6 boundary admeasuring about total area 243.38 Ha includes developable lands admeasuring about 227.47 Ha from part of villages Chikhale, Shivkar, Moho and Pali- khurd of Taluka – Panvel, District - Raigad. and is abutting on Mumbai- Pune Expressway and proposed Multi Modal Corridor. The scheme is contiguous.
- ii. The scheme area is located in Raigad district of Maharashtra state between (18.997892, 73.170234) (North), (18.974732, 73.153896) (South), (18.987457, 73.175958) (East) and (18.979927, 73.149275) (West). It is linked through a state- of-the-art Expressway with Mumbai (50 km), the State capital and India's commercial capital. It is about 13 km and 28 km away from the ongoing Navi Mumbai International Airport and India's largest container port JNPT, while 27 km from Thane-Belapur Industrial Belt. It abuts Mumbai - Pune Expressway and proposed Multi Modal Corridor.
- iii. The Scheme is bounded by;
 - On the *North* - Boundary of Town Planning Scheme 3 and 5 comprising part villages of Moho and Shivkar.
 - On the *East* - Proposed Multi Modal Corridor (MMC).
 - On the *South* - Integrated Township Project
 - On the *West* - Mumbai-Pune Expressway
- iv. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The network developed in scheme no. 6 will further extend into the remaining part of the Development Plan (DP) of NAINA. The scheme abuts the proposed Multi modal corridor and is a major point of regional connectivity for NAINA IDP.
- v. Major part of the identified pocket is virgin lands, hence less constraint for proper planning. This scales out compact neighborhood development in IDP.

Figure 1: Plan Showing Location of IDP and its surroundings



Figure 2: Plan showing the Location of TPS 6 and its surrounding



4.3 COLLECTION OF MEASUREMENT PLANS & CERTIFIED 7/12 EXTRACTS:

The office of Deputy TILR Panvel and Tahsil office, Panvel were requested to furnish measurement and certified 7/12 extract of all landholders in the TPS 06. On the basis of certified 7/12 received from Tahsil office, Panvel, the list of all landholders included in the scheme was prepared. However, in absence of TILR (measurement plan), maximum possible details of sub-division of survey numbers were collected and the scheme layout was prepared on the base data of IDP of 23 villages/DP and physical survey of scheme provided by the appointed agency (Shidore and Associates).

The area mentioned in the 7/12 extract was considered for preparation of the scheme layout. The irrevocable consents of land owners for aggregating land parcels was also accepted from the willing parties. The Base Map of this Scheme was prepared allotting every ownership-wise holding, specific Original Plot Number (OP No.) was shown in green colour on the Base Map. All the available revenue details such as village gaothans, village boundaries, gut/survey/hissa numbers, existing structures, river flood lines, gas lines, sanctioned layouts etc. were clearly marked on the Base Map. The details of the 7/12 extracts and 8A extracts, details of Government lands and other public lands to the extent possible were compiled by the SPA - NAINA.

4.4 NATURAL AND EXISTING FEATURES UNDER THE SCHEME.:-

4.4.1. NATURAL TRIBUTARY:

A natural tributary of Kalundre river is flowing from east to west through the scheme covering about 2 km distance with average width 15m and having an area of 2.85 ha under it. For training of this existing undulating tributary and accordingly to allow smooth flow of water, CIDCO has proposed a channel with its average width of about 15m, which will carry storm water from TPS-6 area and also any runoff coming from adjoining hills.

The meandering alignment of the tributary is realigned in a regular shape for effective flow of water and in order to get clear land area for accommodating final plots in consultation with the engineering department. This channel forms a part of Final Plot numbers 68A, 68B, 68C, 68D and 68E. Wherever the final plots are proposed abutting tributary in the layout necessary buffer open space is created around the tributary according to DCR.

4.4.2. FOREST LANDS:

Scheme area comprises Protected Forest at Gut.no.59 and Gut.no.55 at Shivkar village. Forest area is treated as non-developable area in Town Planning Scheme. The original plot is

kept as the final plot since it is a Forest Land. The shape of Forest land is irregular. At many locations, some area as open space is added to make these Forest land parcels of regular shape. As far as possible Original Plot (OP) area is retained as the Final Plot; only IDP roads and at some location layout road is proposed in order to connect adjoining areas.

Reservations under Joint Forest Management (JFM) on forest land will be jointly developed as park as per sanctioned Development Plan. The entire forest area in TPS 06 falls under JFM admeasuring approx. 124853.14 sq. m.

4.4.3. GAS PIPELINES:

GAIL pipeline corridor having length 1.13km is traversing through the scheme from north to south. GAIL India (Ltd.) vide their letter no. GAIL/MUMBAI/O & M/DUPL/2019-202 dated 10.06.2019 communicated that the land under right of use of GAIL is having total 30m wide Right of User, 10m to its right and 20m to its left. The total area under GAIL buffer is 3.4 ha to be kept as no-construction zone.

Existence of this pipeline will constraint to planning authority to utilize the land. Since the land under pipeline is acquired under Right of Use condition, the land holders having land under this corridor are considered for scheme entitlement as per the total area mentioned in 7/12 extract. The area under pipeline buffer is mostly kept as open spaces, and at few locations the final plot against Original Plot of Gurcharan land which is allotted to Government of Maharashtra is proposed.

4.4.4. YASHVANTRAO CHAUHAN MUMBAI PUNE EXPRESSWAY

Mumbai Pune expressway is along western boundary of TPS 06. As per 154 directives of the act dated 05/08/2019 (Ribbon Development rule), the distance of building line and control line from expressway has to be maintained at 60.0 m from center of the road or 15.0 m from edge of the road, whichever is greater. Therefore, no new final plots are given within 15.0 m from edge of the expressway.

4.4.5. EXISTING STRUCTURES AND STRUCTURES WITH VALID BUILDING PERMISSION:

Within the scheme area, there are about 146 odd structures as per survey map and Google imagery. Out of this, the majority of structures are sheds/ temporary construction for the purpose of farming. As far as possible care is taken to provide the final plots around the structure to retain it.

The unauthorized structures falling in alignment of roads shall be demolished while executing linear infrastructure works.

4.4.6. PRESERVATION OF REVENUE POND AND RELIGIOUS STRUCTURES

Revenue pond at FP no.239 is protected as per revenue boundary. In the scheme, enhancement and beautification of Revenue Pond is done by proposing green belt according to DCR surrounding the pond at Moho village.

Existing crematorium at FP no.219 at Moho village are retained as existing amenity plots as per 7/12 extract. Temples in private ownership at FP no. 250 are protected by anchoring 40% Final Plot at its Original Plot location considering the same in Govt. / Public Purpose Land.

The draft scheme has taken care to preserve the existing School at Moho village which is in FP no. 233 allotted in lieu of the 40% land of the Gavkari Panch Inam thus considered in Govt. /Public Purpose Land.

4.5 ENGINEERING AND TRANSPORTATION ASPECT:

4.5.1. ENGINEERING - SEWAGE TREATMENT PLANT AND STORM WATER DRAINAGE:

TPS 06 is located towards the east of the IDP. The area is relatively undeveloped at present. The water supply and other utility network of adjoining Town Planning schemes will be extended to TPS 06 along with IDP roads.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA falling in adjoining TPS 05 which will take care of the sewage generated in TPS 06. Till the STPs earmarked in the IDP are developed, it will be required to develop package treatment plants within the scheme area. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational.

The channel which is the realigned natural tributary will carry storm water from TPS 06 area and also any runoff coming from adjoining hills. The GAIL (gas pipeline) corridor of 30m width is maintained through the scheme.

4.5.2. TRANSPORTATION ASPECT:

The road network in Draft TPS 06 was prepared in consultation with CIDCO's Transport & Communication Dept. Necessary Modifications at major road junctions and other geometrics of the roads were planned after due suggestions from the T&C Dept. The proposed

road sections have provisions for future service lines such as Cooking gas lines, fiber optics, and electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelters.

4.6 SPECIAL TREATMENT FOR LANDS FALLING WITHIN THE URBAN VILLAGE ZONE:

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

In the TPS 06, at two locations urban village zones are existing. The draft scheme has taken care of such comparatively more valued lands and they have been given appropriate weightage in their valuation for deciding the original plot value and accordingly deciding their compensation.

4.7 RESHAPING & REALIGNMENT OF THE IDP RESERVATIONS IN TPS - 6.

The Scheme no. 6 comprises Sanctioned IDP reservations for public amenities like School, Playgrounds, Central Park, Public Health Centers, and Daily Bazar etc. The scheme also includes Growth Center reservation and will approach through the 45 m wide spine road. Total scheme area is 243.38 Ha. Within the scheme about 15.91 Ha of lands are non-developable such as water channel and forest. The net developable land is 227.47 ha. The scheme contains 37.78% of the Sanctioned IDP Reservations. The total area under such reservations is 91.24 ha.

In consideration of realignment of water channel, buffer of Gail line etc, the size and shape and location of the reservation were reconstituted. However, the areas of IDP reservations were not reduced. The entry and exit of roads were maintained for contiguity with adjoining areas of the DP/IDP.

For such amendments in sanctioned development plan proposals within scheme area, a separate proposal was forwarded to DTP under section 59(2) for sanction vide CIDCO/ NAINA/TPS-6/ Amendment/ Sec59(2)/ 2020/ SAP-1165 /101 dated 16/06/2020. Director Town Planning vide जा. क्र. नैना नरयो क्र. ६/ प्र .क्र. ७३/ २०/टीपीव्ही-३/१२२१ dated 2/03/2021 has approved the proposal.

The details of Sanctioned IDP Reservation in the scheme, its area in sanctioned Draft Scheme and justification by SPA - NAINA for modification in reservation are mentioned in the Table placed below;

Table 3: Justification for Modification in Reservation of TPS 06

RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 06 (SQ.M.)	JUSTIFICATION
PROPOSED IDP ROADS		236410	285195	<p>The up gradation of 35m wide IDP road is widen to 45m in continuation of TPS 2 and TPS 5, up gradation of 20 m wide road is widened to 30m running from west to east and up gradation of 20 m wide road is widen to 27m wide in continuation with TPS 3 and TPS 5, 9m wide road upgraded to 15m wide near to Gaothan.</p> <p>The alignment of the road is slightly modified from a transportation point of view without changing entry and exit locations.</p>
GROWTH CENTRE (GC)	206_GC (part)	1085000 (IDP Area), 419860 (TPS-6 Area)	428091	Due to realignment/ channelization of water course/ nallah, area under said reservation is increased to 428091 sq.m.
SCHOOL (S)	129 _ S	4900	4900	The reservation is rearranged at its location to make it of proper shape keeping the area intact.
	112 _ S	6000	6000.97	The reservation is rearranged at its location to make it in proper shape with a little increase in area.
	113 _ S	4000	7184.97	The reservation is rearranged at its location to make it in proper shape with the increase in area.

RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 06 (SQ.M.)	JUSTIFICATION
	115 _ S	4700 1195 (TPS 6 Area)	1195	The reservation is at its location in TPS-6 keeping the area intact.
SCHOOL PLAYGROUN D (PG)	125 _ PG	6100	6100	The reservation is rearranged at its location to make it of proper shape keeping the area intact.
	96A_PG (Part)	56000 35600 (TPS 6 Area)	37036.94	The reservation is rearranged at its location to make it of proper shape with the increase in area to 37036.94 sq.m.
	104_PG (Part)	7000 (IDP Area), 5500 (TPS 6 Area)	7141.99	The reservation is rearranged at its location to make it of proper shape with the increase in area up to 7141.99 sq.m.
	106 _ PG	6000	8444.04	The reservation is rearranged at its location with increase in area.
CITY PARK (CP)	96_CP (Part)	116100 103750 (TPS-6 Area)	105620.45	The reservation is rearranged at its location to make it of proper shape with the increase in area up to 105620sq.m.
JOINT FOREST MANAGEMEN T	96_CP	128 900	12 8900	In Town Planning Schemes, Forest area is treated as Non Developable, where OP = FP.
PARK (P)	122 _ P	8400	8405.67	The reservation is rearranged at its location to make it of proper shape, giving the two plots, with slight area increase.
DAILY BAZAAR	97 _ DB	1200	1200.39	The reservation is rearranged at its location to

RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 06 (SQ.M.)	JUSTIFICATION
				make it of proper shape without change in area.
	99 _ DB	1000	1000.63	The reservation is shifted within 50 m. distance after giving final plots to the land owners at its location, making it a proper shape, without change in area.
	118 _ DB	1100	1358.51	The reservation is rearranged at its location to make it of proper shape with the slight increase in area.
PRIMARY HEALTH CENTRE (PHC)	109 _ PHC	1500	1500.14	The reservation is rearranged at its location without alteration in the area.
	127 _ PHC	1700	1974.84	The reservation is rearranged at its location to make it of proper shape with the slight increase in area.

4.8 MEETING WITH LAND HOLDERS AND FRAMING OF THE TENTATIVE PROPOSALS:

As specified in Rule number 4(1) of Maharashtra Town Planning Schemes Rules, 1974, public meetings of the land owners included in the draft scheme were called to explain the tentative proposal of the draft scheme for eliciting public opinion and suggestions.

After declaration of intention, extensive efforts were taken to explain the importance and benefits of the Town Planning Scheme to the land owners. Various meetings were conducted with land owners / stakeholders in village panchayat as well as in NAINA office. On the lines of previous scheme no. 4 and 5, it was decided to go ahead with the owners' meet with existing details in absence of a certified plan from Dy. SLR, Panvel.

In the unprecedented scenario of nationwide lockdown and social distancing in order to prevent the spread of COVID-19 virus, it was decided to conduct the owners meet in digital manner for 11 days i.e. from 24/04/2020 to 04/05/2020 by making available all information

through CIDCO's website and providing channel for submission of suggestions and objections through WhatsApp and E-mail as means of communication.

The attendance recorded for the Public Meet was 40% and above, wherein total of 184 final plots were viewed out of 462 Final Plots. After the digital public consultation, around 267 applications were received by the SPA, NAINA from the land owners. The SPA considered 16 out of 40 applications related to layout plan and the draft scheme was modified accordingly.

4.9 PUBLICATION OF DRAFT SCHEME:

Further 1st Consultation was taken from the Director of Town Planning, Maharashtra State, Pune under Section 61 (1) of the said Act and as per rule no 4 (2) of said Rules 1974 vide SPA's submission dated 16/06/2020. The Director Town Planning office (DTP), Pune vide letter no. जा. क्र. नैना नरयो क्र. ६/ प्र.क्र. ७३/ २०/टीपीव्ही-३/१२२१ dated 2/03/2021 offered remarks for first consultation and sanctioning of reshaping and realignment of DP reservations of TPS 06.

Government in Urban Development Department vide their letter no. TPS-1221/2248/CR-109/21/UD-12 dated 21/10/2022 has permitted to delete the COVID pandemic period from 23/03/2020 to 31/03/2022 while computing the time limits prescribed in the act as per the provision made u/s 148(a) for ongoing town planning schemes-

In accordance with provisions of section 61(1) of the MR&TP Act, TPS 06 draft plan along with Special DCR was published in the Gazette dated 25/04/2022 inviting suggestions/objections. Notice of the draft plan publication was also made in local newspaper namely दैनिक सागर and धावते नवनगर dated 28/04/2022. A notice of same is attached as Annexure 5.

As the provision of section 67 of the MR&TP act, 1966, after publication total 8 applications of suggestions / objections were received to SPA, NAINA from 25.04.2022 to 27.05.2022. And during the intervening period, viz; period between 05.05.2020 and 24.04.2022, total 21 applications of suggestions / objections were received. The SPA considered 20 out of 29 applications related valid suggestions, record updation and others and the draft scheme was modified accordingly.

4.10 RESHAPING AND REALIGNMENT OF THE SANCTIONED IDP RESERVATIONS IN TPS 06 POST PUBLICATION.

While reviewing the suggestions/ objections post publication of the scheme, changes required to be made in shape and proportion of some plots which lead in revision of fewer adjoining DP reservations, keeping the area more than sanctioned IDP reservation area. Therefore, a proposal for reshaping and realignment of the IDP reservations within scheme

boundary under section 59(2) of the act is initiated once again vide letter no. CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2022/503 dated 08/08/2022. Director Town Planning vide जा. क्र. प्रा.न.र.यो / नरयो क्र.6/ नैना /कलम 68(1) /466 dated 17/10/2022 has approved the proposal.

5. SANCTIONING OF THE DRAFT SCHEME UNDER SECTION 68(2)

The draft Town Planning Scheme no. 6 so prepared and modified as described above after its publication under section 61 of the Act, the SPA, NAINA submitted the draft scheme along with its accompaniments under section 68(1) the said Act to the Vice Chairman and the Managing Director, CIDCO for sanction on 22/07/2022; who has been delegated the powers of sanctioning of the draft schemes as provided under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 by the State Government vide Urban Development department Notification no. TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017.

The Vice Chairman and the Managing Director, CIDCO had then forwarded the draft scheme for consultation of the Director of Town Planning, Maharashtra State, Pune as provided under section 68(2) vide his letter CIDCO/NAINA/TPS-6/Consult.68(2)/2022/1665 dated 08/08/2022. The Director of Town Planning, MS, Pune vide letter No. जा. क्र. प्रा.न.र.यो / नरयो क्र.6/नैना/कलम 68(1)/466 dated 17/10/2022 had offered the 2nd consultation to TPS 06.

After obtaining the remarks of the Director of Town Planning, the draft Scheme so submitted by the SPA, NAINA has been sanctioned by the Vice Chairman and the Managing Director, CIDCO vide his Notification CIDCO/NAINA/TPS-6/Draft Scheme/2022/565 dated 21/10/2022 as provided under section 68 (2)(3) of the said Act. The said notification was also published in the Maharashtra Government Gazette Extraordinary Part-2, Extraordinary No. 140 dated 4-11-2022 and in the local newspapers as required on 10/11/2022 and 11/11/2022 in the Free Press Journal and Krushival respectively. The gazette notification of Sanctioning of Draft TPS-6 is attached as Annexure 6 and the newspaper notice is attached as Annexure 7.

5.1 STATUS OF LAND PARCELS IN THE SANCTIONED DRAFT SCHEME

There are overall 711 number of land parcels (7/12 extracts) falling in Town Planning Scheme No.6 (TPS-6). Total number of final plots allotted across entitlement is 462 in numbers. This scheme has received total of 09 consent from land owners to amalgamate their

land parcels. Further 112 plots amalgamated for the land parcels having same ownership. Balance 341 individual plots are proposed having individual ownership.

The details are enlisted as below;

- Original Plots : 711
- Final Plots : 462
- Final Plot (min. size) : 72 SQ. M.
- Final Plot (max. size) : 78049 SQ. M
- Consent Received : 09 (no. of 7/12 - 44)
- Amalgamation : 112 (no. of 7/12 - 327)
- Individual Plots : 341 (no. of 7/12 -341)

The total number of Final plots (to be returned to landowners) is 462. Out of this about 320 plots were anchored around their original location. The plots which could not be anchored were mainly due to the IDP reservations, buffer of gas pipeline, realignment of water channels etc. In case of plots affected by the Growth center, care was taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot was shifted to such a location where ASR value is more than the original plot value. About 70% plots were anchored (either fully, partly or touching) to its original locations.

5.2 LAND USE DISTRIBUTION:

The land use distribution in sanctioned Draft TPS-6 was as under:

Table 4: Land use distribution in the Sanctioned Draft TPS 6

SR. NO.	PARTICULARS	AREA IN HA.	% ON SCHEME LAYOUT AREA (EXCL. RESERVATION LAND)	% ON OVERALL SCHEME AREA
1	Area of the TPS-6 as per 7/12	238.651		
2	Area of the TPS-6 as per Drawing	243.38		
3	NON DEVELOPABLE			
4	Area under Forest	12.49		
5	Area under Water Body	3.42		
6	Area (Gross) for TPS-6	227.47		
7	Area under IDP Reservation	91.24		40.13%

SR. NO.	PARTICULARS	AREA IN HA.	% ON SCHEME LAYOUT AREA (EXCL. RESERVATION LAND)	% ON OVERALL SCHEME AREA
	a. Area under IDP road	28.52		12.54%
	b. Area under other IDP reservations such as Schools, Public Health Centers, Daily Bazaars etc.	2.63		1.16%
	c. Area under other IDP reservations such as Park, Playgrounds etc.	17.28		7.6%
	d. Area under Growth Center	42.81		18.82%
8	Area (NET) available for scheme preparation	136.23		
9	Area under Internal Roads (Actuals)	17.9	13.14%	7.87%
10	Area reserved for Recreational Open Spaces	7.69	5.65%	3.38%
11	Area reserved towards Amenities / Social facilities	6.66	4.89%	2.93%
12	Sale Plot	4.89	3.59%	2.15%
13	Area available for EWS Housing	9.9	7.27%	4.35%
14	Area to be distributed in the form of final plots. (generally 40% of 7/12 area)	89.19	65.47%	40%
15	Total Numbers of original Plots	711		
16	Total Numbers of final Plots (including Roads)	682		
17	Total number of Final Plots against 7/12	462		

The areas as per drawing are considered for the purpose of land use statements. For the calculation of entitlement of Final Plot (FP), area as per 7/12 extract is considered.

6. ARBITRATION

6.1 APPOINTMENT OF ARBITRATOR BY THE GOVT.

The State Government has then appointed Shri. Abhiraj Girkar, Retired Joint Director of Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the said Act for this draft scheme no. 6 vide Urban Development Department Notification no. TPS-1222/2152/C.R.148/22/UD-12 dated 02/12/2022, which was appeared in Maharashtra Government Gazette, Konkan Division Supplement, Part I dated 23-29/03/2023. The gazette notice of Appointment of Arbitrator TPS-6 is attached as Annexure 8.

6.2 ARBITRATION PROCEEDINGS

The Arbitrator has then entered upon the duties w.e.f. 05/04/2023 by publishing a notice in the Maharashtra Government Gazette, Extraordinary, Part II, No. ARB/TPS-6/GEN/2023/07 on pages 1, 2 and 3 dated 5/04/2023. The same notice in English and Marathi has been published in daily Newspapers, Freepress journal and in Ramprahar, respectively dated 17/04/2023 for the information of the land owners and the public. The gazette notice of Commencement of Duties by Arbitrator for TPS-6 is attached as Annexure 9 and Annexure 10.

The Arbitrator has observed that the scheme layout has not been demarcated on ground and the final plots have not been measured by the Special Planning Authority i.e. NAINA, CIDCO. The demarcation and measurement work might have not been carried out due to non-cooperation from the land owners. The Arbitrator has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the Final Plots (FPs) on ground for confirmation of their areas.

Hearing Procedure - However, the Arbitrator started the arbitration proceedings as provided in the Act and Rules in view of the time limits prescribed to complete the proceedings. Then special notices in the prescribed Form No. 4 under Rule no. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 were served to each and every owner of the original plots included in this scheme from all the four villages of TPS-6, for the hearing from 02/05/2023 to 30/05/2023. This special notice in form no. 4 is for communicating to the land owners, all the details of their plots regarding ownerships, tenure, areas of their original plots and the similar details of allotted final plots in lieu of their original plots.

Further, this special notice is also for informing them regarding the valuation of their original plots, semi-final and final valuation of their allotted final plots and the compensation,

contribution and the net demand from them as estimated by the SPA, NAINA in the sanctioned draft scheme. It was also informed that in lieu of compensation under section 100 of the said Act, additional FSI has been proposed in the draft scheme.

The land owners have been asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. Due to change of address by the owner or incomplete addresses, it was possibility that all owners would not have recieved these special notices. Therefore, the general public notice was published in the local newspaper Dainik Sagar and Dhavate Navnagar dated 29/04/2023 and the copy of 1st Arbitrator Hearing is attached as Annexure 11. Also it was uploaded on CIDCO's website (<https://cidco.maharashtra.gov.in>) on 29/04/2023 and in the respective Gram Panchayat Offices on 02/05/2023.

For those land owners, who have not attended the above mentioned hearing, the 2nd hearing was arranged between 12/06/2023 to 26/06/2023 and the fresh special notices in the prescribed Form No. 4 under Rule No. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 were served to each and every owner of the original plots included in this scheme from all the four villages. The general public notice was published in the local newspaper Dainik Sagar and Dainik Raigad Nagari dated 09/06/2023 and is attached as Annexure 12. Also it was uploaded on CIDCO's website (<https://cidco.maharashtra.gov.in>) on 09/06/2023 and in the respective Gram Panchayat Offices on 12/06/2023. The copy of 2nd Arbitrator Hearing Schedule is attached as Annexure 12 for TPS-6 Some of the land owners kept coming after the given schedule, hearing was also given to them. All the hearing notices along with its schedule was also displayed at NAINA, CIDCO office for public awareness.

The Arbitrator has heard all the land owners who appeared before him in response to the notice in Form no. 4 mentioned above as provided in Rule no. 13 (4) of the said Rules and has given detailed information regarding reconstitution of their final plots, ownerships areas of their final plots, proposed additional FSI against the compensation u/s 100 of the said Act, the valuation details and the contribution. The Arbitrator has further recorded their say and the minutes as provided in Rule no. 13 (5) of the said Rules.

Government officials such as Collector, District Raigad for government lands, Executive Engineer, MSRDC for Mumbai Pune Expressway and Proposed Multimodal Corridor, Deputy Conservator of Forest, District Raigad for forest land within scheme, were

called for individual hearing on 10th August, 2023 through letter. The SPA, NAINA has also been given hearing on 1/11/2023 after the draft preliminary scheme has been prepared.

Subdivision of 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 in sub-section (3) of Section 72 of the said Act on 29th August, 2023 under his order bearing no ARB/TPS-6/GEN/2023/488/1, the same is attached as Annexure 13. The Arbitrator has recorded the suggestions/objections received during hearing and in representations and also recorded the decisions in respect of every reconstitution of original plots into final plots as carried out in the award in Table A, appended to the award. Also the allotment of the Final Plots with their respective ownerships, areas and tenures are recorded in Table B, appended to the award.

7. PRELIMINARY SCHEME

The Arbitrator has studied in detail, the sanctioned Interim Development Plan (IDP) of NAINA, sanctioned Draft Town Planning Scheme no. 6, Special Development Control Regulations of the scheme, requests/objections received from the land owners, suggestions of the corporation and Government Departments, existing situation of the scheme area and accordingly prepared the Preliminary Scheme.

7.1 THE GENERAL OBJECTIONS/REQUESTS/SUGGESTIONS RECEIVED DURING THE HEARING

7.1.1. LAND OWNERS:

1. Their written consent was not taken to include their land in NAINA TPS.
2. The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.
3. Gaothan extension has not been taken into consideration.
4. The ownerships of original plots have been changed after the draft scheme was published and hence the successor owners requested to update their titles.
5. They requested to grant the final plot of a minimum 60-80% of their original land. To allot single final plot for their various original plots held in the same ownerships or in the family,
6. To allot final plots covering as far as possible the portions of their original plots i.e anchored final plots.

7. FSI would be granted equivalent to the reduction in areas of the original plots.
8. Since the final plots allotted to them are reduced areas to the extent of 40% of their original plots, the physical areas available for development are very small and may lead to non-utilization of FSI. In such cases, TDR facilities would be allowed to them.
9. Side and rear marginal distances would be relaxed at least in smaller or narrow plots so as to enable them to consume the permissible FSI. and for that premium shall not be charged.
10. Recovery of contribution should be waived considering that 60% land is acquired.
11. The villagers from these villages have also demanded that the land owners included in the scheme would be treated as project affected persons by the CIDCO and they would be given all the benefits available in this respect.
12. Possessions of final plots would be handed over immediately after the sanctioning of the scheme with proper access roads and free of any encumbrances over them,
13. Infrastructure shall be provided early, within a period of two years.

7.1.2. SPA – NAINA

SPA - NAINA has also been given hearing on 01/11/23 after the draft preliminary scheme has been prepared. SPA-NAINA under its letter bearing no. CIDCO/NAINA/Arbitrator/TPS-6/2023/889 dated 02/11/2023 and under letter no. CIDCO/NAINA/Arbitrator/TPS-6/2023/989 dated 28.11.2023 has submitted the following main points for consideration.

1. Plots against Government lands shown as public purpose use may be shown as Residential in land use plan.
2. TPS- 6 boundary to be synced with TILR certified boundary of adjoining TPS-3 including water course within TPS- 6 boundary.
3. Part reservation of Growth center 206_GC from TPS-3 to be continued in FP 481, 300 and 299.
4. Playground 206A_PG in TPS-3 to be continued as reservation on north side upto water channel (FP 70B) in TPS-6.
5. Tree belt (FP 71B) along 20 m. wide road shall be removed and channel to be shifted towards road.
6. Modifications required in Special DCR for TPS were submitted to UDD. The same may be incorporated in special DCR of TPS-6

7. It is learnt from the Engineering department that roads of 20 m. and above width will be taken up for implementation in next 5 years for TPS-6. The same timeline may be proposed for infrastructure implementation.
8. To realign proposed water channel towards north of the layout near 60m wide spine road so as to keep the allotted final plots unhindered by the same.
9. For better connectivity within the IDP (TPS 6 & TPS 8) near FP no. 396, road of at least 15m width may be proposed to connect with allotted final plots in adjoining TPS 8.

7.1.3. THE COLLECTOR, RAIGAD DISTRICT

The Tahsildar, under its letter bearing no. उविअ/जमिनबाब/कात-२/नैना टीपीएस सुनावणी/२०२३ dated 10th August, 2023 has submitted following main points for consideration.

- a. No reservation shall be allotted on Government land/ Gurucharan land.
- b. The government lands in Moho and Shivkar villages are essential for Government purpose therefore no reservation shall be allotted on such lands.

7.2 MODIFICATIONS MADE IN THE SANCTIONED DRAFT SCHEME BY THE ARBITRATOR

7.2.1. TPS 06 BOUNDARY

As per the proposal of the corporation, TPS 06 boundary has been synced with TILR certified boundary of adjoining TPS 03 including water course between both the schemes. The said water course was proposed to be realigned by the corporation towards southern side in TPS 06 area and therefore the area under the said existing water course is added in the scheme area resulting in the total area of scheme as 244.42 Ha.

7.2.2. TRANSPORT NETWORK

Mumbai-Pune Expressway is passing along the west boundary and the proposed Virar-Alibag Multimodal corridor is passing along the East boundary of the scheme. Also 45 m and 60 m wide IDP roads are passing in a north-south direction near the West and East boundary respectively. These roads are connected by East-West running 30m and 27m wide IDP roads. By considering the said arterial roads, the network of sub-arterial and collector roads were proposed in the draft scheme. The layout of the sanctioned draft scheme and the overall road pattern proposed therein are generally well in order from planning point of view and accepted.

7.2.3. IDP RESERVATIONS

In the Preliminary Scheme, all the IDP reservations have been incorporated as per the sanctioned draft scheme with few changes as given hereunder.

1. As per the proposal of the corporation, for continuation of reservation of Growth Centre 206_GC from TPS-3, FP no 481 in the draft scheme has been included in the Growth Centre.
2. As per the proposal of the corporation, for continuation of reservation of play Ground 206A_PG from TPS 3, FP no. 70B in the draft scheme has been included in the Layout Open Space.
3. As per the hearing from landowners, due to modification in layout plan, there is a minor change in shape and area of School at 129_S, 115_S, Playground at 125_PG, Primary Health Centre 109_PHC, Daily Bazaar 97_DB.

7.2.4. FINAL PLOTS TO LAND OWNERS

1. The land owners have been allotted final plots to the extent of 40 % in area of their original land holdings. SPA - NAINA has also allotted the final plots as far as possible accommodating their original holdings i.e. most of the land owners have been allotted the anchored plots. Their demand to allot FPs at least of 50- 60 % in area of their original holdings cannot be fulfilled by the Arbitrator mainly considering that the draft scheme has been prepared by SPA - NAINA on 40:60 concepts and to make any alteration in this will lead to substantial modification to the draft scheme. Secondly, the 60 % land is utilized for IDP and scheme roads, IDP and scheme reservations, and for growth centers which are necessary to set up a higher level urban center as decided by the State Government through the CIDCO. Thirdly, the land owners (who are stakeholders) are not at loss as they have been permitted to utilize the full potential of their original holdings in terms of FSI. The lands outside the 200 m periphery around village gaothans are at present permissible with the FSI of only 0.20 plus the premium FSI of 0.30. However, due to the inclusion of their lands in the town planning scheme, these land-owners have been allowed to consume base FSI of 1.00 without any premium. Hence, it is appropriate to finalize this scheme on the basis of the 40:60 land share concept.
2. The lands situated within the 200 m from the village gaothans are already allowed FSI of 1.00 and their owners have argued with the point that they have

purchased such lands at very high values, but in the scheme, these lands have not been given weightage as required. Now the Government has granted additional FSI of 0.25 for the loss of area of original plots due to their reconstitution into final plots.

3. Some of the land owners have requested to amalgamate their scattered land holdings or to make suitable sub-division of the draft scheme FPs into separate FPs as per their new ownerships or family-wise. This has been considered wherever possible to their satisfaction.
4. The ownership of the original lands are again verified from the updated 7/12 extract and changes in the ownership and tenure of the final plots are made accordingly.
5. In the draft scheme Class I and Class II land are given one final plot. In the preliminary scheme, these Final Plots are subdivided close to each other.
6. The OP No. 92 from village Shivkar and OP No. 118 (Part) from village Shivkar are recorded as Gurcharan Lands in 7/12 extracts which Government Lands. Now, agricultural activities will not be continued in the scheme area hereinafter and hence, provision of any gurcharan land is not needed. The FP No. 345 and 385 are allotted in lieu of these OPs have been included in Layout Open Space in the name of Government of Maharashtra.

7.3 AREAS ALLOTTED FOR THE PUBLIC PURPOSES, PLANNING AUTHORITY, AND EWS IN THE PRELIMINARY SCHEME

A. PARKS, PLAYGROUNDS AND OPEN SPACES

- a. One site of City Park adjoining to the forest area (96_CP), One site of Park (122_P), 4 sites of Play Grounds (96A, 125, 104, 106_PG 3 are adjoining to the school sites) as proposed in the IDP have been incorporated with modifications wherever necessary to fit in the scheme layout, but maintaining their areas and utility values.
- b. The recreational spaces in the form of Open Spaces, Parks, and Playgrounds in addition to those proposed in the IDP are provided in the scheme at different sites having aggregate area of 8.25 Ha. Also under Joint Forest Management Parks are going to be developed on 12.48 Ha Forest Land
- c. The total area under all categories of open space in the scheme is 25.56 Ha and is 10.46 % of the scheme area.

B. SOCIAL INFRASTRUCTURE & Utility

- a. Three sites for schools (129_S, 112_S, 113_S) as reserved in IDP have been incorporated in this scheme with modifications wherever necessary to fit in the scheme layout but maintaining their areas. The total area under school reservation is 1.98 Ha.
- b. Two sites of the Public Health Centre (109_PHC, 127_PHC) have been proposed in the scheme of a total area of 0.35 Ha.
- c. The existing crematoria were included as existing amenities in the draft scheme. In the Preliminary Scheme, this existing crematorium as per 7/12 extract has been designated to their actual use in FPs no. 219. The FPs no. 220 is provided for their extensions. The crematorium as per ELU map near village Mohopada is kept intact by providing layout amenity at FP 251.
- d. The total area under all categories of Social Infrastructure & Utilities is 9.69 Ha and is 3.97 % of the scheme area.

C. GROWTH CENTRE

One site of the Growth Centre is situated on the West boundary of the scheme along Mumbai- Pune Expressway. The other Growth Centre site at the northern end of the scheme is located along a 27m wide IDP Road which merges with the Growth Centre site beyond this scheme and is a part of TPS-5. The total area under Growth Centre is 44.82 Ha. and is 18.34% of the scheme area. The SPA, NAINA has considered here that reservations of growth centers are city level reservations and do not fall under the category of section 64 (g-1) of the Act.

D. PLOTS FOR ECONOMICAL WEAKER SECTION (EWS)

Six sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 7.52 Ha. and it is 3.08% of the scheme area.

E. PLOTS FOR SALE TO THE PLANNING AUTHORITY

Seven sites for Sale Plots have been proposed in this scheme of an aggregate area of 5.42 Ha. and it is 2.22% of the scheme area.

F. DETAILS OF PRELIMINARY TOWN PLANNING SCHEME NO 06.

- a. Total area under the scheme is 244.42 Ha.
- b. Generally, all the reconstituted final plots are reduced in areas to the extent of 40 % of their original plot areas.

- c. The scheme area is included in predominant Residential Zone as per the provisions of sanctioned IDP.
- d. The scheme area measures to 244.42 Ha and the lands under roads, social infrastructural sites, sites under open spaces, play grounds, parks etc. shall not admeasure to more than 40% of the scheme area.
- e. The forest lands of the State Government have been maintained even by adding open lands around them. However, some portions have been used to pass the IDP and the scheme roads through them. Hence, the total forest land is reduced.
- f. A natural tributary of Kalundre river is flowing from east to west through the scheme covering about 2 km distance with average width 15 m and having an area of 2.85 ha under it. For training of this existing undulating tributary and accordingly to allow smooth flow of water, SPA, NAINA has proposed a channel with its average width of about 15 m, which will carry storm water from TPS-6 area and also any runoff coming from adjoining hills. The meandering alignment of the tributary is realigned in a regular shape in order to get clear land area for accommodating final plots.
- g. It is observed that in the draft scheme, the FPs in lieu of Gurcharan Lands were proposed for Open Space, which are continued in Preliminary Scheme and allotted to Government of Maharashtra.
- h. Plots against Government lands/ Gram Panchayat lands are proposed for public purpose use for the respective authority.
- i. Though some of the final plots of the draft scheme are amalgamated or deleted wherever required, the remaining final plots are not renumbered serially but their draft scheme numbers are maintained and hence, deleted FP numbers will not now appear in the preliminary scheme. Thus FP numbers 71B, 120, 121, 123, 124, 126, 128, 262, 338, 350, 373, 413, 420, 463, 560 are not now appearing in the preliminary scheme for the reasons stated above. The Final Plots allotted to the land owners and to the SPA, NAINA are as given in Table B appended to the Preliminary Scheme.

7.4 AWARD OF THE PRELIMINARY SCHEME

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.

The decisions of the Arbitrator in respect of every reconstitution of original plots into final plots as carried out in the award have been recorded in Table A appended to the award. The allotment of the Final Plots with their respective ownerships, areas and tenures are as recorded in Table B accompanied to the award of this Preliminary Scheme. The Land Records Department shall open the Property Cards as per this Table B for the final plots as provided under Rule no. 18 of the Maharashtra Town Planning Schemes Rules, 1974.

The Common decisions are also taken in respect of all the Final Plots in 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. SPA - NAINA had moved the Urban Development Department to suspend some of the regulations and not to operate them 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 (now superseded by DCPR-2019) 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. The Special Development Control and Promotion Regulations to be made applicable within this scheme in addition to the DCPR of NAINA are therefore prescribed as given hereinafter for the proper and efficient implementation of the Scheme.

By considering all the issues/points/observations stated above and also after hearing SPA - NAINA on 1st November 2023, the layout of the draft scheme has been modified and finalized by the Arbitrator with modifications as stated above. The Preliminary Scheme has been accordingly drawn up as per sub-section (7) of the Section 72 of the Act as appearing in the Plans no. 3 and 4 read with Tables A and B appended to the award.

7.5 LAND USE ANALYSIS OF THE PRELIMINARY SCHEME

The comparison in areas of public users and the Roads provided by the SPA, NAINA in the sanctioned draft scheme and now provided in the Preliminary Scheme in the award drawn up by the Arbitrator is as given in the following tables 5, 6 and 7.

Table 5: Site wise comparison of IDP Reservations in the sanctioned Draft Scheme and in the Preliminary Scheme

Sr. No .	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
A)	IDP Open Space								
1	Play Ground	125_PG	6100	12	6100.98	12	6401.27	6401.27	Reservati on Area is increased.
2	Play Ground	96A_P G (Part)	37036.94	27	37036.94	27	37036.90	37036.90	
3	Play Ground	104_PG (Part)	7141.99	55	7141.98	55	7141.99	7141.99	
4	Play Ground	106_PG	8444.04	268	8444.04	268	8444.71	8444.71	
5	City Park	96_CP	105620.45	24A	105621.66	24A	98557.84	105621.66	
				24B		24B	7063.83		
6	Park	122_P	8405.67	245A	8405.67	245A	2811.03	8400.66	
				245B		245B	5589.64		
	Total Area		172749.09		172751.26			173047.19	
B)	IDP School								
1	School	129_S	4900	13	4900.00	13	5267.02	5267.02	Reservati on Area is increased.
2	School	112_S	6000.97	56	6000.97	56	6000.98	6000.98	
3	School	113_S	7184.97	269	7184.97	269	7184.97	7184.97	
4	School	115_S	1195	561	1195.00	561	1344.27	1344.27	As per TPS 3 TILR Boundary & Plan, the reservatio

Sr. No.	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
									n area is increased.
	Total Area		19280.94		19280.94			19797.23	
C)	IDP Primary Health Centres								
1	Primary Health Centre (PHC)	109_PHC	1500.14	174	1500.14	174	1500.31	1500.31	
2	Primary Health Centre (PHC)	127_PHC	1974.84	375	1974.84	375	1974.41	1974.41	
	Total Area		3474.98		3474.98			3474.72	
D)	IDP Daily Bazar (DB)								
1	Daily Bazar	97_DB	1200.39	122	1200.39	122	1351.86	1351.86	Reservation Area is increased.
2	Daily Bazar	99_DB	1000.63	192	1000.63	192	1000.63	1000.63	
3	Daily Bazar	118_DB	1358.51	374	1358.51	374	1358.51	1358.51	
	Total Area		3559.53		3559.53			3711.00	
E)	IDP Growth Centres								
1	Growth Centre	206_G_C	428091	25	198275.10	25	198275.20	448184.30	
2	Growth Centre	206_G_C		67	20047.60	67	20047.61		
3	Growth Centre	206_G_C		69	20881.06	69	20881.37		
4	Growth Centre	206_G_C		70A	185831.27	70A	186024.14		
5	Growth Centre	206_G_C		70B	3064.03	-	-		As per request from SPA, NAINA, FP no. 70B (Growth Centre) in Sanctione

Sr. No.	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
									d Draft Scheme has been converted into Layout Open Space.
6	Growth Centre	206_G C		-	-	481	22955.97		As per request from SPA, NAINA, FP no. 481 (EWS/LI G Amenity) in Sanctioned Draft Scheme has been converted into Growth Centre.
	Total Area		428091		428099.05			448184.30	
F)	Forest								
1	Joint Forest Management	96_CP	128900	23A	73435.94	23A	50653.54	73382.60	
				23B		23B	344.04		
				23C		23C	2771.56		
				23D		23D	19613.45		
				26	51470.56	26	51470.55	51470.55	
	Total Area		128900		124906.50			124853.14	

Sr. No.	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
	Total Area under IDP Reservations		756055.54		752072.26			773067.58	

Table 6: Site-wise Comparison of Layout Public Users provided in the sanctioned Draft Scheme and in the Preliminary Scheme

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
A)	Open Spaces (O/S) in addition to IDP Sites					
1	Layout Open Space	1	411.56	1	411.57	
2	Layout Open Space	11	1369.50	11	1356.31	
3	Layout Open Space	39	265.02	39	265.02	
4	Layout Open Space	42	5090.23	50B	2875.65	Area is reduced during reconstitution.
5	Layout Open Space	-	-	53	1001.60	Newly proposed during reconstitution.
6	Layout Open Space	-	-	70B	6719.17	As per TPS 3 TILR Boundary & Plan, the 70B 206_GC (Growth Centre) is converted into Layout Open Space
7	Layout Open Space	71B	729.40	-	-	Deleted during aligning the road & channelizing the proposed water channel.
8	Layout Open Space	80	4988.54	80	4988.55	
9	Layout Open Space	89	3649.79	89A	1442.75	Area is reduced during reconstitution.
10	Layout Open Space	108	1639.22	-	-	Deleted during reconstitution.
11	Layout Open Space	-	-	111	269.02	Newly proposed during reconstitution.
12	Layout Open Space	-	-	119	303.16	Newly proposed during reconstitution.
13	Layout Open Space	123	693.24	-	-	Deleted during reconstitution.
14	Layout Open Space	129	448.10	129	451.95	

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
15	Layout Open Space	155	5362.04	155	5352.51	
16	Layout Open Space	-	-	163	1479.64	Newly proposed during reconstitution.
17	Layout Open Space	170	1644.88	-	-	Deleted during reconstitution.
18	Layout Open Space	-	-	175	1883.93	Newly proposed during reconstitution.
19	Layout Open Space	-	-	208 B	71.89	Newly proposed during reconstitution. From Draft Scheme Amenity is converted into Layout Open Spaces.
20	Layout Open Space	-	-	214 B	110.96	Newly proposed during reconstitution. From Draft Scheme Amenity is converted into Layout Open Spaces.
21	Layout Open Space	218	131.42	218	80.97	
22	Layout Open Space	221	58.07	221	58.05	
23	Layout Open Space	-	-	223 B	760.01	Newly proposed during reconstitution.
24	Layout Open Space	240	1414.23	240	1414.43	
25	Layout Open Space	246	1239.99	246	1239.40	
26	Layout Open Space	252	185.22	252	173.13	
27	Layout Open Space	-	-	256	278.07	Newly proposed during reconstitution.
28	Layout Open Space	-	-	290	388.99	Newly proposed during reconstitution. From Draft Scheme Amenity is converted into Layout Open Spaces.
29	Layout Open Space	300	1697.85	300	2292.23	Area is increased during reconstitution.
30	Layout Open Space	310	712.80	-	-	Deleted during reconstitution.
31	Layout Open Space	327	4022.81	327	4022.82	
32	Layout Open Space	342	19.32	341 B	321.39	Area is increased during reconstitution.
33	Layout Open Space	-	-	345	8076.56	Assigned in lieu of Gurcharan Land.
34	Layout Open Space	-	-	385	4196.09	Assigned in lieu of Gurcharan Land.
35	Layout Open Space	-	-	392	351.06	Newly proposed during reconstitution.

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
36	Layout Open Space	395	5416.39	395	4426.74	Area is reduced during reconstitution.
37	Layout Open Space	398	2735.91	398	2877.11	
38		-	-	405	2170.27	Newly proposed during reconstitution.
39		-	-	426 B	385.68	Newly proposed during reconstitution.
40	Layout Open Space	427 B	7328.39	427 B	7328.39	
41	Layout Open Space	445	2487.14	445	2487.14	
42	Layout Open Space	-	-	462	1386.30	Newly proposed during reconstitution.
43	Layout Open Space	-	-	487	6864.48	In the sanctioned draft scheme Narrow strip of land along the water channel was proposed as EWS. Therefore, it has been converted into Layout Open Space.
44	Layout Open Space	519 A	1665.63	-	-	Deleted during reconstitution.
45	Layout Open Space	532 A	1050.49	-	-	Deleted during reconstitution.
46	Layout Open Space	-	-	532 C	917.52	Newly proposed during reconstitution.
47	Layout Open Space	560	7777.15	-	-	SPA, NAINA requested to shift the alignment of 20 M wide Layout Road along the boundary of Proposed Multi Modal Corridor, to align it with the TPS - 8. Therefore deleted during reconstitution.
48	Layout Open Space	-	-	568	1064.06	Newly proposed during reconstitution.
Total	Draft O/S - 28 Preliminary O/S - 38		64234.3 2		82544.5 7	
B)	Amenities in addition to IDP Sites					
1	Layout Amenity	4	310.18	4	310.18	
2	Layout Amenity	-	-	8	1000.33	Newly proposed during reconstitution.
3	Layout Amenity	10A	109.26	10B	109.27	Amenity is renamed.
4	Layout Amenity	14	1066.81	-	-	Deleted during reconstitution.
5	Layout Amenity	22	245.47	22	237.02	
6	Layout Amenity	32	5569.45	32	5569.46	
7	Layout Amenity	33	1111.25	33	1111.26	

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
8	Layout Amenity	38	1368.06	38	1368.06	
9	Layout Amenity	41A	537.31	41B	537.31	
10	Layout Amenity	-	-	42	1001.96	Newly proposed during reconstitution.
11	Layout Amenity	45	828.36	-	-	Deleted during reconstitution.
12	Layout Amenity	48	155.10	48	155.56	
13	Layout Amenity	61	317.74	61	317.31	
14	Layout Amenity	63	600.20	63A	600.16	
15	Layout Amenity	63A	210.73	63B	209.88	
16	Layout Amenity	85	809.16	85	808.93	
17	Layout Amenity	91	344.35	-	-	Deleted during reconstitution.
18	Layout Amenity	-	-	89B	626.07	Newly proposed during reconstitution.
19	Layout Amenity	104	499.51	-	-	Deleted during reconstitution.
20	Layout Amenity	116	688.07	-	-	Deleted during reconstitution.
21	Layout Amenity	117	1280.09	-	-	Deleted during reconstitution.
22	Layout Amenity	139 A	539.51	139 A	572.95	
23	Layout Amenity	148	502.50	148	502.50	
24	Layout Amenity	155 A	510.51	-	-	Deleted during reconstitution.
25	Layout Amenity	162	1093.22	162	1053.35	
26	Layout Amenity	-	-	171	2000.13	Newly proposed during reconstitution.
27	Layout Amenity	178	256.52	-	-	Deleted during reconstitution.
28	Layout Amenity	182	439.40	182	1057.17	Area is increased during reconstitution.
29	Layout Amenity	186 A	265.26	186	265.26	
30	Layout Amenity	189	208.97	-	-	Converted into Sale Plot.
31	Layout Amenity	201	830.14	201 B	854.05	
32	Layout Amenity	208	290.72	208 A	290.74	
33	Layout Amenity	209	1155.91	-	-	Deleted during reconstitution.
34	Layout Amenity	210	1298.44	210	1298.54	
35	Layout Amenity	211	932.05	211	1608.03	Area is increased during reconstitution.
36	Layout Amenity	214	443.07	-	-	Deleted during reconstitution.
37	Layout Amenity	215	1886.68	215	959.40	Area is reduced during reconstitution.
38	Layout Amenity	220	574.61	220	574.60	
39	Layout Amenity	232	450.21	232	450.21	
40	Layout Amenity	234	1619.66	234 A	1619.66	

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
41	Layout Amenity	234 A	596.06	234 B	596.47	
42	Layout Amenity	238	1004.66	238	1009.75	
43	Layout Amenity	244	439.06	244	-	
44	Layout Amenity	249	631.39	249	660.19	
45	Layout Amenity	251	741.82	251	652.35	
46	Layout Amenity	256	356.85	-	-	Deleted during reconstitution.
47	Layout Amenity	-	-	255	292.19	Newly proposed during reconstitution.
48	Layout Amenity	262	601.86	-	-	Deleted during reconstitution.
49	Layout Amenity	266	2332.36	266	2101.68	Area is reduced during reconstitution.
50	Layout Amenity	274	1348.57	274	1348.58	
51	Layout Amenity	290	705.29	-	-	Deleted during reconstitution. Converted in Layout Open Space.
52	Layout Amenity	299	3281.01	299	2677.44	Area is reduced during reconstitution.
53	Layout Amenity	-	-	313	246.20	Newly proposed during reconstitution.
54	Layout Amenity	322	1369.78	322	2563.43	Area is increased during reconstitution.
55	Layout Amenity	332	492.76	-	-	Converted into Sale plot.
56	Layout Amenity	-	-	353 B	418.06	Newly proposed during reconstitution.
57	Layout Amenity	358	311.72	358	311.73	
58	Layout Amenity	366	872.26	366	872.25	
59	Layout Amenity	368	500.33	-	-	Deleted during reconstitution.
60	Layout Amenity	371	427.58	370	927.95	Area is increased during reconstitution.
61	Layout Amenity	379	755.37	-	-	Converted into Sale Plot.
62	Layout Amenity	382 A	1538.85	382 A	1538.85	
63	Layout Amenity	-	-	388	3680.23	Newly proposed during reconstitution.
64	Layout Amenity	392	351.06	-	-	Converted into Layout Open Space.
65	Layout Amenity	396	612.37	-	-	Converted into Sale Plot.
66	Layout Amenity	406	434.67	-	-	Deleted during reconstitution.
67	Layout Amenity	416	258.63	-	-	Converted into Sale Plot.
68	Layout Amenity	-	-	424 B	1481.72	Newly proposed during reconstitution.
69	Layout Amenity	426	1103.61	-	-	Converted into Layout Open Spaces, reducing the area during reconstitution.
70	Layout Amenity	427 A	4994.04	427 A	4994.33	

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
71	Layout Amenity	429	599.87	429	599.89	
72	Layout Amenity	441	600.58	441	600.30	
73	Layout Amenity	447	534.42	447	534.41	
74	Layout Amenity	462	956.00	-	-	Converted in Layout Open Space.
75	Layout Amenity	-	-	471	442.16	Newly proposed during reconstitution.
76	Layout Amenity	474	469.77	474	469.76	
77	Layout Amenity	-	-	511	1720.75	Newly proposed during reconstitution.
78	Layout Amenity	514	470.43	-	-	Deleted during reconstitution.
79	Layout Amenity	515 A	781.34	-	-	Deleted during reconstitution.
80	Layout Amenity	532 B	1389.95	532 B	1938.31	Area is increased during reconstitution.
81	Layout Amenity	538	736.43	538	736.43	
82	Layout Amenity	542 A	538.73	542 B	518.49	
83	Layout Amenity	-	-	548	2827.09	Newly proposed during reconstitution.
84	Layout Amenity	-	-	553 A	702.92	Newly proposed during reconstitution.
85	Layout Amenity	-	-	558	473.71	Newly proposed during reconstitution.
86	Layout Amenity	567	136.00	-	-	Deleted during reconstitution.
87	Layout Amenity	577 A	1320.01	576	1335.44	
88	Layout Amenity	578	2680.62	578	2680.62	
Total	Draft Layout Amenity - 75 Preliminary Layout Amenity - 67		66624.61		69023.02	
C)	Crematoria					
1	Cemetery	219	520	219	520.38	
Total	Draft Cemetery - 01, Preliminary Cemetery - 01		520		520.38	
D)	EWS/ LIG Housing / Housing of Dis-Housed					
1	EWS/ LIG Housing	132	5467.21	135	5787.30	Area is increased during reconstitution. & FP Number Renamed
2	EWS/ LIG Housing	315	9049.23	308	6536.25	Area is reduced during reconstitution. & FP Number Renamed

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
3	EWS/ LIG Housing	432	9180.76	432	9180.15	
4	EWS/ LIG Housing	475	34404.07	475	35507.88	Area is increased during reconstitution.
5	EWS/ LIG Housing	481	16188.55	-	-	As per request from SPA, NAINA, FP no. 481 (EWS/LIG Amenity) in Sanctioned Draft Scheme has been converted into Growth Centre.
6	EWS/ LIG Housing	487	6591.04	-	-	Converted into O/S
7	EWS/ LIG Housing	488	12211.79	488	12206.27	
8	EWS/ LIG Housing	502	5869.02	502	5949.99	Area is increased during reconstitution.
Total	Draft EWS Housing - 8 Preliminary EWS Housing - 6		98961.67		75167.83	
E)	Water Channel and Water Body					
1	Water Channel	68A	3900.93	68A	3900.93	
2	Water Channel	68B	11158.73	68B	11163.60	
3	Water Channel	68C	7035.73	68C	7599.85	Area is increased during reconstitution.
4	Water Channel	68D	4737.85	68D	4618.46	Area is reduced during reconstitution.
5	Water Channel	68E	3898.26	68E	3911.45	Area is increased during reconstitution.
6	Water Body (Lake)	239	3500.00	239	3501.97	
Total	Draft Water Channel - 05 & Water Body - 01 Preliminary Water Channel - 05 & Water Body - 01		34231.49		34696.26	
F)	Public Purpose Lands/ Govt. Lands					
1	Public/ Govt. Land	-	-	134	1640.17	Newly proposed during reconstitution.
2	Public/ Govt. Land	-	-	233	3600.26	Newly proposed during reconstitution.
3	Public/ Govt. Land	-	-	250	1280.01	Newly proposed during reconstitution.

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
Total	Draft Public/ Govt. Land - 00, Draft Public/ Govt. Land - 03.				6520.44	
G)	Sale Plot					
1	Sale Plot	-	-	189	208.97	Newly proposed during reconstitution.
2	Sale Plot	-	-	332	167.95	Newly proposed during reconstitution.
3	Sale Plot	-	-	379	755.37	Newly proposed during reconstitution.
4	Sale Plot	-	-	396	101.38	Newly proposed during reconstitution.
5	Sale Plot	-	-	416	258.63	Newly proposed during reconstitution.
6	Sale Plot	-	-	553 B	3835.86	Newly proposed during reconstitution.
7	Sale Plot	574	48904.13	574	48904.15	
Total	Draft Sale Plot- 01, Preliminary Sale Plot- 07.		48904.13		54232.31	

The section 64 (g-1) prescribes two caps viz. first of 10 % of the scheme area under clause (i) for reserving EWS/LIG housing and housing of the dispossessed persons due to scheme and second of 40 % of the scheme area under clause (ii) for reserving open spaces, social infrastructure, roads and plots for sale for raising the funds for the implementation of the scheme works. Actual percentage of the lands provided for these users in this scheme is well within these caps of 10 % and 40 % mentioned under section 64(g-1) (i) and (ii) of the said Act as can be seen from the Table 7 below.

The Growth Centres, being city-level proposals of the IDP which have been included in the scheme, are not considered under clause (ii) of section 64(g-1) here. It is presumed that the items listed under section 64(g-1) (ii) of the said Act do not include reservations like Growth Centres and would not therefore fall under this clause. This assumption was pleaded in respect of Preliminary Town Planning Schemes, NAINA No. 1 and 2 which has been accepted by the State Government and the said schemes are accordingly sanctioned under section 86(1) of the said Act confirming this assumption.

Table 7: Land-Use Analysis of the Preliminary Scheme and its comparison with the sanctioned Draft Scheme

Sr. No.	Public Sites and Users	Percentages with Scheme area					Remarks
		Draft Scheme		Preliminary Scheme			
		Area (Sq.m.)	% with Gross Area	Area (Sq.m.)	% with Gross Area	% with Net Area	
	Total Area Under Scheme (Ha)	243.38 Ha (Gross Area), 227.47 Ha(Net Area)		244.42 Ha (Gross Area), 228.81 Ha (Net Area)			
1	Users as per Section 64 (g-1) (i)						
A	EWS/ LIG Housing	98961.67	4.07	75167.83	3.08	3.29	
B	Total Users as per Section 64 (g-1) (i)	98961.67	4.07	75167.83	3.08	3.29	Below 10% of the Total Area under TPS - 6.
2	Users as per Section 64 (g-1) (ii)						
A	For Roads						
1	IDP and Layout Roads	464194.61	19.07	464244.38	18.99	20.32	
B	For Parks, Play Ground, Garden & Open Spaces						
1	IDP City Parks	105621.66	4.34	105621.66	4.32	4.62	
2	IDP Parks	8405.67	0.35	8400.66	0.34	0.37	
3	IDP Play Grounds	58723.94	2.41	59024.87	2.41	2.58	
4	Layout Open Spaces	64234.32	2.64	82544.57	3.38	3.61	
	Total Open Space Area	236985.58	9.74	255591.76	10.46	11.19	
C	For Social Infrastructure and Public Utility						
1	IDP Schools	19280.94	0.79	19797.23	0.81	0.87	
2	IDP Daily Bazar	3559.53	0.15	3711.00	0.15	0.16	
3	IDP Primary Health Centres	3474.98	0.14	3474.72	0.14	0.15	
4	Layout Amenities	66624.61	2.74	69462.08	2.84	3.04	

Sr. No.	Public Sites and Users	Percentages with Scheme area					
		Draft Scheme		Preliminary Scheme			Remarks
		Area (Sq.m.)	% with Gross Area	Area (Sq.m.)	% with Gross Area	% with Net Area	
5	Existing Amenity (Crematoria)	520.00	0.02	520.38	0.02	0.02	
	Total Social Infrastructure and Public Utility Area	93460.05	3.84	96965.41	3.97	4.24	
D	Sale Plots by SPA, NAINA						
1	Sale Plots	48904.13	2.0	54232.31	2.22	2.37	
E	Total Users as per Section 64 (g-1) (ii)	843544.38	34.66	871033.86	35.64	38.13	Below 40% of the Total Area under TPS- 6.
3	Plots of Users not falling under 64(g-1)						
A	IDP Growth Centres	428099.05	17.52	448184.30	18.34	19.62	
B	Plots for Forest Department	124906.50	5.13	124853.14	5.11	-	
C	Govt./ Public Purpose Lands	-	-	6520.44	0.27	0.29	
D	Proposed Water Channel and Water Body	34231.49	1.40	34696.26	1.42	-	
	Total of Plot Users not falling under 64(g-1)	587237.05	24.05	614254.14	25.13	19.90	
	Final Plots allotted to Land Owners						
4	Final Plots allotted to Land Owners	907026.24	37.27	883728.83	36.16	38.68	
	Total Scheme Area	2411919.25	100.0	2444184.66	100.00	100.00	

8. LEGAL FORMALITIES IN TPS-6:

Table 8: Legal Formalities

No	Section	Actions	Reference	Date
(A)	Draft Scheme by SPA, NAINA			
1	60(1)	Declaration of Intention	Resolution No. 12214, Board Meeting No. 620	19/07/2019
2	60(2)	Declaration in the Official Gazette	Maharashtra Govt Gazette, Extraordinary Part II	08/08/2019
3	60(2) Rule 3(2)	Newspaper publication of notice	The Asian Age (English) Karnala (Marathi)	19/08/2019
4	60(3) Rule 3(1)	Display of Plan in SPA's office	-	08/08/2019
5	Rule 4(1)	Meeting with landowners	-	24/04/2020- 04/05/2020
6	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-6/Consultation u/s 61(1) /2020/SAP-1166/102	16/06/2020
7	Submission of Suitable Amendments in IDP	59(2)	CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2020/SAP - 1165/101	16/06/2020
8	National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020			
9	61(1) Rule 4(2)	1 st DTP's remarks on draft scheme	जा. क्र. नैना नरयो क्र. ६/ प्र.क्र. ७३/ २०/टीपीव्ही-३/ १२२१	02/03/2021
10	61(1) Rule 4(2)	Publication of Draft Scheme	12 months from date of declaration	25/04/2022
11	61(1) Rule 5(1)	Gazette publication of Notice	Maharashtra Govt Gazette, Extraordinary Part II	25/04/2022
12	61(1) Rule 5(2)	Newspaper publication of Notice	दैनिक सागर and धावते नवनगर	28/04/2022
13	67 Rule 5(2)	Consideration of objections relating to the draft scheme	30 days from the date of publication	25/04/2022 to 27/05/2022
14	68(1)	Submission to Govt. for Sanction (Now to MD, CIDCO)	CIDCO/NAINA/TPS-6/Sec68(1)/2022/E-136653	22/07/2022
15	68(2)	Consultation with DTP	Letter No. CIDCO/NAINA/TPS-6/Consult 68(2) /2022/SAP-1665	08/08/2022
16	59(2)	Submission of Suitable Amendments in IDP Reservation	CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2022/503	08/08/2022
17	68(2) Rule 4(2)	2 nd DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP	जा. क्र. प्रा.न.र.यो / नरयो क्र.6/ नैना / कलम ६८(२)/ ४६६	17/10/2022
18	68(2)	Sanction of Draft	CIDCO/NAINA/TPS-6/Draft Scheme	21/10/2022

No	Section	Actions	Reference	Date
		Scheme by Govt. (Now VC & MD, CIDCO)	/2022/ 565	
19	68(2)	Gazette publication of Sanction of Draft Scheme	CIDCO/NAINA/TPS-6/Draft Scheme /2022/ 565	04/11/2022
20	68(2)	Newspaper publication of Notification	The Free Press Journal and Krushival	10/11/2022
(B) Arbitration Proceedings				
21	72 (1)	Notification of Appointment of Arbitrator	TPS-1222/2152/C.R.148 /22/UD-12	02/12/2022
22	72(1)	Gazette publication of Appointment of an Arbitrator by Govt.	TPS-1222/2152/C.R.148 /22/UD-12	23/03/2023 to 29/03/2023
23	Rule 13	Gazette of Arbitrator to commence the duties	ARB/TPS-6/GEN/2023/07	5/04/2023
24	Rule 13	Newspaper publication of commencement of duties	The Freepress Journal and Ram Prahar	17/04/2023
25	72(4)(i) Rule 13(3)	Special Notices in form 4 to owners	Issued to all Land Owners by Post. Hearing Schedule is published on CIDCO's website and Newspaper - Dainik Sagar and Dhavate Navnagar.	29/04/2023
26	72(4)(i) Rule 13(4)	Hearing to Land Owners	Hearing Period	02/05/2023 to 30/05/2023
27	72(4)(i) Rule 13(4)	Special Notices in form 4	Issued to all Land Owners by Post, who did not appear for 1 st Hearing. Hearing Schedule is published on CIDCO's website and Newspaper - Dainik Sagar, Dainik Raigad Nagari and CIDCO's Website	09/06/2023
28	72(4)(i) Rule 13(3)	Hearing to Land Owners	Hearing Period.	12/06/2023 to 26/06/2023
29	72(3)	Request to State Govt to extend time limit to prepare preliminary scheme.	लवाद/न.र.यो- ६/सर्वसाधारण/२०२३/४६९	02/08/2023
30	72(3)	Arbitrator to subdivide the scheme into Preliminary and Final schemes	ARB/TPS-6/GEN/2023/488/1	29/08/2023
31		Remarks of SPA, NAINA on hearing to Arbitrator	CIDCO/NAINA/Arbitrator/TPS-6/2023/889 and	01/11/23 and 28/11/2023

No	Section	Actions	Reference	Date
			CIDCO/NAINA/Arbitrator/TPS-6/2023/989	
32	72(3)	Preparation of Preliminary Scheme by the Arbitrator	ARB/TPS-6/Award/2023/510	30/11/2023
33	Rule 13(9)	Publication of notice regarding preparation of the preliminary scheme	महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्रमांक १००, दिनांक ०१ डिसेंबर, २०२३	01/12/2023
34	Rule 13(9)	Publication of notice regarding preparation of the preliminary scheme	Dainik Kille Raigad, Ram Prahar and Newsband	12/12/2023
35	72(5)	Submission of the Preliminary Scheme to the Govt for sanction	ARB/TPS-6/Pre-Sub/2023/521	29/12/2023

9. TIMELINES FOLLOWED IN PREPARING TPS-6:

Table 9: Timelines followed in TPS – 6

Sr. No.	Section of the Act.	Time limit Prescribed	Time Limit Followed
1	60(1)	Declaration of Intention	19-07-2019
2	60(2)	Declaration in the Official Gazette (30 days) (upto 19/08/2019)	08-08-2019
3		Covid Orders	31-03-2022
4	61(1)	Publication of Draft Scheme (9+3 months extension) (upto 06/08/2020)	25-04-2022
5	68(1)	Submission of Draft Scheme to Govt. (Now to MD, CIDCO) 3 months from Publication (upto 25/07/2022)	22-07-2022
6	68(2)	Sanction of the Draft Scheme by Govt. 3 months from submission by Planning Authority. (upto 22/10/2022)	21-10-2022
7	68(2)	Gazette Notification of Sanction of the Draft Scheme by Govt.	04-11-2022
8	72(1)	Appointment of Arbitrator One month (upto 04/12/2022)	02-12-2022
9	72(3)	To draw Preliminary Scheme 9 months + 3months extension (upto 01/12/2023)	30-11-2023
10	72(5)	Submission of the Preliminary Scheme (No time limit prescribed)	29-12-2023

10. SUBMISSIONS/ ACCOMPANIMENTS:

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

- 1) Plan No. 1 showing the location of the scheme area in the IDP and in NAINA.
- 2) Plan No. 2 showing the Original plots included in the scheme in green colour.
(scale 1:2500)
- 3) Plan No. 3 showing the Original Plots in green colour and superimposed thereon the Final Plots in red colour. (scale 1:2500)
- 4) Plan No. 4 showing the Final Plots in red colour allotted in lieu of Original Plots, uses of the Final Plot and the infrastructure. (scale 1:2500)
- 5) Table A for original plot-wise decisions of the Arbitrator
- 6) Table B for Allotment of final plots with ownerships, areas, tenures
- 7) Report on the Award of the Preliminary Scheme by the Arbitrator
- 8) General / Common Decisions
- 9) Special Development Control and Promotion Regulations

The Preliminary Town Planning Scheme, NAINA no. 6 has been drawn up accordingly under sub-section (7) of Section 72 of the said Act on 30th November 2023. The notices in English and in Marathi regarding drawing-up of this preliminary scheme have been published in the Extra-Ordinary Gazette no. 100, in Part II; dated 01/12/ 2023. These notices have also been published in the local Newspapers, Dainik Kille, Ram Prahar and Newsband dated 12/12/2023. The said notices are attached as Annexure 14 and Annexure 15.

The Preliminary Town Planning Scheme, NAINA no. 6 is thereafter submitted by the Arbitrator to the State Government as provided under sub-section (5) of the Section 72 of the said Act for sanction vide his letter bearing no. ARB/TPS-6/Pre-Sub/2023/521, dated 29th December 2023.

(Abhiraj Girkar)

Arbitrator

NAINA, Town Planning Scheme No. 6.

29th December 2023

TOWN PLANNING SCHEME

NO. 6, NAINA

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of
Taluka – Panvel, District – Raigad)

PRELIMINARY SCHEME

GENERAL/ COMMON DECISIONS

PART B

11.GENERAL / COMMON DECISIONS

The following General/Common decisions shall hold good and shall be applicable within the area of the NAINA, Town Planning Scheme No. 6.

- 1) All the Final Plots have been defined and decided and 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 and 4 in Red colour and as detailed in Table B of the Preliminary Scheme in force.
- 2) The Ownerships along with their shares and the areas of Final Plots allotted in lieu of Original Plots or allotted to SPA - NAINA shall be as recorded in the Table 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 B of the Preliminary Scheme in force. Further, where shares in the ownerships are not specifically mentioned, such shares in respect of co-ownerships shall be considered as equal, unless noted otherwise in the remarks column of Table B.
- 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 Table B is 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 subsequently to any 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 SPA - NAINA (which are generally the lands under roads/ accesses/lakes/nallas etc.).
- 8) All the rights of passages, right of ways / accesses or of easements, or any right to draw water from any well exists in any original plot if any, existing prior to the date of enforcement of the Preliminary Scheme over any lands / Original Plots included in the Scheme shall hereby stand extinguished. Passages/Accesses to allotted final plots shall be derived only through the Roads provided and constructed in accordance with the Scheme layout in force.
- 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 of compound walls, wire fencing, sheds, huts or of any other structures etc. within six 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 which are affected by the reconstitution of Final Plots or by proposed road widening or by new roads or by any other Scheme proposals and where no compensation for the above has specifically been allowed in the Scheme and in such cases, the materials of such compound walls or of wire fencings are not removed by the concerned owners, then SPA - NAINA shall demolish and remove the affected compound walls or wire fencings. If the owners who are allowed to remove the structures and take away the materials, fail to do so within the specified period or within the extended

period, SPA - NAINA shall remove the structures and take away the materials.

In such cases, the material so removed shall belong to SPA - NAINA.

- 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 SPA - NAINA free from all encumbrances w.e.f. the date on which the Preliminary Scheme comes into force. SPA - NAINA shall keep all such public sites free of any encroachments and exclusively use for the purposes designated in the scheme.
- 13) The Amenity Plots/Open Spaces provided in the scheme shall be utilized primarily for the benefits of the residents of the scheme.
- 14) The plots provided for the Amenities shall be utilized only for the social infrastructure primarily beneficial to the residents of the scheme such as local level Educational and Medical facilities, Shopping Centres, Retail Markets, Convenience Shopping, Recreation, Parking facilities, Utilities such as Water Supply, Sanitation, Drainage and Electric Supply, Communication etc. The Vice Chairman & Managing Director, CIDCO is authorized to add any user of public nature and utilize any amenity plot for such user which is beneficial to the scheme residents.
- 15) 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 respective Final Plots.
- 16) 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 to SPA - NAINA levied to such Final Plot, 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 Vice Chairman & Managing Director, CIDCO is final and conclusive and shall remain binding on the respective new owners.

- 17) 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 SPA - NAINA 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 scheme.
- 18) Provision of infrastructure as listed in sub-clauses (ii-b), (ii-e), (ii-f) & (ii-g) of subsection (1) of section 59 of the act is considered absolutely necessary for the scheme. These lands have already vested in the SPA - NAINA after the sanction of draft scheme u/s 68(2). The SPA - NAINA shall complete the above listed works in the scheme within a period of five years from the date of coming into force of the preliminary scheme.
- 19) SPA - NAINA 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 of the Preliminary Scheme within twelve months from the date of coming into force of the preliminary scheme.
- 20) SPA - NAINA shall, within three months from the date of coming into force of the preliminary scheme, forward certified true copy of the Scheme to the concerned Land record Department and get the record of lands changed in accordance with Table B of the sanctioned Preliminary Scheme as provided under Rule 18 of the Maharashtra Town Planning Schemes Rules, 1974.
- 21) SPA - NAINA shall, within three months from the date of coming into force 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 form 7 as provided under rule no. 26 (2) of the Maharashtra Town Planning Schemes Rules, 1974.
- 22) The SPA - NAINA shall immediately fence all the public sites which will be vesting in it under this scheme so as to avoid probable encroachments.
- 23) SPA - NAINA shall develop Gardens, Parks, Play-Grounds and Open Spaces provided in the scheme within a period of five years from the date of coming

into force of the preliminary scheme. The priority in this respect shall be decided by the SPA - NAINA considering the pace of development and need of the facility to the scheme residents. Buffer space under GAIL line can be used as open space following all the guidelines as governed by GAIL.

- 24) The FPs provided for housing for EWS/LIG shall be developed by SPA - NAINA within a reasonable time frame considering the need of the facility under its social housing programme.
- 25) SPA - NAINA shall sell FPs provided as sale plots under clause (ii) (D) of the section 64 (g-1) of the MR & TP Act, 1966 in the scheme in the open market for any use including IT/ITES establishments but excepting industrial use, for raising the funds to meet the cost of infrastructure of the Scheme.
- 26) The Growth Centres as proposed in the IDP and accordingly have been incorporated in the Scheme shall be developed by SPA - NAINA as per its programme of implementation of the Growth Centres as a whole.
- 27) The Crematoria existing in the scheme, being used by the villagers, have been maintained in the scheme with 40% of their area. All of them have been provided with adjoining amenity plots for their expansion. SPA - NAINA shall improve and upgrade these Crematoria with modern amenities to the satisfaction of the scheme residents. They shall be protected from river flood wherever needed.
- 28) SPA - NAINA shall, with the prior permission of the Forest Department, develop FPs under forest for social forestry / afforestation.
- 29) SPA - NAINA shall coordinate all the roads which are running further through the areas of adjoining TP schemes as well as the part reservations or public sites provided on the boundary of this scheme with the sites to be provided in such adjoining schemes.
- 30) In case, SPA - NAINA, is unable to complete the works within the time limits prescribed by the Arbitrator, then SPA - NAINA shall approach the State Government under section 111 (1) of the MR & TP Act, 1966 to seek extension in this respect.



(Abhiraj Girkar)

Arbitrator

NAINA, Town Planning Scheme No. 6.

29th December, 2023

TOWN PLANNING SCHEME

NO. 6, NAINA

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of
Taluka – Panvel, District – Raigad)

PRELIMINARY SCHEME

SPECIAL DEVELOPMENT CONTROL REGULATIONS

PART C

12.DEVELOPMENT CONTROL AND PROMOTION REGULATION (DCPR)

In addition to DCPR-2019, which are made applicable to the 23 Revenue villages of NAINA under directives given by Government vide no. TPS-1717/2750/ C.R.91/19/UD-12, dated 6/1/2020 under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, SPA-NAINA had proposed the Special Development and Promotion Regulations (Hereinafter referred to as “ Special DCR”) for the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.6. In case of any conflict between the regulations in DCPR-2019 and the special regulations arises, then the special regulations shall prevail.

The State Government has sanctioned the Preliminary Town Planning Scheme No.3 along with Special DCR vide Urban Development Department Notification no. TPS-1222/2186/CR-15/12/UD-12 dated 29th November 2022 under sub-section (1) of section 86 of the said Act.

Thereafter, as per discussion in the hearing, SPA- NAINA vide letter No. CIDCO/NAINA/Arbitrator/TPS-6/2023/889 dated 02.11.2023 submitted that modifications required in Special DCR were submitted to UDD for consideration with retrospective effect for all TPS in NAINA. The same may be incorporated in Special DCR of TPS- 6 by the Arbitrator. Also as per the requests received from the land owners and for implementation of the scheme, 2 new regulations have been proposed.

For all the 12 Town Planning Schemes, uniform Special DCR shall be made applicable. Therefore, the comparison statement is prepared in which Special DCR sanctioned by the Govt. for TPS-3 are compared with Special DCR sanctioned in Draft TPS-6 and the modifications proposed by SPA-NAINA in the Special DCR and for each regulations, Arbitrator's remarks are mentioned as follows:

12.1 SPECIAL DEVELOPMENT CONTROL AND PROMOTION REGULATIONS

Sr. No.	Special Development Control Regulations Sanctioned by the Govt. in TPS-3	Changes made by SPA(NAINA) in sanctioned Draft TPS-6/ Modifications proposed by SPA(NAINA) in Special DCPR	Arbitrators Remarks regarding approval of Regulations in TPS-6
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 uses prescribed in Regulation No. 31 of the DCPRs -2019 . Provided that, the final plots fronting on road having width of 20 m or more and admeasuring at least 0.20 Ha in area shall be permissible for development either under regulations of Residential zone or under Mixed Land Use Zone of the DCPR-2019 irrespective of the actual zonal boundaries of the IDP.	Sanctioned Draft TPS-6 The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential Zone of the sanctioned Interim Development Plan / Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the Sanctioned DCPRs of NAINA . Provided that, the final plots fronting on roads having width of 12 m or more shall be permissible for development either under regulations of Predominantly Residential zone or under mixed use zone of the sanctioned DCPR irrespective of the actual zonal boundaries of the IDP.	As per Regulation No. 31 of DCPR-2019, Retail Trade and services including bank branch and Market/Daily Bazaar is permissible in Predominantly Residential Zone without any condition of requirement of minimum width of road. For other commercial users like mall, offices, wholesale market; the land shall abut minimum 20.0 mt. wide and/or service road of Highways. Therefore the said proviso may be removed and Regulation may be sanctioned as under:- The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential Zone of the sanctioned Interim Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the DCPRs -2019 irrespective of the actual zonal boundaries of the IDP
2)	Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any development.	Sanctioned Draft TPS-6 Boundaries of the Final Plots shall not be changed, modified or altered during any development.	The regulation in sanctioned Draft TPS-6 shall be approved.
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	Suggested Modification by SPA in Special DCPR Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots of	Adjoining final plots of the same scheme or adjacent scheme shall be permitted. Accordingly, regulation shall be approved as under;

	their areas as one unit for development.	adjacent schemes shall be permitted considering sum of their areas as one unit for development.	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 within the scheme or of adjacent schemes shall be permitted considering sum of their areas as one unit for development.
4)	Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form Final Plots not allotted to the holders / owners of such original plots.	Sanctioned Draft TPS-6 Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form Final Plots not allotted to the holders / owners of such original plots.	No Change The regulation shall be approved.
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 instalments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.	Sanctioned Draft TPS-6 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 instalments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.	No Change The regulation shall be approved.
6)	Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2019.	Sanctioned Draft TPS-6 Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPRs of NAINA	The Regulation in sanctioned TPS-3 shall be approved.
7)	The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR-2019 shall not be enforced in developing Final Plots, admeasuring 0.40 ha or more, considering that	Sanctioned Draft TPS-6 The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPRs of NAINA shall not be enforced in developing Final Plot, admeasuring 0.40 ha or	The Regulation in sanctioned TPS-3 shall be approved.

	such Open Spaces are already provided in the form of play-grounds, Parks and Open Spaces in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	more, considering that such Open Spaces are already provided in the form of playgrounds and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.	
8)	The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR- 2019 shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	Sanctioned Draft TPS-6 The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.	The Regulation in sanctioned TPS-3 shall be approved.
9)	The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a subdivision or layout of a Final Plot as the Scheme provides EWS / LIG housing for which the owners of final plots have shared the lands from their original plots.	Sanctioned Draft TPS-6 The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a subdivision or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plots. Notes: i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable. ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity and layout road, then while processing amended CC or OC of such final plots, land area as per CC for Open Space, Amenity shall not be insisted upon. However, location and	SPA-NAINA has adopted the principle that land owners will get at least 40% of original land in form of a final plot and as far as possible existing structures will be protected and final plot to be given around existing structure. Accordingly, in the scheme area, final plot to the tune of 40% of the original plots are generally granted but by considering sanctioned development permission and existing structures of any kind, the final plot upto 100% are also granted. The regulations at serial no. 7, 8, & 9 are proposed because the land owners have shared their lands for the provisions of roads, open spaces and amenity. Therefore, they shall not be taxed again for 10% RG and 5%

		land area of remaining Open Space and Amenity inside the final plot shall be maintained as per CC.	<p>Amenity space.</p> <p>However, SPA-NAINA has proposed the note that the said facility will not be applicable for final plot having area more than 50% of the original plot. The logic behind the said condition is not understood.</p> <p>Regarding the said condition, proper decision shall be taken at Govt. level. Remaining regulation in sanctioned Draft TPS- 06 shall be approved</p>
10)	The owners of Final Plots are entitled to 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 of 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.	<p>Sanctioned Draft TPS-6</p> <p>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 of 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.</p>	<p>No Change</p> <p>The regulation shall be approved.</p>
11)	<p>The base FSI applicable to the Final Plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of Final Plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a Final Plot shall be computed as below</p> $\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Respective Final Plot}}$ <p>Provided that such FSI computed as above shall be permissible to only those who have opted to avail the compensation in terms of FSI instead of</p>	<p>Sanctioned Draft TPS-6</p> <p>The base FSI applicable to the lands included under the Town Planning Scheme shall be 1.00. However, if the owners of Final Plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a Final Plot shall be computed as below.</p> $\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Respective Final Plot}}$ <p>Provided that such FSI computed as above shall be permissible to only those who have opted to avail the</p>	<p>No Change</p> <p>The regulation shall be approved.</p>

	<p>monetary compensation worked out in Form No. 1 of the Final Scheme.</p> <p>The land parcels eligible for 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25 % additional incentive FSI in lieu of their 60 % land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a stand-alone plot or amalgamated with other land parcels.</p>	<p>compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.</p> <p>Provide further that, the land parcels eligible for 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25 % additional incentive FSI in lieu of their 60 % land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels.</p>	
12)	<p>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.</p>	<p>Sanctioned Draft TPS-6</p> <p>The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per the award in 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.</p>	<p>No Change</p> <p>The regulation shall be approved.</p>
13)	<p>Additional FSI, Premium FSI or FSI in the form of TDR generated outside this Town Planning Scheme shall not be permissible to be loaded for consumption in any final plot included in this scheme</p>	<p>Sanctioned Draft TPS-6</p> <p>Deleted.</p>	<p>As per suggested modification in DCR 14, TDR is proposed to be transferred to any scheme and therefore the said regulation is deleted in TPS-6</p>
14)	<p>If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for facing constraints in maintaining prescribed marginal distances/height restrictions/ fire-fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to</p> <p>i) The provisions of Regulation No. 43 of the DCPR - 2019 shall be applicable</p> <p>ii) Such transfer of development right from a Final</p>	<p>Suggested Modification by SPA in Special DCPR</p> <p>13 If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances / height restrictions / fire fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in Scheme subject to</p> <p>i) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable.</p> <p>ii) Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining</p>	<p>Suggested modification by SPA in the Special DCR shall be approved.</p>

	<p>Plot to another Final Plot shall be permitted once only.</p> <p>iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00</p> <p>iv) The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.</p>	<p>sanctioned preliminary scheme shall be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.</p> <p>iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00</p> <p>iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any, after partially transferring the FSI received in lieu of monetary compensation as TDR.</p>	
15)	The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.	Sanctioned Draft TPS-6 14 The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.	No Change The regulation shall be approved.
16)	The permissible FSI in respect of Final Plots designated to Sports Stadium, Electric Sub-Station, Daily Bazaar, ESR/GSR in this scheme shall be 1.00.	Sanctioned Draft TPS-6 15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, in this scheme shall be 1.00.	No Change The regulation shall be approved.
17)	The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 2.5.	Sanctioned Draft TPS-6 & Suggested Modification by SPA in Special DCPR 16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 4.	It is proposed to increase FSI from 2.5 to 4.00 The regulation in sanctioned Draft TPS-6 shall be approved.
18)	<p>The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5.</p> <p>Provided that the aforesaid FSI may be increased</p>	Sanctioned Draft TPS-6 17. The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increases maximum up to 4.00 on payment of FSI Linked premium (FLP) for	No Change The regulation shall be approved.

	maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.	over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.													
19)	The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.		The Regulation in sanctioned TPS-3 shall be approved.												
20)	The Permissible FSI in Final Plots designated to Crematoria shall be 1.00		The Regulation in sanctioned TPS-3 shall be approved.												
21)	The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage upto 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot.	Sanctioned Draft TPS-6 18. The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of the respective final plot and shall be used for any use complementary to the designated use.	No Change The regulation shall be approved.												
22)	<div>The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows: -</div> <div>Front, Side and Rear Marginal Distances</div> <table><tr><th rowspan="2">Area of Plot</th><th rowspan="2">Category of Building</th><th rowspan="2">Maximum permissible height of the building</th><th colspan="2">Min. Marginal Open Spaces (in m)</th></tr><tr><th>Side</th><th>Rear</th></tr><tr><td>40 sq. m. to less</td><td>Row House Type</td><td>15 m</td><td>0.0</td><td>1.5</td></tr></table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)		Side	Rear	40 sq. m. to less	Row House Type	15 m	0.0	1.5	Sanctioned Draft TPS-6 & Suggested Modification by in Special DCPR 19. The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows: -	The Regulations in sanctioned Draft TPS- 06 shall be approved.
Area of Plot	Category of Building				Maximum permissible height of the building	Min. Marginal Open Spaces (in m)									
		Side	Rear												
40 sq. m. to less	Row House Type	15 m	0.0	1.5											

	than 150 sq. m. *Please refer special note	Semi-detached type	Up to 15 m	1.5	1.5		less than 150 sq. m. *Please refer special note	Type						
								Semi-detached type	Up to 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.						*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.							
	150 sq. m. to less than 450 sq. m.	Semi Detached type	15 m	1.5	2.25		150 sq. m. to less than 450 sq. m.	Semi Detached type	Up to 15 m	1.5	2.25			
		Detached type	15 m	2.25	2.25			Detached type	Up to 15 m	2.25	2.25			
			Above 15 m up to 24 m	6.00	6.00					Above 15 m up to 24 m	H/5	H/5		
	450 sq. m. to less than 1000 sq. m.	Detached type	15 m	3.00	3.00			450 sq. m. to less than 1000 sq. m.	Detached type	Up to 15 m	3.00	3.00		
			Above 15 m up to 37.5 m	6.00	6.00					Above 15 m up to 24 m	H/5	H/5		
	1000 sq. m. and above	Detached type	15 m	3.00	3.00		1000 sq. m. and above			Detached type	Up to 15 m	3.00		3.00
			Above 15 m up to 37.5 m	6.00	6.00				Above 24 m up to 37.5 m		6.00	6.00		
			Above 37.5 m up to 60.0 m	9.00	9.00				Up to 15 m		3.00	3.00		
Above 60.00 m			12.00	12.00		Above 15 m up to 24 m		H/5	H/5					

		Above 24 m up to 37.5 m	6.00	6.00
		Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less	H/5 or 9.00 whichever is less
		Above 60.00 m	12.00	12.00
<p>a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factors for buildings above 40-meter length shall not be applicable.</p> <p>b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable</p> <p>c) For special building use No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.</p> <p>d) Provided that projections required for firefighting and chajja or weather shed up to 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.</p> <p>e) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.</p> <p>f) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.</p>				

23)		Sanctioned Draft TPS-6 & Suggested Modification by in Special DCPR 20. Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.	The Regulations in sanctioned Draft TPS- 06 shall be approved
24)		Sanctioned Draft TPS-6 & Suggested Modification by in Special DCPR 21. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016 Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.	The Regulations in sanctioned Draft TPS- 06 shall be approved
25)		Sanctioned Draft TPS-6 & Suggested Modification by in Special DCPR 22. Every building or group of buildings together shall be either connected to a Drainage system or be provided with a sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.	The Regulations in sanctioned Draft TPS- 06 shall be approved
26)		Sanctioned Draft TPS-6 & Suggested Modification by in Special DCPR 23 The service road of the State highways, National Highways, Multi Modal Corridor (MMC) shall be considered for the access to the plot. Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.	The Regulations in sanctioned Draft TPS- 06 shall be approved

		In all the above cases for final plots in the Town Planning scheme Ribbon development rules shall not be applicable.	
27)		Suggested Modification by in Special DCPR 24. The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0 m as maximum. This distance shall also be treated as a means of access/ driveway and no separate setback/ marginal distance shall be insisted from such driveway.	The Regulations in sanctioned Draft TPS- 06 shall be approved
28)		Sanctioned Draft TPS-6 & Suggested Modification by in Special DCPR 25. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.	As per Regulation 3.1.3 of UDCPR, the area between the river bank and blue flood line (Flood line near the river bank) shall be prohibited zone for any construction except parking, open vegetable market, garden, lawns, open space, cremation and burial ground, sewage treatment plant, water / gas / drainage pipe lines, public toilet or like uses, provided the land is feasible for such utilization. However, with the consent of Irrigation department, if necessary mitigation measures are followed then development may be permitted at a height of 0.60 mt. above Red flood line. Accordingly, the Regulation in sanctioned Draft Scheme may be approved.
29)		Sanctioned Draft TPS-6 26. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to; a. Title Ownership & easement right of the plot on which building is proposed.	The Regulations in sanctioned Draft TPS- 06 shall be approved

		b. Workmanship, soundness of material & structure safety of building. c. Variation in area from recorded areas of building unit. d. Location & boundary of building unit. e. Safety of the user of the building. f. NOC from appropriate authority. g. Structural reports and Structural drawing.	
30)		Suggested Modification by in Special DCPR Removal of Difficulties and Hardships If any difficulty arises in giving effect to the sanctioned preliminary or final scheme, the VC&MD (CIDCO) may a) Remove any discrepancy in the boundary of original or of final plot b) Correct the area in the record as per the actual measurement on site of any original plot or final plot c) Adjust the shape of original or of final plot and accordingly correct the area as per actual demarcation on site.	As per section 91 Of MR & TP Act, if after the final scheme has come into force, the Planning Authority considers that the scheme is defective on account of an error, irregularity or informality or that the scheme needs variation or modification of a minor nature, the Planning Authority may apply in writing to the State Government for variation of the scheme. However, SPA - NAINA has initiated total 12 Town Planning schemes in NAINA area and actual measurement of the scheme areas are not carried out. Therefore, some discrepancy in the boundary of the original or final plot will be arise. Accordingly, VC & MD CIDCO may be authorized to remove such difficulties and hardships. Therefore Govt. shall take proper decision in this regard.

31)	New Regulation	<p>Redevelopment of contravening structures included in the Final Plot of Town Planning (TP) Scheme:</p> <p>For the redevelopment/reconstruction of contravening structures situated in TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under:</p> <p>The tenants residing in contravening structure, which are existed on the date of declaration of Town Planning Scheme and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of year as notified by the GoM from time to time shall be accommodated by giving alternative accommodation in the development /redevelopment scheme of any final plot in the same Town Planning Scheme, irrespective of their original holding.</p> <p>Such tenants shall be granted accommodation at the rate of 27.88 sq. mt. in case of residential / residential cum commercial occupants and in case of commercial occupants, existing area or 20.9 sq. mt. whichever is less, at the price of construction cost as per Ready Reckoner rate of that year.</p> <p>For the purpose of this redevelopment scheme, the owner/ developer of the Final Plot shall get further additional FSI to the extent of 50% of the rehabilitation area of the accommodated tenants, provided further that the overall FSI of the Final Plot shall not exceed 4.0.</p> <p><u>Notes:</u> For the purpose of this Regulations the contravening structures shall mean:</p> <ol style="list-style-type: none"> Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme. Structures which are partly included in the final plot allotted to a person and partly included in the roads / sites reserved for public purpose / adjoining final plot. 	<p>In TPS-7, due to its vicinity to Navi Mumbai / New Panvel, there are many existing structures, very few of which are authorised structures and situated in sporadic manner.</p> <p>In the sanctioned Development Control & Promotion Regulations, 2034 of Greater Mumbai there is a provision for the redevelopment/ reconstruction of contravening structures situated in the Final Plot of the Town Planning Scheme. The inclusion of the said regulation in the SDCR of TPS will facilitate SPA – NAINA, to resettle the contravening structure in the development/redevelopment scheme of any final plot and implementation of the total scheme. SPA- NAINA, vide letter dated 24/11/2023 has given consent to include the said regulation in SDCR to facilitate NAINA Authority to resettle the contravening structures in TPS during Implementation of the scheme. Accordingly, the said new regulation has been proposed. The Government shall take proper decision in this regard.</p>
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		<p>iii. Structures which are included in the TP Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the Planning Authority has no objection for rehabilitation of such structures.</p> <p>iv. However, structures included in the common area comprising of original plots and final plots shall not be treated as contravening structures.</p>	
32)	New Regulation	<p>As per regulation no. 6.5.2 of DCR – 2019, in specific cases where a clearly demonstrable hardship is caused, the CEO, may by recording such reasons in writing permit any of the dimensions prescribed by this regulation to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood and for that premium shall not be charged.</p>	<p>In the hearing, land owners requested that by considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p> <p>Accordingly, the said new regulation is proposed. The Govt. shall take proper decision in this regard.</p>



(Abhiraj Girkar)
Arbitrator

NAINA, Town Planning Scheme No. 6

29th December, 2023.

13. ANNEXURES

Annexure 1: Declaration of Intention of TPS 06

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, ऑगस्ट ८, २०१९/श्रावण १७, शके १९४१

३

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Notice

[Under Section 60(2) of the Maharashtra Regional and Town Planning Act, 1966]

No. CIDCO/NAINA/CP/TPS-6/2019

Whereas, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (7) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-98/12/UD-12, dated 10th January 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein ;

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April, 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA and also vide Notification No. TPS-1215/245/C.R. 332/16/EP/UD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act ;

And whereas, the Board of CIDCO vide Resolution No. 12214 dated 19th July, 2019 had declared its intention under Sub-section (1) of Section 60 of the said Act, for making of Town Planning Scheme No. 6 (TPS- 6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka Panvel, District Raigad ;

Now, therefore, in exercise of the powers conferred by Sub-section (2) of the Section 60 of the said Act, the corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 6 at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka Panvel, District Raigad ;

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 6 are requested to submit detail of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration alongwith the plan showing the area to be included in the Town Planning Scheme No. 6 (shown by PINK border) is kept open for inspection by the public in the Office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours ;

Copies of the plan showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice and plans are also available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>.

The area included in the Town Planning Scheme 6 is bounded as stated below :—

- On the North.— TPS-3 and TPS-5,
- On the East.— Multi Modal Corridor (MMC),
- On the South.— Integrated Township Project.
- On the West.— Mumbai-Pune Expressway.

By the order of Board of Directors of the Corporation,

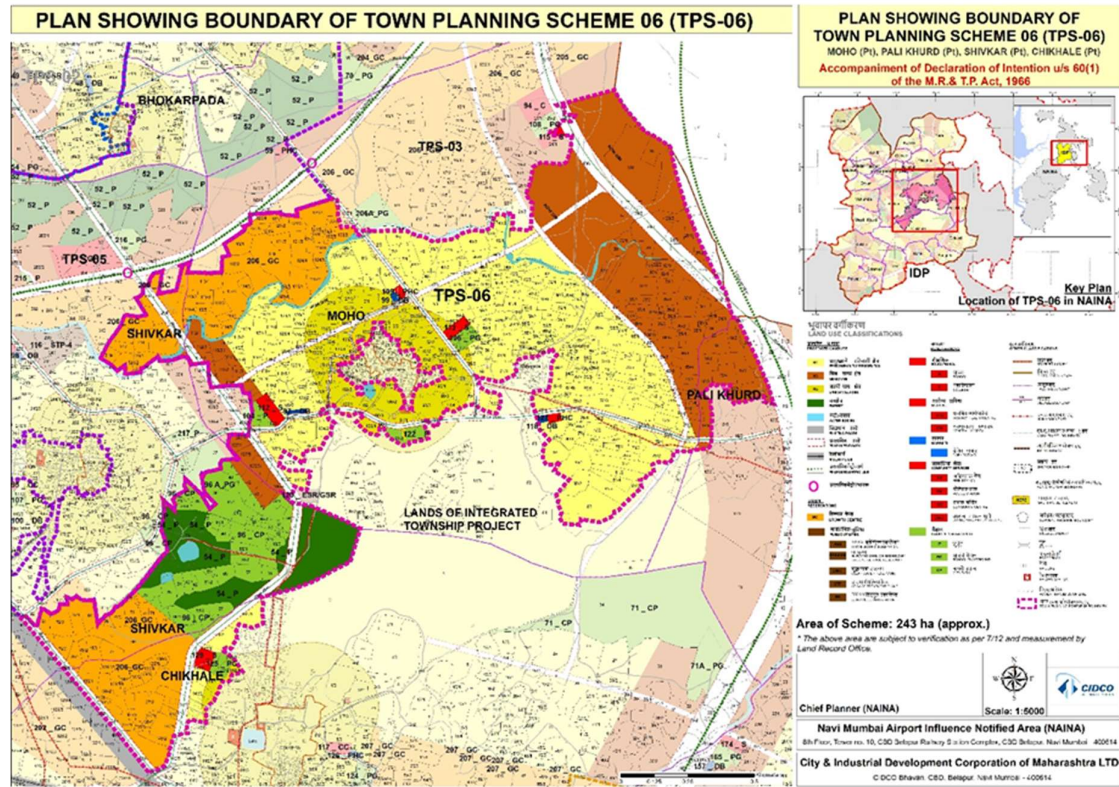
V. VENU GOPAL,
Chief Planner (NAINA).

Regd. Office :—

Nirmal, 2nd floor, Nariman point, Mumbai 400 021,
dated 8th August, 2019.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, DR. NAMDEO KONDALJI BHOSALE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004, EDITOR : DIRECTOR, DR. NAMDEO KONDALJI BHOSALE.

Annexure 2: Declaration of the Map



Annexure 3: Notice of Declaration of Intention in Newspaper

कर्नाळा

पन्वेल, सोमवार, दि. १९ ऑगस्ट २०१९



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

जाहीर सूचना

[UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966]
No. CIDCO/NAINA/CP/TPS-6/2019

(महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार)
क्र. सिडको / नैना / मु.नि /टीपीएस- ६ /२०१९/

Whereas, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-98/12/UD-12, dated 10th January, 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein;

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA and also vide Notification No. TPS-1215/245/C.R. 332/16/EP/UD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act;

And whereas, the Board of CIDCO vide Resolution No. 12214 dated 19th July, 2019 has declared its intention under Sub-Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No. 6 (TPS-6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District Raigad;

Now, therefore, in exercise of the powers conferred by Sub-section (2) of the Section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 6 at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District Raigad;

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 6 are requested to submit detail of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing the area to be included in the Town Planning Scheme No. 6 (shown by PINK border) is kept open for inspection by the public in the Office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours;

Copies of the plan showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice and plans are also available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>. The area included in the Town Planning Scheme 6 is bounded as stated below:-

On the North - TPS-3 & TPS-5,
On the East - Multi Modal Corridor (MMC),
On the South - Integrated Township Project.
On the West - Mumbai Pune Expressway.

By the order of Board of Directors of the Corporation.

V. VENU GOPAL
Chief Planner (NAINA)

Regd. Office: Nimal, 2nd floor, Nariman point, Mumbai-40021.
Date 08 August 2019

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा. अधि. XXXVII, १९६६) (येथून पुढे 'उक्त अधिनियम' असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविम) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-१८/१२/नवि-१२, दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे 'उक्त क्षेत्र' असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (येथून पुढे 'महामंडळ' असे निर्दिष्ट करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि. नि. प्र. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासने अधिसूचना क्र. टीपीएस -१२१५/२४५/ सीआर -३३२/ २०१५/एस.एम./यू.डी-१२, दिनांक २७ एप्रिल, २०१७ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखडाचा वाळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी सिडकोच्या संचालक मंडळाने दि. १९ जुलै, २०१९ रोजीचा ठराव क्र. १२२१४ अन्वये रावाड जिल्ह्यातील पन्वेल तालुक्यातील मोहो, शिवकर आणि पाली खुर्द यांच्या काही भागात नगररचना परियोजना क्रमांक ६ करण्याकरीता, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार त्याचा उद्देश घोषित केला आहे.

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करून पन्वेल तालुक्यातील रावाड जिल्ह्यातील चिखले, मोहो, शिवकर आणि पाली खुर्द यांच्या काही भागात नगररचना परियोजना क्रमांक ६ करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस नं. ६ मध्ये समाविष्ट जमिनीवर सक्षम प्राधिकरणाकडून वैध बांधकाम परवानगी मिळाली असल्यास अशा परवानगीचा तशीच नैना कार्यालयाकडे सादर करण्याची जमीन मालकांना विनंती करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संतुष्टीकरणे किंवा वैयक्तिकरीत्या जमीन असेल आणि असे जमीन मालक एकच अंतिम भूखंड मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकच अंतिम भूखंड मिळवण्यासाठी शक्यतो १५ दिवसांच्या आत संमती देण्यास विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तत्तुर्नुसार, नगररचना परियोजना क्रमांक ६ ची घोषणा व त्यामध्ये अंतर्भूत करण्यात येणारे क्षेत्र (मुलाबी रेषांच्या सीमेने) दर्शविणाऱ्या नकाशाची प्रत जनतेच्या तपासणीसाठी मुख्य नियोजनकार (नैना), ८वा मजला, टॉवर नं. १०, बेलार रेल्वे स्थानक संकुल, सी.बी.डी. बेलार, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

विषयांकित परियोजनेचे विषयक्षेत्र दर्शविणारा नकाशा संबंधित गावांच्या ग्रामपंचायत कार्यालयात तपासणीसाठी उपलब्ध राहतील. सार सूचना व नकाशा सिडकोच्या संकेतस्थळ <http://cidco.maharashtra.gov.in/NAINA.aspx> येथे सुद्धा उपलब्ध राहतील.

नगर रचना योजना ६ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतु:सिमा खालीलप्रमाणे आहेत:-

उत्तरेला - नगर रचना परियोजना ३ आणि नगर रचना परियोजना ५
पूर्वेला - मल्टीमोडल कॉरीडोर (MMC)
दक्षिणेला - एकात्मिक वसाहत प्रकल्प
पश्चिमेला - मुंबई-पुणे हुगळी महामार्ग

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

व्ही. वेणू गोपाल
मुख्य नियोजनकार (नैना)

मौद्रीकृत कार्यालय : निर्मल, २ रा मजला, नरिमन पॉइंट, मुंबई ४०० ०२१.
दिनांक : ८ ऑगस्ट, २०१९

CIDCO/PR/168/2019-20

THE ASIAN AGE MONDAY | 19 AUGUST 2019



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

जाहीर सूचना

[UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966]

No. CIDCO/NAINA/CP/TPS-6/2019

(महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार)
क्र. सिडको / नैना / पु.नि./टीपीएस- ६ / २०१९/

Whereas, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-98/12/UD-12: dated 10th January, 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein;

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA and also vide Notification No. TPS-1215/245/CR-332/16/EP/UD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act;

And whereas, the Board of CIDCO vide Resolution No. 12214 dated 19th July, 2019 had declared its intention under Sub-Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No. 6 (TPS-6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District Raigad;

Now, therefore, in exercise of the powers conferred by Sub-section (2) of the Section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 6 at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District Raigad;

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 6 are requested to submit detail of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing the area to be included in the Town Planning Scheme No. 6 (shown by PINK border) is kept open for inspection by the public in the Office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours;

Copies of the plan showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice and plans are also available on CIDCO's website: <http://cidco.maharashtra.gov.in/NAINA.aspx>.

The area included in the Town Planning Scheme 6 is bounded as stated below:-

- On the North - TPS-3 & TPS-5,
- On the East - Multi Modal Corridor (MMC),
- On the South - Integrated Township Project,
- On the West - Mumbai Pune Expressway.

By the order of Board of Directors of the Corporation.

V. VENU GOPAL
Chief Planner (NAINA)Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai-40021.
Date 08 August 2019CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

न्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा. अधि. XXXVII, १९६६) (येथून पुढे "उक्त अधिनियम" असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविवि) ने अधिमूर्चना क्रमांक टीपीएस-१७१२/४७५/क्र.क.-९८/१२/नि-१२, दिनांक १० जानेवारी, २०१३ व बॅंकोवेदी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिमूर्चित क्षेत्र (नैना), (येथून पुढे "उक्त क्षेत्र" असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (येथून पुढे "महामंडळ" असे निर्दिष्ट करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे नि.प्र.असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि न्याअर्थी महाराष्ट्र शासनाने अधिमूर्चना क्र. टीपीएस -१२१५/२४५/सीआर -३३२/ २०१५/एस.एम./वूडी-१२, दिनांक २७ एप्रिल, २०१७ नुसार देवातील २३ गावांसाठी अंतीम विकास आराखडा मंजूर केला आहे. आणि अधिमूर्चना क्र. टीपीएस. १२१५/२४५/क्र.क. ३३२/१६/ई.सी./नि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतीम विकास आराखड्याचा काळलेले भाग मंजूर केले आहेत.

आणि न्याअर्थी सिडकोच्या संचालक मंडळाने दि. १९ जुलै, २०१९ रोजीच्या ठाय क्र. १२२१४ अन्वये राखण्ड जिल्ह्यातील पन्वेल तालुक्यातील मोहो, मोहो, शिवकर आणि पाली खुर्द यांच्या काही भागात नगररचना परियोजना क्रमांक ६ करण्याकरीत, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार त्याचा उद्देश घोषित केला आहे.

अता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करून पन्वेल तालुक्यातील राखण्ड जिल्ह्यातील मोहो, मोहो, शिवकर आणि पाली खुर्द यांच्या काही भागात नगररचना परियोजना क्रमांक ६ करण्याचा हद्दा घोषित करत आहे.

प्रस्तावित टीपीएस नं. ६ मध्ये समाविष्ट जमिनीवर सध्या प्राधिकरणाकडून वेध बांधकाम परवानगी मिळाली असल्यात अशा परवानगीचा तपशील देता कार्यालयाकडे सादर करण्याची जमीन मालकांना किंती करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संयुक्तिकपणे किंवा वैयक्तिकरीत्या जमीन असेल आणि असे जमीन मालक एकत्र अंतिम प्रकृष्ट मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकत्र अंतिम प्रकृष्ट मिळवणेसाठी शक्यतो १५ दिवसांच्या आत संमती देण्यात किंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक ६ ची घोषणा व त्यामध्ये अंतर्भूत करण्यात येणारे क्षेत्र (तुसाची रंगाच्या सीमेने) दर्शविणा-या नकाशाची प्रत जवळच्या तपसालीसाठी मुख्य नियोजनकार (नैना), टीवा मजला, टॉवर नं. १०, बेलपूर रेल्वे स्थानक संकुल, सी.बी.डी. बेलपूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

विषयवर्तित परियोजनाचे सिमाक्षेत्र दर्शविणारा नकाशा संबंधित गावांच्या प्राप्पंचावत कार्यालयात तपसालीसाठी उपलब्ध राहतील. सदर सूचना व नकाशा सिडकोच्या संकेतस्थळ <http://cidco.maharashtra.gov.in/NAINA.aspx> येथे मुद्रा उल्लेख राहतील.

नगर रचना योजना ६ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतुःसिमा खालीलप्रमाणे आहेत:-

- उत्तरेला - नगर रचना परियोजना ३ आणि नगर रचना परियोजना ५
- पूर्वेला - मल्टीमोडल कॉरिडोर (MMC)
- दक्षिणेला - एकात्मिक वसाहत प्रकल्प
- पश्चिमेला - मुंबई-पुणे द्रुतगती महामार्ग

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

व्ही. वेणुगोपाल
मुख्य नियोजनकार (नैना)वॉलंट्रीकून कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०० ०२१.
दिनांक : ८ ऑगस्ट, २०१९

CIDCO/PR/168/2019-20

Annexure 4: Government order sanctioning of Extension of time limit u/s 61 (3)

**नगर रचना आणि मूल्यनिर्धारण विभाग
कोकण विभाग, नवी मुंबई**

:- आदेश :-

संदर्भ :- मुख्य नियोजनकार (नैना) सिडको यांचे पत्र क्र. CIDCO/NAINA/ CP/ TPS /Ext./ 2020/ 37/
SAP-1036, dt.07/02/2020.

क्रमांक:- प्रा.न.र.यो.क्र.६/ नैना/ कलम ६१(३)/मुदतवाढ/सहसंचालक/२०६० दिनांक :- ०४/०३/२०२०

ज्याअर्थी, शहर आणि औद्योगिक विकास महामंडळाने (यापुढे "विशेष नियोजन प्राधिकरण" असे संबोधिलेले) नगर रचना योजना क्र.६ तयार करणेचा इरादा क्र.१२२१४, दि.१९.०७.२०१९ च्या ठरावाद्वारे केला असून त्याबाबतची सूचना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे उक्त अधिनियम असे उल्लेखिलेले) चे कलम ६० (२) अन्वये दि.०८.०८.२०१९ रोजीच्या शासन राजपत्रात प्रसिद्ध केली आहे (यापुढे उक्त प्रारूप नगर रचना योजना असे उल्लेखिलेली)

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ६१ पोटकलम (२) व (३) च्या तरतुदीनुसार, उक्त प्रारूप नगर रचना योजना इरादा जाहीर झाल्याच्या दिनांकापासून नऊ महिन्यांचे आत किंवा त्यापुढे शासनाने वाढवून दिलेल्या मुदतीच्या आत पण कोणत्याही परिस्थितीत अशी वाढीव मुदत तीन महिन्यांपेक्षा जास्त नाही, अशा वाढीव मुदतीत प्रारूप नगर रचना योजनेचा मसुदा तयार करून प्रसिद्ध करणे आवश्यक आहे;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने ठराव क्र.१२२७५, दि.१०.०१.२०२० अन्वये उक्त प्रारूप नगर रचना योजनेचा मसुदा तयार करून प्रसिद्ध करण्यासाठी तीन महिन्यांची मुदतवाढ मागण्याबाबत मंजूरी दिली असून त्यास अनुसरून मुख्य नियोजनकार (नैना) सिडको यांचे पत्र क्र.१०३६, दि.०७.०२.२०२० अन्वये मुदतवाढ मंजूरीबाबत विनंती केली आहे;

आणि ज्याअर्थी, शासनाने नगर विकास विभागाकडील अधिसूचना क्रमांक टिपीएस-१८१३/ ३२११/ प्र.क्र.५०८/नवि-१३, दि.०१.१२.२०१६ अन्वये, उक्त अधिनियमाच्या कलम ६१(३) अन्वये मुदतवाढ देण्याचे अधिकार संबंधित विभागीय सहसंचालक, नगर रचना यांना प्रत्यापित केलेले आहेत;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने नमूद केलेली कारणे विचारात घेऊन त्यांनी मागितलेली मुदतवाढ दि.०६.०८.२०२० पर्यंत मंजूर करणे आवश्यक असल्याबाबत सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांची खात्री पटली आहे;

त्याअर्थी, शासन अधिसूचना नगर विकास विभाग क्रमांक टिपीएस-१८१३/३२११/प्र.क्र.५०८/नवि-१२, दि.०१.१२.२०१६ अन्वये प्रदत्त केलेल्या शक्तीचा वापर करून सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई हे उक्त अधिनियमाच्या कलम ६१ पोटकलम (३) नुसार उक्त प्रारूप नगर रचना योजनेचा मसुदा तयार करून प्रसिद्ध करण्याकरीताची मुदत दि.०६.०८.२०२० हा दिवस धरून त्या दिवसापर्यंत वाढवित आहेत.



(प्रकाश भुक्ते)

**सहसंचालक, नगर रचना,
कोकण विभाग, नवी मुंबई**

**Town Planning and Valuation Department
Konkan Division, Navi Mumbai
ORDER**

Ref: - Chief Planner (NAINA) CIDCO letter No.CIDCO/NAINA/ CP/ TPS /Ext./ 2020/ 37/
SAP-1036, dt.07/02/2020.

No.TPS No.6/NAINA/Sect 61(3)/Time-limit Extension/JDTP-KDN/2020/2060 Date : 04/03/2020

Whereas, City and Industrial Development Corporation of Maharashtra Limited (CIDCO) (hereinafter referred to as the said "Special Planning Authority") has declared its intention to make Town Planning Scheme No.6 (hereinafter referred to as the "said draft scheme") vide Resolution No.12214 dated 19/07/2019 and published a notice of declaration of the said draft Scheme vide its Notice dated 08/08/2019 under section 60(2) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") ;

And whereas in accordance with the provision of sub-section (2) and (3) of section 61 of the said Act, the said draft scheme is to be published by means of notice within a period of nine months from the date of the declaration of intention or within such further period as may be extended by the State Government, but such extended period not to exceed more than three months ;

And whereas the said Special Planning Authority has requested Government in Urban Development Department to extend the period of three months of making and publication of the said Draft Scheme under section 61(3) of the said Act, alongwith the resolution no.12275 dated 10/01/2020 vide its letter No.1036 dt.07/02/2020 ;

And whereas the Government in Urban Development Department vide Notification No.TPS-1813/3211/CR 508/UD-13 dated 01/12/2016 has delegated power to extend the period under section 61(3) of the said Act to the Joint Director of Town Planning of respective divisions.


And whereas after considering the reasons mentioned by the Special Planning Authority, the Joint Director of Town Planning, Konkan Division is of the opinion that, it is expedient to extend the period for the making and publication of Draft Scheme under section 61(3) of the said Act upto and inclusive of date 06/08/2020.

Now therefore in exercise of the powers delegated to him under above Government Notification dated 01/12/2016, the Joint Director of Town Planning, Konkan Division, Navi Mumbai is pleased to extend the period of making and publication of the said Draft Scheme under sub-section (3) of section 61 of the said Act upto and inclusive of dt.06/08/2020.




(Prakash Bhukte)
**Joint Director of Town Planning
Konkan Division, Navi Mumbai**

Annexure 5: Publication of Newspaper notification for Suggestion and Objection u/s 67



सामर
सुधार दि. २८ एप्रिल २०२२



CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTICE सूचना

UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966
Town Planning Scheme No. 6 (TPS-6)
No. CIDCO/NAINA/TPS-06/2022/

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-98/12/UD-12, dated 10th January, 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein.

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SMUD-12, dated 27th April, 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, under Section 31(1) of the said Act and vide Notification No. TPS-1215/245/CR-332/16/EP/UD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA/s 31(1) of the MR & TP Act, 1966.

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No. 12214, dated 19th July, 2019, had declared its intention for making of Town Planning Scheme No. 6 (TPS-6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District - Raigad and a notice about declaration of making TPS-6 as per provision in Section 60(2) of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 8th August, 2019 and in daily newspapers "Karmala" and "Asian Age" dated 19th August, 2019.

And whereas, as per Section 61(1) of the said Act, the Planning Authority shall, in consultation with the Director of Town Planning, make a draft scheme for the area in respect of which the declaration was made, and publish a notice in the Official Gazette within nine months or within the extended period from the date of the declaration.

And whereas, the Joint Director of Town Planning, Konkan division vide Order No. TPS No. 6/NAINA/Section 61(3)/Time Limit Extension/JTP-KDN/2080 dated 04th March, 2020 has granted extension of three months' time i.e. up to 6th August, 2020 for making and publication of the said draft scheme.

And whereas, vide Government ordinance dated 31st August 2020 and its enactment dated 14th September 2020, the period of lockdown measures by the Government is excluded while calculating the timelines under section 14B-A of the MR&TP Act.

And whereas, in the wake of unprecedented scenario of COVID-19 Pandemic and Nationwide Lockdown, TPS-6 land owners meet was conducted digitally from 24th April to 4th May, 2020 as per rule No. 4(1) of TPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme on CIDCO's website www.cidco.maharashtra.gov.in. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought vide submission dated 16th June, 2020 from the Director of Town Planning, GOM.

And whereas, the Director of Town Planning vide letter 'ग. क्र. नैना नरवे क्र. ६/२.क्र. ७३/२२/टीपीए-३/१२२२' dated 2nd March, 2021 had offered consultation on TPS-6.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-6.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-6 has been made and is hereby published.

A copy of the draft TPS-6 scheme book and plans thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina>.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the Maharashtra Government Gazette any person affected by the said TPS-6 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said Act, to the Government for sanction.

By the order of Board of Directors of the Corporation.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ (१) नुसार
नगररचना परियोजना क्रमांक ६ (टीपीएस -६)
क्र. सिडको / नैना / टीपीएस-०६/२०२२/

ज्याअधी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (का. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारंचा वापर करत महाराष्ट्र शासनाच्या नगरविकास विभाग (नर्विक) ने अधिनियम क्रमांक टीपीएस-१७१२/४७५/क्र.६-१८/१२/टीपी-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये वल नव्हे केल्यामुळे, नवी मुंबई विमानतळ प्रादेशिक अधिनियम क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) मधील शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.प्र.अ. असे निर्दिष्ट करण्यात येईल) म्हणून नेमकू केले आहे.

आणि ज्याअधी महाराष्ट्र शासनने अधिनियम क्र. टीपीएस -१२१५/२४५/सीअर - ३३२/२०१५/एस.एस./वृद्धी -१२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार केलेली २३ गावांसाठी अंतिम विकास आराखडा मंजूर केला आणि अधिनियम क्र. टीपीएस, १२१५/२४५/क्र. ३३२/१६/ई.टी./विवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतिम विकास आराखडाच्या काळातले घरा मंजूर केले आहेत.

आणि ज्याअधी महाराष्ट्र शासनने अधिनियम क्र. टीपीएस -१७१२/४७५/एस.एस./वृद्धी -१२, दिनांक १६ एप्रिल, २०१९ नुसार केलेली १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअधी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक १९ जुलै, २०१९ रोजीच्या ठराव क्र. १२२१४ अन्वये घोषित केलेले (लार्क), मोडे मोडे (पागा), मोडे लिक्क (पागा) व मोडे चाले बूई (पागा), तासका पर्वत, किताह पर्वत येथे नगररचना परियोजना क्रमांक ६ (टीपीएस -६) करण्याबाबत त्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नव्हे तर नव्हेतुनगर टीपीएस -६ करण्याच्या उद्देशाची घोषणा दिनांक ०८ ऑगस्ट, २०१९ रोजीच्या महाराष्ट्र शासन शाखन आदेशाच्या (घा-२) मध्ये आणि दिनांक १९ ऑगस्ट, २०१९ रोजीच्या स्थानिक स्वतःचे कर्मकांड आणि एजिड पत्र यात प्रकाशित करण्यात आली आहे.

आणि ज्याअधी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, नियोजन प्राधिकरणने संचालक, नगर रचना, बांधकाम मंडळमालक कानन, ज्या घोषितसाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्रत्येक योजना तयार करून घोषणेच्या ताखेवरून नऊ महिन्यांच्या आत किंवा वारही काळातधीन अधिष्ठाण महाराष्ट्र शासन शाखन नोटीस प्रकाशित करावयाची आहे.

आणि ज्याअधी, सह संचालक, नगर रचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.पो.क्र.६/नैना/कलम ६१(३)/मुद्रावय/घासकोवि/२०६० दिनांक ४ मार्च, २०२० अन्वये प्रत्येक योजना करून प्रकाशित करण्यासाठी तीन महिन्यांच्या मर्यादेचे दिनांक ०९ ऑगस्ट, २०२० पर्यंतचा वारही करावयाची दिलेली आहे.

आणि ज्याअधी, अधिष्ठाण महाराष्ट्र शासन शाखन दिनांक ३१ ऑगस्ट, २०२० रोजी प्रसिद्ध झालेल्या अध्यादेशानुसार व दिनांक १४ एप्रिल, २०२० रोजी उक्त अध्यादेशाचे राज्य विधानमंडळाच्या अधिनियम खातेर क्रायलपत्राने परियोजनाच्या काळातची मर्यादा काढता टाकतेही उद्देशानेच त्या अध्यादेशाच्या काळातची कलम १८८-अ अन्वये काढण्यात आला आहे.

आणि ज्याअधी, बरेविल-१९ व्हायरलास प्रसार व दूरध्वनी टाकतेही या परिस्थितीत सदा परियोजनाच्या वेळापत्रकास अनुसरून टीपीएस विभाग १९०४ च्या विभाग क्र. ४(१) नुसार नगर रचना परियोजना - ६ ची अंतिम मालकांची यादी दिनांक २४ एप्रिल, २०२० ते ०४ मे, २०२० दरम्यान निर्धारित पद्धतीने अधोनिर्णित केलेली होती आणि अंतिम मालकांकडून विभागाच्या सूचनांच्या ताखेवर केल्यातले दिनांक १९ जुलै, २०२० रोजीच्या प्रस्तावनाचे ठेविलेले -६ चा मागू उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस विभाग १९०४ च्या विभाग क्रमांक ४(१) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य बांधकाम मंडळ क्रमांक ५९(२) अन्वये घडवला व कलम ६१(१) अधिष्ठाण मंडळमालकीसाठी परवानगी प्राप्त.

आणि ज्याअधी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ०२ मार्च, २०२१ रोजीच्या पत्र क्र. क्र. नैना नरवे क्र. ६/३.क्र. ७३/२०/टीपीए-३/१२२२ अन्वये टीपीएस -६ बाबत मागण्यात दिली आहे.

आणि ज्याअधी, संचालक, नगर रचना यांनी मंडळमालकीत सुविधाकारणाने आवाकच ते बदल टीपीएस -६ बाबते करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, मागू प्रत्येक नगररचना परियोजना क्रमांक ६ तयार करण्यात आली आहे असे याही केले गेले आहे आणि ती मागू प्रकाशित करण्यात येत आहे.

उक्त घोषणेच्या बळावर व अद्यावत वेळ बाबतले, ८ वा घासल, टॉवर नं. १०, बेलापुर येथे येता येता, सोयीची बेलापुर, नवी मुंबई ४००६१४ येथे बाबतलीच कायदाकार्या सई दिवशी लागूकीच्या अध्यादेशावर धुले देण्यात आले आहेत. यावेळी सदा वकालत व अद्यावतली डाव सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथे मुद्रा उल्लेख केलेली आहे.

तरी आता, कोणतू सुद्धा महाराष्ट्र शासनने राखतले प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस -६ घोषणेबद्दल बांधकाम कोषाच्या कोषाच्या इमाने उक्त घोषणेबाबती कोषासाठी लेखी आदेश दलनेचकासल सुद्धा नियोजनकर्ता, नैना, बांधकाम नवे बाबतलेस सदा कानेल, झाले उक्त घोषणा महामंडळाकडे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदीनुसार शासन मंजुरीसाठी मागू करण्यातूनी, उक्त अधिनियमाच्या कलम ६७ अनुसार घोषे त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर घोषेत फेरफार करण्यात येईल.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार.

स्थळ: नवी मुंबई
दिनांक: २५/०४/२०२२

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रावींद्रकुमार मंकार
मुख्य नियोजनकर्ता (नैना)

मौलिकृत कार्यालय: निर्मल, २ व मजला, नरिमन पॉइंट, मुंबई ४०००२१

CIDCO/PR/044/2022-23



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTICE

सूचना

UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL
& TOWN PLANNING ACT, 1966
Town Planning Scheme No. 6 (TPS-6)
No. CIDCO/NAINA/TPS-06/2022/

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ (१) नुसार
नगररचना परियोजना क्रमांक ६ (टीपीएस -६)
क्र. सिडको / नैना / टीपीएस-०६/२०२२/

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-08/12UD-12, dated 10th January, 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein.

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SMUD-12, dated 27th April, 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, under Section 31(1) of the said Act and vide Notification No. TPS-1215/245/CR-332/16/EP/UD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA's 31(1) of the MR & TP Act, 1966.

And whereas, as per Section 60(1) of the said Act, CIDCO's Board vide Resolution No 12214, dated 19th July, 2019, had declared its intention for making of Town Planning Scheme No. 6 (TPS-6) at part of Villages Chikahale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District - Raigad and a notice about declaration of making TPS-6 as per provision in Section 60(2) of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 8th August, 2019 and in daily newspapers "Karmala" and "Asian Age" dated 19th August, 2019.

And whereas, as per Section 61(1) of the said Act, the Planning Authority shall, in consultation with the Director of Town Planning, make a draft scheme for the area in respect of which the declaration was made, and publish a notice in the Official Gazette within nine months or within the extended period from the date of the declaration.

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No. 6/NAINA/Section 61(3)/Time Limit Extension/JDTP-KDN/2060 dated 04th March, 2020 has granted extension of three months' time i.e. up to 6th August, 2020 for making and publication of the said draft scheme.

And whereas, vide Government ordinance dated 31st August 2020 and its enactment dated 14th September 2020, the period of lockdown measures by the Government is excluded while calculating the timelines under section 148-A of the MR&TP Act.

And whereas, in the wake of unprecedented scenario of COVID-19 Pandemic and Nationwide Lockdown, TPS-6 land owners meet was conducted digitally from 24th April to 4th May, 2020 as per rule No. 4(1) of TPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme on CIDCO's website www.cidco.maharashtra.gov.in. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought vide submission dated 16th June, 2020 from the Director of Town Planning, GoM.

And whereas, the Director of Town Planning vide letter no. क्र. नैना नवरे क्र. ६/२३/७६/२०/टीपीसी-३/२२२२ dated 22nd March, 2021 had offered consultation on TPS-6.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-6.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-6 has been made and is hereby published.

A copy of the draft TPS-6 scheme book and plans thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in/naina.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the Maharashtra Government Gazette any person affected by the said TPS-6 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said act, to the Government for sanction.

By the order of Board of Directors of the Corporation.

Place: Navi Mumbai
Date: 25/04/2022

Ravindrakumar Mankar
Chief Planner (NAINA)

Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai-400021

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म्हणजे, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (चा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे उक्त करण्यात आलेल्या अधिकाऱ्याचा वाचक कानन महाराष्ट्र शासनाच्या सार्वजनिक विकास (नवीकरण) व अधिनियम क्रमांक टीपीएस-१०१२/२०१५/३.क्र.-५८/१२/टीपी-१२ दिनांक १० जानेवारी, २०१३ व कोटेशन क्रमांक मुलगा अन्वये चला मंडळ केलागेल्या, मधील मुलगा विनयवत्त प्रमाणित अधिनियम वेत (नैना), (येथून पुढे उक्त वेत असे निर्दिष्ट करण्यात येईल) मधील नगर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.प्र.अ. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि न्यायाधीश महाराष्ट्र शासकरी अधिनियम क्र. टीपीएस -१२१५/२४५/सीआय - ३३२/२०१५/एम.एम./बुटी -१२२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमक्रमांक ३१(१) नुसार केलेली २३ गावांसाठी अंतीम विकास अग्रगण्य मंडळ केला आणि अधिनियम क्र. टीपीएस. १२१५/२४५/३.क्र. ३३२/१६/ई.टी./विवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अंतीम विकास अग्रगण्य मंडळ केला आहे.

आणि न्यायाधीश महाराष्ट्र शासकरी अधिनियम क्र. टीपीएस -१२१७/एमआयएस २०१५/सीआय - ११/२०१५/बुटी -१२२, दिनांक १६ सप्टेंबर, २०१९ नुसार केलेली १५१ गावांसाठी विकास अग्रगण्य मंडळ केला आहे.

आणि न्यायाधीश, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक १९ जुलै, २०१९ रोजीच्या ठराव क्र. १२२१४ अन्वये मीने विधाने (चणक), मीने मोहो (महारा.), मीने शिवकर (महारा.) व मीने पाली खुरद (महारा.), तातुका पर्वते, जिहवा रावण्ड येथे नगररचना परियोजना क्रमांक ६ (टीपीएस -६) करण्याकरिता त्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस -६ करण्याच्या उद्देशाची घोषणा दिनांक ०८ ऑगस्ट, २०१९ रोजीच्या महाराष्ट्र शासन राखण आस्थापना (भाग -२) मध्ये आणि दिनांक १९ ऑगस्ट, २०१९ रोजीच्या सार्वजनिक वृत्तपत्रे कर्नाळा आणि एनिस एन वर प्रकाशित करण्यात आली आहे.

आणि न्यायाधीश, उक्त अधिनियमाच्या कलम ६१(१) नुसार, विशेष प्राधिकरणाचे संचालक, नगर रचना, चोपाराची सहाय्यक कलम, ज्या बोर्डासाठी घोषणा करण्यात आली त्या बोर्डासाठी प्रत्येक बोर्डावर नगर कलम घोषणेच्या तातडीकडून उक्त विन्यायाच्या आत किंवा बाहेरील कालावधीत अधिपन्न महाराष्ट्र शासन राखण आस्थापना सोडून प्रकाशित करण्याची आहे.

आणि न्यायाधीश, नगर रचना, नगर रचना, कोकण विभागा मधील अग्रगण्य क्रमांक ३.३.१.५.३.६/६/नैना/कलम ६१(३)/मुद्रण/विकास/नैना/२०१५ दिनांक ४ मार्च, २०२० अन्वये प्रत्येक बोर्डावर नमूद प्रकाशित करण्यासाठी तीन महिन्यांच्या मर्यादेचे दिनांक ०६ ऑगस्ट, २०२० पर्यंतचा बांधव कालावधी दिलेला आहे.

आणि न्यायाधीश, अधिपन्न महाराष्ट्र शासन राखण आस्थापना दिनांक ३१ ऑगस्ट, २०२० रोजी प्रसिद्ध झालेल्या अध्यादेशानुसार व दिनांक १५ सप्टेंबर, २०२० रोजी उक्त अध्यादेशाचे वर विन्यायाविरुद्धाच्या अधिनियमाच्या कलम १४८-अ अन्वये प्रत्येक बोर्डावर नमूद प्रकाशित करण्यासाठी तातडीच्या ठराव क्रमांक १४८-अ अन्वये प्रकाशित झाला आहे.

आणि न्यायाधीश, कोरिडोर-१९ वरचाराचा प्रसार व दोषातून टाळेवरील या परिमितीत मंडळ परियोजनाच्या वेळापत्रकाल अनुसरून टीपीएस विषय १२०४ च्या विषय क्र. ४(१) नुसार नगर रचना परियोजना - ६ ची अंतीम मालकांची सभा दिनांक २ एप्रिल, २०२० ते ०४ मे, २०२० दरम्यान डिजिटल पद्धतीने आयोजित केली होती आणि नवीन मालकांकडून विस्ताराला सूचनांचा समावेश केला दिनांक १६ जून, २०२० रोजीच्या प्रस्तावनेचे टीपीएस-६ चा मंडळ उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस विषय १२०४ च्या विषय क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य चोपाराकडे कलम ५९(२) अन्वये मंडळा व कलम ६१(१) अधिपत्ती सहाय्यकालावधीत पडविण्यात आला.

आणि न्यायाधीश, संचालक, नगर रचना, महाराष्ट्र राज्य चोरी दिनांक ०२ मार्च, २०२१ रोजीच्या पत्र क्र. क्र. नैना नवरे क्र. ६/२३/७६/२०/टीपीसी-३/२२२२ अन्वये टीपीएस -६ बाबत सहाय्यकालावधी दिली आहे.

आणि न्यायाधीश, संचालक, नगर रचना चोरी सहाय्यकालावधीत मुक्तीव्यवस्थेचे आवकक न बदल टीपीएस -६ मध्ये करण्यात आलेले आहेत. आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, मंडळ प्रत्येक नगररचना परियोजना क्रमांक १ नगर रचना अली आहे असे प्रतीत केले जाते आणि ती मंडळ प्रकाशित करण्यात येत आहे.

उक्त घोषणेचा नकला व अहवाल नैना कार्यालय, ८ वा मजला, टीएन नं. १०, बेलापुर येथे स्टॅशन संकुल, सीबीडी बेलापुर, नवी मुंबई ४०००१४ येथे कार्यालयीन कार्यकाळाच्या सर्व दिवशी मालकांच्या अपरॉकनर्य जुळे टेबलवर आले आहेत. तसेच सरा नकला व अहवालाचे प्रत सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in/naina येथे मुद्रा उपलब्ध केली आहे.

सी आर, बरील सूचना महाराष्ट्र शासकरी राखण प्रसिद्ध झाल्याच्या दिनांकानुसार ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस -६ घोषणेचे बांधव घोषणेच्या कोणत्याही इमाने उक्त घोषणेबाबती कोणत्याही लेखी आलेले दलनेलगावत मुल निरोजकन, नैना, चोपारा नवे कार्यालयत बाह्य कोरिडोर, मल्लाचे उक्त घोषणा महामंडळाकडे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदीनुसार झालेल्या मंडळासाठी मंडळ करण्याची, उक्त अधिनियमाच्या कलम ६७ अन्वये बोध व्यापनेने त्यांचा विकास करण्यात येईल व अनावक न घोषणेने वेळार करता येईल.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार.

स्थळ: नवी मुंबई
दिनांक: २५/०४/२०२२

रवीश्रुतार पावकर
मुख्य निवातनकर (नैना)

नैना/नगर कार्यालय: निर्मल, २ व मजला, नरियम पॉइंट, मुंबई ४०००२१

CIDCO/PR/044/2022-23

Annexure 6: Draft Sanction to the scheme

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ८, अंक ७८(३)]

शुक्रवार, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

[पृष्ठ ११, किंमत : रुपये १२.००]

असाधारण क्रमांक १४०

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार

नगररचना परियोजना क्रमांक ६ (टीपीएस - ६)

क्र. सिडको/नैना/ न.र.यो. ६/ प्रा.यो./ २०२२/५६५

२१ ऑक्टोबर, २०२२

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा.अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगर विकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१२१५/२४५/ सीआर -३३२/ २०१५/एस.एम./यूडी -१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/ प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ११/२०१९/यूडी -१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्थी, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार सिडकोच्या संचालक मंडळाने दिनांक १९ जुलै, २०१९ रोजीच्या ठराव क्र. १२२१४ अन्वये मौजे चिखले (भागशः), मौजे मोहो (भागशः), मौजे शिवकर (भागशः) व मौजे पाले खुर्द (भागशः), तालुका पनवेल, जिल्हा रायगड येथे नगररचना परियोजना क्रमांक ६ (टीपीएस -६) करण्याकरिता त्याचा उद्देश घोषित केला आहे.

(१)

भाग दोन-१४०-१

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) मध्ये नमूद तरतुदीनुसार टीपीएस -६ करण्याच्या उद्देशाची घोषणा दिनांक ०८ ऑगस्ट, २०१९ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण (भाग -२) मध्ये आणि दिनांक १९ ऑगस्ट, २०१९ रोजीच्या स्थानिक वृत्तपत्रे "कर्नाळा" आणि "एशियन एज" यात प्रकाशित करण्यात आली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१ च्या उप-कलम (१) नुसार, नियोजन प्राधिकरणाने संचालक, नगर रचना, यांच्याशी सल्लामसलत करून, ज्या योजनेसाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्रारूप योजना तयार करून घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा वाढीव कालावधीत अधिकृत महाराष्ट्र शासन राजपत्रात नोटीस प्रकाशित करावयाची आहे.

आणि ज्याअर्थी, सह संचालक, नगर रचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र.६/नैना/कलम ६१(३)/मुदतवाढ/सहसंकोवि/२०६० दिनांक ४ मार्च, २०२० अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांचा म्हणजेच दिनांक ०६ ऑगस्ट, २०२० पर्यंतचा वाढीव कालावधी दिलेला आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना (सुधारणा) अधिनियम २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील सुधारित तरतुदीनुसार, अधिनियमातलं प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठी कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये अद्भुतगणाच्या कोणत्याही महामारीच्या किंवा साथीच्या रोजच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा, यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणताही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे.

आणि ज्याअर्थी, कोविड-१९ व्हायरसचा प्रसार व देशभरात टाळेबंदी या परिस्थितीत सदर परियोजनेच्या वेळापत्रकास अनुसरून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना - ६ ची जमीन मालकांची सभा दिनांक २४ एप्रिल, २०२० ते ०४ मे, २०२० दरम्यान डिजिटल पद्धतीने आयोजित केली गेली आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १६ जून, २०२० रोजीच्या प्रस्तावनेच्या टीपीएस-६ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ०२ मार्च, २०२१ रोजीच्या पत्र जा. क्र. नैना नरयो क्र. ६/प्र.क्र. ७३/२०/टीपीसी-३/१२२१ अन्वये टीपीएस -६ बाबत सल्लामसलत दिली आहे. तसेच प्रा.न.र.यो.क्र.६ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस -१८१७/१७३ / सीआर-१०३/१७/यूडी-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्थी, प्राप्त झालेल्या सूचनांप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि. २२ जुलै २०२२ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्थी, परियोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१९/२३८२/प्र.क्र.१८६/१९/नवि-१२ दिनांक ३०/१२/२०१९ अन्वये मंजूर अंतरिम विकास योजनेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकुबीला मंजुरी दिलेली आहे.

आणि ज्याअर्थी उपा व व्य सं. यांनी दि. ०८ ऑगस्ट २०२२ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे.

आणि ज्याअर्थी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दि. १७ ऑक्टोबर २०२२ रोजीचे पत्र. जा. क्र. प्रा.न.र.यो / नरयो क्र. ६/ नैना / कलम ६८ (१) /४६६ अन्वये प्रारूप योजनेच्या मंजुरीसाठी सल्ला दिला आहे.

म्हणून, आता या अधिसूचनेद्वारे, दि. १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे नरे व नरेपाडा (भाग), विहिघर (भाग), मोहो (भाग), कोप्रोली (भाग),

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आणि चिपळे (भाग) येथे एकसंलग्न अशा प्रारूप नगररचना परियोजना क्रमांक ६ (टीपीएस -६) त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस -६ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस -६ सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in//naina> येथे सुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

नवी मुंबई,
दिनांक २१ ऑक्टोबर २०२२

डॉ. संजय मुखर्जी,
उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको.

नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१.

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**NOTIFICATION**

UNDER SECTION 68(2) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

Town Planning Scheme No. 6 (TPS-6)

No. CIDCO/NAINA/TPS-06/Draft Scheme/2022/565

21st October, 2022

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS -1712/475/CR-98/12/UD-12: dated 10th January, 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein.

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, and also vide Notification No. No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 1st March 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA u/s 31(1) of the MR & TP Act, 1966.

And whereas, as per sub- Section (1) of Section 60 of the said Act, CIDCO's Board vide Resolution No. 12214, dated 19th July, 2019, had declared its intention for making of Town Planning Scheme No. 6 (TPS-6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka – Panvel, District – Raigad.

And whereas, a notice about declaration of making TPS-6 as per provision in sub- Section (2) of Section 60 of the Act, has been published in the Extraordinary official *Maharashtra Government Gazette* (part-II) dated 8th August, 2019 and in daily newspapers "Karnala" and "Asian Age" dated 19th August, 2019.

And whereas, as per Section 61 (1) of the said Act, the Planning Authority shall, in consultation with the Director of Town Planning, make a draft scheme for the area in respect of which the declaration was made, and publish a notice in the *Official Gazette* within nine months or within the extended period from the date of the declaration.

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No. 6/ NAINA/Section 61(3)/Time Limit Extension/JDTP-KDN/2060 dated 04th March, 2020 has granted extension of three months' time i.e. up to 6th August, 2020 for making and publication of the said draft scheme.

And whereas, in accordance with the amended provisions of section 148(A) of the said Act, vide the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters due to enforcement of any Guidelines or

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lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the country of State shall be excluded;

And whereas, such prescribed time limit is still in existing on excluding the period of lockdown declared due to spread of covid-19 virus in the State of Maharashtra, by the Government from 23rd March 2020.

And whereas, in the wake of unprecedented scenario of COVID-19 Pandemic and Nationwide Lockdown, TPS -6 land owners meet was conducted digitally from 24th April to 4th May, 2020 as per rule No. 4(1) of TPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme on CIDCO's website www.cidco.maharashtra.gov.in. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought vide submission dated 16th June, 2020 from the Director of Town Planning, GoM.

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरयो क्र. ६/ प्र.क्र. ७३/ २०/टीपीव्ही-३/१२२१ dated 2nd March, 2021 had offered consultation on TPS-6 and also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-6 as per provisions of section 59(2) of the said Act.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-6.

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-6 had been published in extraordinary official *Maharashtra Government Gazette* (part-II) dated 25 April 2022 and in local newspapers for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

And whereas, the Government of Maharashtra in exercise of powers conferred by sub-section (1) of section 151 of the Said Act, vide Notification No. TPS-1817/973/CR-103/17/UD-13 dated 13th September 2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC&MD").

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the Said Act on 22nd July 2022.

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२१७/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३०/१२/२०१९ has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-6 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State on 08th August, 2022 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter No. जा. क्र. प्र.न.र.यो / नरयो क्र. ६/ नैना / कलम ६८ (१) /४६६ dated 17th October, 2022 had given his consultation for sanction of Draft TPS-6.

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the **Draft Town Planning Scheme No. 6 (TPS-6)** at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka – Panvel, District – Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

भाग दोन-१४०-२

६ महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

Copy of sanctioned draft TPS-6 along with corresponding special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the Said Act. The same is also uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in//naina> and further can be obtained on payment of prescribed fees.

Navi Mumbai,
Date 21st October 2022.

DR. SANJAY MUKHERJEE,
Vice Chairman & Managing Director, CIDCO.

Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai 400 021.



- i. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.
- ii. Such transfer of development right from a final plot to another Final Plot shall be permitted once only.
- iii. The aggregate FSI in a receiving Final Plot shall not exceed 4.00
- iv. The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00
- v. The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future.
- vi. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.
14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, primary health center shall be 2.5
15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00.
16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as Sale plots in this scheme shall be 4.00.
17. The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5. Provided that the aforesaid FSI may be increases maximum upto 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.50.
18. The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground or ground plus one floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use
19. Side and Rear Marginal Spaces

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Spaces (in M.)		Open
			Side	rear	
40 M ² to less than 150 M ²	Row houses type	Upto 15 M	0.0		1.5
*Pls refer Special Note	Semi-detached type	Upto 15 M	1.5		1.5
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.					
150 M ² to less than 450 M ²	Semi-detached type	Upto 15 M	1.5		2.25
	Detached type	Upto 15 M	2.25		2.25
450 M ² to the less than 1000 M ²	Detached type	Above 15 M Upto 24.0 M	H/5		H/5
		Above 24.0M upto 37.5 M	6.00		6.00
1000 M ² and above	Detached type	Upto 15 M	3.00		3.00
		Above 15 M Upto 24.0 M	H/5		H/5
		Above 24.0M upto 37.5 M	6.00		6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less		H/5 or 9.00m whichever

Place : Navi Mumbai
Date : 21/10/2022

Regd. Office : Nirmal, 2nd floor, Nariman point, Mumbai-400021. Vice Chairman & Managing Director, CIDCO

Dr. Sanjay Mukherjee

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Spaces (in M.)		Open
			Side	rear	
		Above 60.00 M	12.00		12.00

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

- a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40meter length shall not be applicable.
- b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable.
- c) For special building use No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above. Provided that projections required for firefighting and chajja or weather shed upto 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.
- d) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m upto 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.
- e) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.

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

21. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016. Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.

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

23. The service road of the State highways and National highways shall be considered for the access to the plot. Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads. In both the cases for final plots in Town Planning scheme, Ribbon development rules shall not be applicable.

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

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

26. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;

- a. Title Ownership and easement right of the plot on which building is proposed.
- b. Workmanship, soundness of material and structure safety of building.
- c. Variation in area from recorded areas of building unit.
- d. Location and boundary of building unit.
- e. Safety of the user of the building.
- f. NOC from appropriate authority.
- g. Structural reports and Structural drawing

Vice Chairman & Managing Director, CIDCO

सदस्य : नवी मुंबई
दिनांक : २१/१०/२०२२
मौलिकीय/कायदा : निर्माण, २ व मजला, नॅशनल पॉइंट, मुंबई ४०००२१.

डॉ. संजय मुखर्जी
उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको

CIDCO/PR/324/2022-23

Annexure 8: Appointment of the Arbitrator by Government

६ महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, मार्च २३-२९, २०२३/चैत्र २-८, शके १९४५

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai 400 032, dated 2nd December 2022.

NOTIFICATION

No. TPS-1222/2152/C.R.148/22/UD-12.—Whereas, the Draft Town Planning Scheme No. 6 of villages Nere and Nerepada (pt), Vihighar (pt), Moho (pt), Koproli (pt) and Chiple (pt) Taluka Panvel has been sanctioned by the Vice Chairman and Managing Director, CIDCO *vide* Notification No.CIDCO/NAINA/TPS-6/Draft Scheme/2022/565, dated the 21st October 2022, under sub-section (2) of the section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as “ the said Act ”) as per the powers delegated under section 15(1) by the Government in Urban Development Department *vide* Notification No. TPS-1817/973 /C.R.103/17/UD-13, dated 13th September 2017 of the said Act and has published in *Government Gazette*, dated 4th November 2022 (hereinafter referred to as “ the said Draft Scheme ”) ;

And whereas, as per the provisions of section 72(1) of the said Act, it is necessary to appoint an Arbitrator, within one month from the date on which the said Draft Scheme is published in the *Government Gazette* ;

And whereas, Shri Abhiraj Girkar, Retired Joint Director of Town Planning has given his consent to act as an Arbitrator for the said Draft Scheme.

Now therefore, in exercise of the powers conferred by sub-section (1) of section 72 of the said Act, read with Rule No. 11 of the Maharashtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, appoints Shri Abhiraj Girkar, Retired Joint Director of Town Planning as an Arbitrator for the said Draft Scheme with immediate effect. Their salary and allowances will be as per the Government Order No. MISC-2715/C.R.100/13, dated 17th December 2016 and further directs the CIDCO to extend all reasonable assistance to the Arbitrator and also provide him with an independent office and other necessary perks to carry out duties cast upon him in the time bound manner and bear the cost on such items ;

By order and in the name of the Governor of Maharashtra,

P. M. SHINDE,
Section Officer.

Annexure 9: Commencement of duty by the Arbitrator

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १, अंक २६(३)]

मंगळवार, एप्रिल २५, २०२३/वैशाख ५, शके १९४५

[पृष्ठ ३, किंमत : रुपये १२.००

असाधारण क्रमांक ४१

प्राधिकृत प्रकाशन

लवाद, नैना नगररचना परियोजना क्रमांक ६

[चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द (भाग)]

जाहीर सूचना

क्रमांक लवाद /नरयो-६/साधारण/२०२३/०७

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) च्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगररचना योजना सिडको नैना क्र. ६ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-६/प्रा.यो./२०२२/५६५, दिनांक २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

उपनिर्दिष्ट नगररचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रारूप नगररचना योजना नैना क्र. ६ ला अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकार यांची लवाद म्हणून नगरविकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस-१२२२/२१५२/प्र.क्र. १४८/२२/नवि-२२, दिनांक २ डिसेंबर २०२२ अन्वये नियुक्ती केली असून सदरहू अधिसूचना दिनांक २३-२९ मार्च २०२३ रोजीचे महाराष्ट्र शासन राजपत्र, कोकण विभाग पुरवणी, पान क्र. ५-६ यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगररचना योजना नियम, १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर कळविण्यात येते की, आज दिनांक ५ एप्रिल २०२३ रोजी नियुक्त लवाद यांनी वरील योजने संदर्भात लवादीय कामकाजास सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हजर राहून आपले म्हणणे मांडण्यासाठी यथावकाश फॉर्म क्र. ४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिळकती बाधित (Injuriouslly Affected) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असेल त्यांनी निम्नस्वाक्षरीकार यांचेकडे, सदरहू नोटीस महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या तारखेपासून ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

(१)

भाग दोन-४१-१

२

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२३/वैशाख ५, शके १९४५

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रारूप योजना अंतिम करण्यासंदर्भात, अधिनियमांच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रथमतः प्राथमिक न.र.यो. आणि अंतिम न.र.यो. याप्रमाणे उपविभागणी करून तदनंतर पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

नैना कार्यालय, टॉवर नं. १०, सातवा मजला,
बेलापूर रेल्वे स्टेशन संकुल, सीबीडी
बेलापूर, नवी मुंबई ४०० ६१४,
दिनांक ५ एप्रिल २०२३.

अभिराज गिरकर,
लवाद,
नगररचना परियोजना क्रमांक ६ (नैना)
[चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द(भाग)].

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२३/वैशाख ५, शके १९४५

३

OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME No. 6, NAINA

[Chikhale (pt.), Moho (pt.), Shivkar (pt.) and Pali Khurd (pt.)]

Public Notice

(Under Rule No. 13 of the Maharashtra Town Planning Schemes Rules, 1974)

No. ARB/TPS-6/GEN/2023/07

The Draft Town Planning Scheme No.6, NAINA at villages [Chikhale (pt.), Moho (pt.), Shivkar (pt.) and Pali Khurd (pt.)] of Taluka Panvel, District Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of Section 68 of the Maharashtra Regional & Town Planning Act, 1966(hereafter referred to as "the said Act") vide Notification No. CIDCO/NAINA/TPS-6/Draft Scheme/2022/565, dated 21st October 2022, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/973/C.R.103/17/UD-13, dated 13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary, Part-II, dated 4th November, 2022.

The Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No.TPS-1222/2152/CR-148/22/UD-12, dated 2nd December, 2022 under sub-section (1) of Section 72 of the said Act. This Notification has been appeared in the *Maharashtra Government Gazette*, Konkan Division supplement, Part –I, dated 23rd-29th March, 2023 on page No. 5-6.

I, the undersigned therefore in accordance with Rule No.13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that, I have commenced the duties as Arbitrator for Town Planning Scheme No. 6 of NAINA [(Chikhale (pt.), Moho (pt.), Shivkar (pt.) and Pali Khurd (pt.)] from 5th April, 2023.

All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No. 4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No.6, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the *Maharashtra Government Gazette*.

It is hereby declared that the said draft Town Planning Scheme No.6 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

Place: NAINA Office, 7th Floor, Tower No. 10,
Belapur Railway Station Complex,
C.B.D. Belapur, 400 614,
Date: 5th April, 2023.

ABHIRAJ GIRKAR,
Arbitrator,
Town Planning Scheme No. 6 NAINA,
[Chikhale (pt.), Moho (pt.), Shivkar (pt.) and
Pali Khurd (pt.)].

Annexure 10: Notice of Commencement of duty by the Arbitrator in Newspaper

राम प्रहर**सोमवार, १७ एप्रिल २०२३****सिडको**
शहरांचे शिल्पकार**लवाद, नैना नगर रचना परियोजना क्र.६**

(चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द (भाग) यांचे कार्यालय

नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल,

सीबीडी बेलापूर- नवी मुंबई - ४००६१४

जाहीर सूचना

क्रमांक लवाद/नरयो-६/साधारण/२०२३/०७

दि. ०५/०४/२०२३

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) च्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना योजना सिडको नैना क्र. ६ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-६/प्रा.यो./२०२२/५६५ दिनांक २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

उपनिर्दिष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रारूप नगर रचना योजना नैना क्र. ६ ला अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकार यांची लवाद म्हणून नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस-१२२२/२१५२/प्र.क्र. १४८/२२/नवि -२२ दिनांक २ डिसेंबर २०२२ अन्वये नियुक्ती केली असून सदरहू अधिसूचना दिनांक २३-२९ मार्च २०२३ रोजीचे महाराष्ट्र शासन राजपत्र कोकण विभाग पुरवणी, पान क्र. ५-६ यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगर रचना योजना नियम १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर कळविण्यात येते की, आज दिनांक ०५/०४/२०२३ रोजी नियुक्त लवाद यांनी वरील योजने संदर्भात लवादीय कामकाजास सुरवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हजर राहून आपले म्हणणे मांडण्यासाठी यथावकाश फार्म क्र.४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिळकती बाधित (Injuriousely Affected) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असेल त्यांनी निम्नस्वाक्षरीकार यांचेकडे, सदरहू नोटीस महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या तारखेपासून ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रारूप योजना अंतिम करण्यासंदर्भात, अधिनियमाच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रथमतः प्राथमिक न.र.यो आणि अंतिम न.र.यो याप्रमाणे उपविभागणी करून तदनंतर पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

दिनांक : ०५/०४/२०२३

(अभिराज गिरकर)

लवाद,

नगर रचना परियोजना क्र. ६ (नैना)

(चिखले(भाग), मोहो(भाग),

शिवकर(भाग) व पाली खुर्द (भाग)

CIN - U99999 MH 1970 SGC-014574

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सिडको/जनसंपर्क/०३७/२०२३-२४

MUMBAI | MONDAY | APRIL 17, 2023 www.freepressjournal.in

**OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME NO. 6, NAINA
(Chikhale (pt), Moho (pt), Shivkar (pt) and Pali Khurd (pt))**

Public Notice

(Under rule no.13 of the Maharashtra Town Planning Schemes Rules, 1974)

No.ARB/TPS-6/GEN/2023/07

Date: 05/04/2023

The Draft Town Planning Scheme No.6, NAINA at villages (Chikhale (pt), Moho (pt), Shivkar (pt) and Pali Khurd (pt)) of Taluka-Panvel, District Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of Section 68 of the Maharashtra Regional & Town Planning Act, 1966(hereafter referred to as "the said Act") vide Notification No. CIDCO/NAINA/TPS-6/Draft Scheme/2022/565 dated 21st October 2022, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/973/C.R.103/17/UD-13, dated 13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary, Part-II dated 4th November, 2022.

The Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No.TPS-1222/2152/CR-148/22/UD-12 dated 2nd December, 2022 under sub-section (1) of Section 72 of the said Act. This Notification has been appeared in the *Maharashtra Government Gazette*, Konkan Division supplement, Part-I, dated 23rd -29th March, 2023 on page No. 5-6.

I, the undersigned therefore in accordance with Rule No.13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that, I have commenced the duties as Arbitrator for Town Planning Scheme No.6 of NAINA (Chikhale (pt), Moho (pt), Shivkar (pt) and Pali Khurd (pt)) from 5th April, 2023.

All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No.4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No.6, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the *Maharashtra Government Gazette*.

It is hereby declared that the said draft Town Planning Scheme No.6 shall be subdivided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

Dated: 5th April, 2023

Place: NAINA Office, 7th floor, Tower No. 10,
Belapur Railway Station Complex,
C.B.D. Belapur- 400 614.

(Abhiraj Girkar)
Arbitrator

Town Planning Scheme No. 6 NAINA
(Chikhale (pt), Moho (pt),
Shivkar (pt) and Pali Khurd (pt))

CIN - U99999 MH 1970 SGC-014574

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CIDCO/PR/037/2023-24



शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

लवाद, नगर रचना परियोजना क्र. ६, नैना
(चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द(भाग) यांचे कार्यालय,
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र.१३ अन्वये)

जाहीर सूचना

शहर व औद्योगिक विकास महामंडळ, मर्यादित (सिडको) नैना यांनी विविध नियोजन प्राधिकरणां मधून लवाद व महाराष्ट्र औद्योगिक विकास व नगर रचना अधिनियम, १९६६ च्या कलम ६८ (१) प्रमाणे मंजूर केलेल्या प्राथम्ये नगर रचना परियोजना, नैना क्र.६ (चिखले, मोहो, शिवकर, पाली खुर्द) या संवादीय कामकाज क्रमांक ७२ (X) प्रमाणे सुरू आहे. या संदर्भात महाराष्ट्र नगर रचना नियम १९७४ च्या नियम क्र. १३(३) प्रमाणे विहित झाल्या X मध्ये विविध सूचना परीक्षेबाबतिल प्रत्येक भूखंड पारकाला पाठविलेली आहे. परंतु अजुने परे किंवा अन्य कारणांमुळे उक्त विविध सूचना कोही भूखंड पारकांना मिळवण्याचे अडथळा होऊ शकतो.

सही ज्या भूखंडपारकांना अली विविध सूचना मिळालेली असले त्यांना कि जाहीर सूचना देण्यात येत आहे कि त्यांनी सूचना देण्याची व जाहीर सूचनेसोबत जोडलेल्या सुटवणीच्या वेळापत्रकाद्वारा नमूद केलेल्या दिनांकाला व दिलेल्या वेळेन लवाद यांचे कार्यालयात ७/१२ या आगा व अन्य आवश्यक त्या कागदांसोबत तसेच आधारकाडीसह उरविता राहावे. जे भूखंडपारक या दिनांकाला उरविता राहून सुनावणी देणार नाहीत त्यांना कोही मलावकचे नाही असे गृहीत धरून उक्त परियोजनाला अंतिम स्वरूप देण्यात येईल.

Sr. No. (Form No. 1)	Name of Owner	Survey/ Hissa No.	Village	OP No.	FP No.	Hearing Date	Hearing Time
1	Vijaya Sadan Co-op Housing Society, P.M.P Kurup Chief Promoter, AV Poulosse, P. G. Nair, K. S. Umthian	137/1/A/1/2/ 3/4/5/6/7	Chikhale	18,1 9,20	2	02-05-2023	10:00:00
4	Dharmaraj Kautik Mahale	137/1/B	Chikhale	21	3	02-05-2023	10:00:00
5	Dattatreya Damodar Patankar, Sanyaji Suresh Patil, Sangeeta Rajendra Patil	137/3	Chikhale	23	3A	02-05-2023	10:00:00
6	P.M.P. Kurup Chief Promoter, Vandree Co-op housing Society.	143/2	Chikhale	48	5	02-05-2023	10:00:00
7	Indrabai Prabhakar Behere, Ramchandra Prabhakar Behere, Arvind Prabhakar Behere, Madhavi Madhusudan Joshi, Vinay Ashok Kekar, Supriya Shrikant Soman, Suniti Sadanand Bapat, Vaishali Ashok Velankar	142/1, 143/1	Chikhale	42	6	02-05-2023	11:00:00
9	Ganesh Devi Parit Vahivadar, Dattatreya Damodar Patankar	142/5	Chikhale	46	7	02-05-2023	11:00:00
10	Rehab Housing Pvt. Ltd.	142/3, 142/4	Chikhale	44, 45	8	02-05-2023	11:00:00
12	Sitaran Dharma Chaudhary, Govind Dharma Chaudhary, Janardan Dharma Chaudhary, Laxman Dharma Chaudhary, Parvati Nandu Patil, Sitabai Rama Hathimode, Anandi Vasant Kadav	139/3	Chikhale	30	9	02-05-2023	11:00:00
13	M/s Deep Jyoti Enterprises	142/2	Chikhale	43	10	02-05-2023	12:00:00
14	Madhusudan Ganesh Ghangrekar, Padmakar Ganesh Ghangrekar, Amol Shrikar Ghangrekar, Aditya Shrikar Ghangrekar, Amit Sudhakar Ghangrekar, Anoop Sudhakar Ghangrekar, Madhavi Sudhakar Ghangrekar	141/2	Chikhale	41	15	02-05-2023	12:00:00
15	Arvind Shiram Anu, Pramod Rajaram Lad, Vidwas Rajaram Dhadgionkar, Chandrakant Janakuram Gawli, Surekha Jaywant Dhamal, Ravikant Madhukar Jadhav, Eknath Shridhar Dhuri, Krishna Dattaram Koyande, Chandrakant Sopantur Jadhav, Asha Lakshman Gaiskyad	140/5	Chikhale	38	16	02-05-2023	12:00:00
16	Gargee Sunil Chaudhan, Sunil Shantaram Chaudhan	137/4	Chikhale	24	17	02-05-2023	12:00:00
17	Eknath Undrya Gaykar, Kama Undrya Gaykar, Ganabai Balaram Patil, Sumita Dasrath Batale, Vanita Undrya Gaykar, Manjibai Undrya Gaykar	130/2	Chikhale	6	18	02-05-2023	02:00:00
18	Lakshmbai Balu Mhatre, Bhavna Bhaskar Mhatre, Bhavika Bhaskar Mhatre, Dhanshri Bhaskar Mhatre, Jayashree Gajanan Patil, Sheela Kisan Chorghbe, Prashiba Surendra Patil, Sr.No.3 and 4 Guardian Mother Bhavna	141/1/B	Chikhale	40	19	02-05-2023	02:00:00
19	Balaran Dharma Patil, Bhagwan Dharma Patil	141/1/A	Chikhale	39	20	02-05-2023	02:00:00
20	Baby Gajanan Mhatre	139/5	Chikhale	32	21	02-05-2023	02:00:00
21	Protect Forest	55.59	Shivkar	76.8 1	21A, 23B, 23C, 23D	02-05-2023	03:00:00
23	Namdev Rama Tupe, Keshor Rama Tupe, Tukaram Rama Tupe, Nirmala Balu Patil, Shanti Shalik Mali, Dharma Gotrani Dhavale, Yamuna Dharma Thombare	53	Shivkar	73	28	02-05-2023	03:00:00
24	Janardan Parshuram Pathe, Santosh Parshuram Pathe	105/4	Moho	517	29	02-05-2023	03:00:00
25	Ramesh Atmaram Dhavale, Pandalik Atmaram Dhavale, Grand Developers tarfe Partner,	43	Shivkar	59	30	02-05-2023	03:00:00

Sr. No. (Form No. 1)	Name of Owner	Survey/ Hissa No.	Village	OP No.	FP No.	Hearing Date	Hearing Time
26	Ismaul Javed Patel, Javed Mustafa Patel, Fakari Hasamvala, Sandeep Raghunath Dige	105/3,107/3	Moho	516, 524	31	02-05-2023	04:00:00
28	Bhumaral Motilal Bhalgat	109/4/2	Moho	528	34	02-05-2023	04:00:00
29	Maruti Aanya Patil	105/2	Moho	515	35	02-05-2023	04:00:00
30	Padmakar Dhan Dhavale, Sadashiv Dhan Dhavale, Bhulchandra Dhan Dhavale	107/5	Moho	526	36	03-05-2023	10:00:00
31	Shankar Kala Mhatre	107/4, 118/2/1, 125/1/C	Moho	525, 587, 618	37	03-05-2023	10:00:00
34	Kusum Shivram Popta, Behi Baraka Patil	6/1, 105/5	Moho	153, 518	40	03-05-2023	10:00:00
36	Kisan Nau More, Pandurang Balaram More	105/6	Moho	519	41	03-05-2023	10:00:00
37	Vaishali Vishvanath Mhatre	106/1	Moho	520	43	03-05-2023	11:00:00
38	Shailendra Hanmant Bhand	106/3/B	Moh	523	44	03-05-2023	11:00:00
39	Gavkari Panch Moho	42, 91/2, 103/4, 106/2	Moh	250, 488, 506, 521	46, 472	03-05-2023	11:00:00
43	Aanya Bendu Mhatre, Baban Bendu Mhatre, Balaram Bendu Mhatre, Gouri Bendu Mhatre	110/5	Moho	533	47	03-05-2023	11:00:00
44	Baban Bandu Mhatre	104/3	Moho	511	49	03-05-2023	12:00:00
45	Savita Baliram Mhatre, Akshay Baliram Mhatre, Ajay Baliram Mhatre, Ankit Baliram Mhatre	104/5/2	Moho	514	50	03-05-2023	12:00:00
46	Jijabai Tukaram Pate, Bhikaji Tukaram Pate, Baburao Tukaram Pate	53/2, 69/4, 104/1, 104/2, 104/4, 136/1	Moho	30, 396, 509, 510, 512, 676	51, 212	03-05-2023	12:00:00
52	Namdev Shankar Patil	102/4	Moho	502	52	03-05-2023	12:00:00
53	Y. Venkat Reddy, Rameshkumar Choudhary, Arunkumar Choudhary	103/5/B	Moho	508	53	03-05-2023	02:00:00
54	Abdul Rehman Solanki	103/3, 103/5/A, 129/6	Moho	505, 507, 654	54	03-05-2023	02:00:00
57	Anita Abhay Deshpande, Vilas Madanlal Khotari	110/3	Moho	531	57	03-05-2023	02:00:00
58	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelae, Latipha Pandurang Shelke, Surekha Pandurang Shelke,	110/2, 136/2B	Moho	530, 678	58	03-05-2023	02:00:00
60	Laxmi Maruti Kadav, Ratan Jaydev Koparkar, Vaibhav Narayan Chorghbe, Nisha Narayan Chorghbe	111/4/B, 116/4	Moho	538, 576	59	03-05-2023	03:00:00
62	Rupesh Krishna Kadav	111/4/A	Moho	537	60	03-05-2023	03:00:00
63	Joma Changa Mali, Mahadev Changa Mali, Dwarakabai Janardan Patil, Dhakalibai Changa Mali	111/5	Moho	539	62	03-05-2023	03:00:00
64	Gunya Kamla Mhatre, Bhagi Tukaram Bhoite, Subhadra Baliram Mhatre, Rajesh Baliram Mhatre, Santosh Baliram Mhatre, Smita Laxman Tandel, Janabai Namdev Mhatre, Yashwanth Namdev Mhatre, Malati Namdev Mhatre, Arati parshuram Kedari	111/2	Moho	535	64	03-05-2023	03:00:00
65	Joma Changu Mali	112/6	Moho	544	65	03-05-2023	04:00:00
66	Dhanu Hiru Patil, Changibai Kisan Bhalekar, Janabai Namdev Patil, Pandurang Namdev Patil, Balaram Namdev Patil, Baliram Namdev Patil, Krishna Namdev Patil, Santosh Namdev Patil, Surekha Kathod Tupe, Sunita Nana Patil, Shaila Subhash Mhatre	60/2, 66/5, 112/4	Moho	342, 380, 543	66	03-05-2023	04:00:00
69	Janardan Balu Mhatre	115/3	Moho	565	72	03-05-2023	04:00:00
	Maymun Ismail Sheikh, Amna Shahfajal Sheikh, Riyana Siraj Sheikh, Bani Maksud Khan,						

Annexure 12: Newspaper notification of second hearing schedule by the Arbitrator

[illegible]



शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

लवाव, नगर रचना परियोजना क्र. ६, नैना
(चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द(भाग) यांचे कार्यालय,
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र.१३ अन्वये)

जाहीर सूचना

विशेष नियोजन प्राधिकरण सिडको (नैना) यांनी सादर केलेली प्रत्येक नगर रचना परियोजना नैना क्र.६, (चिखले (भाग), मोहो (भाग), शिवकर (भाग), पालीखुर्द (भाग)) ही, उपपक्षा व व्यवस्थापकीय संचालक, सिडको, यांनी महाराष्ट्र शासनाने त्यांना प्रदान केलेल्या अधिकाराचा वापर करून त्यांची अधिपत्यपत्र प्रत्येक सिडको/नैना/ न.र.पौ.-६/प्र.पौ.-२०२१/५६५ दिनांक २९ ऑक्टोबर २०२२ अन्वये मंजूर केली आहे. ही अधिपत्यपत्रा महाराष्ट्र शासन राजपत्र असाधारण भाग २, दिनांक ४ नोव्हेंबर २०२२ मध्ये गुठ १ ते १२ वापर प्रसिध्द झालेली आहे.

या संदर्भात महाराष्ट्र नगर रचना नियम १९७४ च्या नियम क्र. १३(३) अन्वये विहीत नमुना क्र. ४ मधील विशेष नोटिझ, परिचोकीनेतील प्रत्येक प्रमुख पराक्रमी पाहिलेली होती व तिचा क्र. १३ (४) जुलै २०२१ मधील मुसाली दि. २९/०७/२०२२ ते दि. ३०/०७/२०२३ या कालखंडात आधीच अंमलबजावणी झाली होती. सर्व पराक्रमी पाहिलेल्या वेळापत्रकाची जाहीर सूचना दि. २९/०७/२०२३ रोजीच्या ६ यामने कळवत, ६ यामने राजपत्र व सिडकोच्या संकेतस्थळावर प्रसिध्द करण्यात आली होती.

याबाबत असे निदीनाम आले आहे की, काही विशेष सूचना हया जाणीव/परामर्शदावा/ ब्रह्मची -बाजीची या येत्यांसह टपाल विभागकडून पत्त आल्या आहेत. यालाच नियम क्र. १३(३) अन्वये विहित नमुना क्र. ४ मधील विशेष नोटिझ हया परिचोकीनेतील प्रत्येक प्रमुख पराक्रमी पुरा पाठविलेला आहे. परंतु असे पत्ते किंवा अन्य कारणांमुळे उक्त विशेष सूचना काही प्रमुख पराक्रमी मिळवण्यामध्ये अडथळा होऊ शकतो.

तरी या प्रमुखपत्राकांना अशी विशेष सूचना मिळालेली नसेल त्यांना हि जाहीर सूचना देण्यात येत आहे की त्यांची मुसाली देणेसाठी, जाहीर सूचोबेलात जोडलेल्या दुसऱ्यांमधील वेळापत्रकावरानुसार नमुने केलेल्या दिनांकात व दिनांकात केलेले लक्षात घेऊन प्रत्येक पराक्रमी ७/१२ या उतारा व अन्य आवश्यक त्या वेळापत्रकासह सर्वेच आपणकाळीच उपस्थित राहावे. ३ मुसलपत्राक या दिनांकाला उपस्थित राहून मुसाली देणार त्यांना त्यांना काही भुतावाकबे वही असे मुसल पत्राने उक्त परीचोकीनेला अधिपत्र प्रत्येक देणेत येईल.

Sr. No. (Form No. 1)	Name of Owner	Survey/ Hissa No.	Village	OP No.	FP No.	Hearing Date	Hearing Time
1	Vijaya Sagar Co-Op Housing Society, P.M.P Kurup Chief Promoter, AV Poolesse, P. G. Nair, K. S. Umritan	137/1A/12/ 34/5/6/7	Chikhale	18,1 9,20	2	12-06-2023	10:00:00
4	Dhanuraj Kastik Mahale	137/1/B	Chikhale	21	3	12-06-2023	10:00:00
6	P.M.P. Kurup Chief Promoter, Vardhree Co-op housing Society.	143/2	Chikhale	48	5	12-06-2023	10:00:00
7	Indrabhai Prabhakar Ishere, Ranchandra Prabhakar Behere, Arvind Prabhakar Behere, Madhavi Madhavan Joshi, Vinaya Ashok Kelkar, Supriya Shrikant Soman, Santosh Sadanand Bapat, Vaishali Ashok Velankar	142/1, 143/1	Chikhale	42	6	12-06-2023	10:00:00
9	Gramast Devi Parli Vahisar, Dattatraya Damodar Patankar	142/5	Chikhale	46	7	12-06-2023	10:00:00
12	Sitaran Dharna Chaudhary, Govind Dharna Chaudhary, Janardan Dharna Chaudhary, Luxman Dharna Chaudhary, Purvati Nathi Patil, Shubani Rama Hathmode, Anand Yashvi Kadev	139/3	Chikhale	30	9	12-06-2023	11:00:00
14	Madhusudan Ganesh Ghangrekar, Padmakar Ganesh Ghangrekar, Anil Shrikar Ghangrekar, Aditya Shrikar Ghangrekar, Anil Sodhakar Ghangrekar, Anoop Sodhakar Ghangrekar, Madhavi Sudhakar Ghangrekar	141/2	Chikhale	41	15	12-06-2023	11:00:00
15	Arvind Shiram Anu, Prasad Rajaram Lad, Vishwas Rajaram Dudhgaonkar, Chandrakant Janakuram Gawli, Suresh Jaywant Dhamal, Ravikant Madhukar Jadhav, Eknath Shrikar Dhuri, Krishna Dattaram Koyande, Chandrakant Sopanrao Jadhav, Ashu Lakshman Gokwad	140/5	Chikhale	38	16	12-06-2023	11:00:00
17	Eknath Undiya Gaykar, Kana Undiya Gaykar, Gandhi Balaram Patil, Santosh Deshpande Bhalke, Yashvi Undiya Gaykar, Manjibai Undiya Gaykar	130/2	Chikhale	6	18	12-06-2023	11:00:00
18	Lakshmi Bai Mhatre, Bhavna Bhaskar Mhatre, Bhavika Bhaskar Mhatre, Dhanashri Bhaskar Mhatre, Jyotsnree Gajanan Patil, Sheela Kisan Chorghhe, Pratibha Surendra Patil, Sr.No.3 and 4 Guardian Mother Bhavna	141/1/B	Chikhale	40	19	12-06-2023	11:00:00
19	Balaram Dharna Patil, Bhagwan Dharna Patil	141/1/A	Chikhale	39	20	12-06-2023	12:00:00
20	Baby Gajanan Mhatre	139/5	Chikhale	32	21	12-06-2023	12:00:00
21	Protect Forest	55,59	Shivkar	76,8 1	23A, 23B, 23C, 23D	12-06-2023	12:00:00
23	Nandev Rama Tupe, Kathor Rama Tupe, Tukaram Rama Tupe, Nirmala Ralu Patil, Shanti Shakti Mali, Dharmi Gotiram Dhavale, Yashna Dharna Thombare	53	Shivkar	73	28	12-06-2023	12:00:00
24	Janardan Parshuram Pathe, Santosh Parshuram Pathe	105/4	Mohi	517	29	12-06-2023	12:00:00
25	Ramesh Anuram Dhavale, Pundalik Anuram Dhavale	43	Shivkar	59	30	12-06-2023	07:00:00
26	Grand Developers tarfe Partner, Jemai Javed Patel, Javed Mustafa Patel, Fakari Hasamvala, Sandeep Raghunath Dige	105/3,107/3	Mohi	516, 524	31	12-06-2023	02:00:00
28	Bhumaral Motilal Bhalgat	109/4/2	Mohi	528	34	12-06-2023	02:00:00

Sr. No. (Form No. 1)	Name of Owner	Survey/ Hissa No.	Village	OP No.	FP No.	Hearing Date	Hearing Time
29	Mantri Aalya Patil	105/2	Mohi	515	35	12-06-2023	02:00:00
30	Padmakar Dhan Dhavale, Sadashiv Dhan Dhavale, Bhalchandra Dhan Dhavale	107/5	Mohi	526	36	12-06-2023	02:00:00
31	Shankar Kulu Mhatre	107/4, 118/2/1, 125/1/C	Mohi	525, 587, 618	37	12-06-2023	02:00:00
34	Kusum Shivram Popeta, Behi Barica Patil	6/1, 105/5	Mohi	553, 518	40	12-06-2023	03:00:00
36	Kisan Nau More, Pandurang Balaram More	103/6	Mohi	519	41	12-06-2023	03:00:00
37	Vaishali Vishwanath Mhatre	106/1	Mohi	520	43	12-06-2023	03:00:00
38	Shalendra Harman Bhand	106/3/B	Mohi	523	44	12-06-2023	03:00:00
39	Gavkari Panch Mohi	42, 91/2, 103/4, 106/2	Mohi	520, 488, 506, 521	46, 472	12-06-2023	03:00:00
43	Aalya Benda Mhatre, Baban Benda Mhatre, Balaram Benda Mhatre, Gouri Benda Mhatre	110/5	Mohi	533	47	12-06-2023	03:00:00
44	Baban Benda Mhatre	104/3	Mohi	511	49	12-06-2023	04:00:00
45	Savitri Baliram Mhatre, Akshay Baliram Mhatre, Ajay Baliram Mhatre, Ankit Baliram Mhatre	104/5/2	Mohi	514	50	12-06-2023	04:00:00
46	Ijjabai Tukaram Pate, Bhikaji Tukaram Pate, Balurao Tukaram Pate	53/2, 69/4, 104/1, 104/2, 104/4, 136/1	Mohi	306, 394, 509, 510, 512, 676	51, 212	12-06-2023	04:00:00
52	Nandev Shankar Patil	102/4	Mohi	502	52	12-06-2023	04:00:00
53	V. Venkat Reddy, Rameshvaran Choudhary, Arunkumar Choudhary	103/5/B	Mohi	508	53	12-06-2023	04:00:00
54	Abdul Rehman Solanki	103/3, 103/5/A, 129/6	Mohi	505, 507, 654	54	12-06-2023	04:00:00
57	Anita Abhay Deshpande, Vilas Madanlal Khotkar	110/3	Mohi	531	57	12-06-2023	05:00:00
58	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Latipha Pandurang Shelke, Suresh Pandurang Shelke,	110/2, 136/2/B	Mohi	530, 678	58	12-06-2023	05:00:00
60	Laxmi Maruti Kadev, Ratan Jaydev Koparkar, Vaibhav Narayan Chorghhe, Nishu Narayan Chorghhe	111/4/B, 116/4	Mohi	538, 576	59	12-06-2023	05:00:00
62	Rupesh Krishna Kadev	111/4/A	Mohi	537	60	12-06-2023	05:00:00
63	Joma Changa Mali, Mahadev Changa Mali, Dhruvraj Janardan Patil, Dhukalbai Changa Mali	111/5	Mohi	539	62	13-06-2023	10:00:00
64	Ganya Kamli Mhatre, Bhaji Tukaram Bhope, Subhadra Balaram Mhatre, Rajesh Balaram Mhatre, Santosh Balaram Mhatre, Smita Laxman Tandale, Janabai Nandev Mhatre, Yashvanti Nandev Mhatre, Madani Nandev Mhatre, Arati parshuram Kedar	111/2	Mohi	535	64	13-06-2023	10:00:00
65	Joma Changa Mali	112/6	Mohi	544	65	13-06-2023	10:00:00
66	Dhan Hiru Patil, Changibai Kisan Bhalekar, Janabai Nandev Patil, Pandurang Nandev Patil, Balaram Nandev Patil, Balaram Nandev Patil, Krishna Nandev Patil, Santosh Nandev Patil, Suresh Karhad Tupe, Sunita Nana Patil, Shaila Subhash Mhatre	64/2, 66/5, 112/4	Mohi	342, 380, 543	66	13-06-2023	10:00:00
69	Janardan Balu Mhatre	115/3	Mohi	565	72	13-06-2023	10:00:00
70	Maymun Ismail Sheikh, Amina Shuhfajal Sheikh, Rijwana Saif Sheikh, Basma Maksud Khan, Bibi Ahmadi Sheikh	111/1	Mohi	534	73	13-06-2023	10:00:00

*Annexure 13: Subdivision of the Scheme u/s 72 (3)***Office of Arbitrator****NAINA Town Planning Scheme – 6,****Chikhale (pt), Moho (pt), Shivkar (pt), Pali Khurd (pt)**CIDCO, NAINA Office, Tower No.10, 7th Floor, Belapur Railway Station Complex, CBD Belapur,
Navi Mumbai – 400614

ARB/TPS-6/GEN/2023/488/1

Date: 29/08/2023

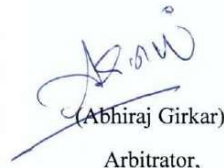
M.R. &T.P. Act, 1966**(Under sub-section (3) of section 72)****Order**

The draft Town Planning Scheme, NAINA No. 6 (Chikhale, Moho, Pali Khurd and Shivkar) has been sanctioned under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 vide notification no. CIDCO/NAINA/TPS-6/Draft Scheme/2022/565 dated 21st October 2022, by the Vice Chairman and Managing Director, CIDCO under the powers conferred on him vide Urban Development Department Notification No. TPS/1817/973/CR-103/17/UD-13 dated 13th September, 2017.

Further, the undersigned has been appointed under section 72(1) of the said Act as the Arbitrator for carrying out the duties in respect of the said sanctioned draft Town Planning Scheme vide Urban Development Department Notification No. TPS- 1222/2152/C.R-148/22/UD-12 dated. 02nd December, 2022.

Accordingly, the undersigned has commenced the duties in respect of the said Town Planning Scheme w.e.f. 05th April, 2023 and has served special notices in the prescribed Form No. 4 upon all the land owners and has given hearing and recorded minutes as required under rule 13 of the Maharashtra Town Planning Schemes Rules, 1974.

Now, I, the undersigned as Arbitrator subdivide the sanctioned draft Town Planning Scheme, NAINA No. 6 (Chikhale, Moho, Pali Khurd and Shivkar) into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 on 29th August, 2023.



(Abhiraj Girkar)

Arbitrator,

NAINA, Town Planning Scheme No. 6
(Chikhale, Moho, Pali Khurd and Shivkar)

Annexure 14: Drawn up of the Preliminary Scheme u/s 72 (7)

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष ९, अंक ७३(३)]

शुक्रवार, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

[पृष्ठ ४, किंमत : रुपये १२.००]

असाधारण क्रमांक १००

प्राधिकृत प्रकाशन

प्रारंभिक नगररचना परियोजना नैना क्र. ६

[चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)]

ता. पनवेल, जिल्हा रायगड.

जाहीर सूचना

[महाराष्ट्र नगररचना परियोजना नियम १९७४ च्या नियम क्र. १३ (१) सहित महाराष्ट्र प्रादेशिक नियोजन नगररचना अधिनियम, १९६६ च्या कलम ७२ (७) अन्वये]

क्रमांक लवाद/नरयो- ६/ नैना /प्रारंभिक/ निवाडा/ २०२३/ ५१०

ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)] ता. पनवेल, जिल्हा रायगड, ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/ प्र.क्र. १०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८ च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-६/प्रा. यो./२०२२/५६५, दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग- २ मधील पृष्ठ क्र १ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमाच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारूप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र.टीपीएस-१२२२/२१५२/ प्र. क्र. १४८/२२/नवि-१२, दिनांक ०२ डिसेंबर, २०२२ अन्वये केली आहे व सदर अधिसूचना ही महाराष्ट्र शासन राजपत्र भाग - १ मध्ये दिनांक २३- २९ मार्च, २०२३ रोजी प्रसिध्द केली आहे ;

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ०५ एप्रिल, २०२३ रोजी सूचना प्रसिध्द करून नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)] ता. पनवेल, जिल्हा रायगड, करिता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ०५ एप्रिल, २०२३ पासून सुरू करण्यात आले आहे ;

आणि ज्याअर्थी, विहित केलेल्या नमुना क्रमांक ४ मधील विशेष सूचना उक्त नगररचना परियोजनेमध्ये समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या असून त्यांची या संदर्भातील सुनावणी पूर्ण करून त्याबाबतची टिपणे नोंदविण्यात आलेली आहेत ;

(१)

भाग दोन-१००-१

२

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

आणि ज्याअर्थी, नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)], ता. पनवेल, जिल्हा रायगड, हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ६/ सर्वसाधारण/ २०२३/४८८/१ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे ;

आणि ज्याअर्थी, उक्त नियमांमधील नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (४) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी, निम्नस्वाक्षरीकार नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)], ता. पनवेल, जिल्हा रायगड, या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दिनांक ३० नोव्हेंबर, २०२३ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्याकडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमिनीच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे प्रसिध्द करण्यात आली आहे.

दिनांक: ३०/११/२०२३,

पत्ता:- नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर
रेल्वे स्टेशन, सी.बी.डी. बेलापूर, नवी मुंबई ४०० ६१४.

अभिराज गिरकर,

लवाद,
नगररचना परियोजना, नैना क्र. ६.

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

३

PRELIMINARY NAINA TOWN PLANNING SCHEME, NO. 6

[Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad]

Public Notice

[under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966]

[read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974]

No. ARB/TPS-6/Award/2023/510

WHEREAS, the Draft Town Planning Scheme, No. 6 (TPS- 6) [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') *vide* Notification No. CIDCO/ NAINA/ TPS-6/ Draft Scheme/ 2022/ 565; dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department *vide* its Notification No.TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6 ;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme *vide* Notification No. TPS-1222/2152/C.R.148/22/UD-12, dated 2nd December 2022, which was published in *Maharashtra Government Gazette* Part – I dated 23-29 March 2023 under sub-section (1) of Section 72 of the said Act ;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, with effect from 5th April 2023 ;

And whereas, the special notices in the prescribed form No. 4 have been served to each and every owner of the lands included in the said scheme & their hearings with recording minutes thereof in this respect have been completed ;

And whereas, the NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-6/GEN/2023/488/1, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act ;

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (4) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, has been drawn up by him on 30th November, 2023 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

४

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

The Preliminary Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai.

Date : 30th November, 2023,
Place : NAINA, 7th Floor, Tower No. 10,
CBD-Belapur 400 614.

ABHIRAJ GIRKAR,
Arbitrator,
Town Planning Scheme, NAINA No. 6.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE.

Annexure 15: Preliminary Scheme drawn up by the Arbitrator Newspaper Notice

दैनिक किङ्ग्स रायगड दिनांक : १२-१२-२०२३



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

Preliminary NAINA Town Planning Scheme, No. 6

(Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt))

of Tahsil Panvel, Dist. Raigad

(under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966)

(read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974)

NO. ARB/TPS-6/Award/2023/510

WHEREAS, the Draft Town Planning Scheme, No. 6 (TPS-6) (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt) of Tahsil Panvel, Dist. Raigad, was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the 'said Act') vide Notification No. CIDCO/NAINA/TPS-6/ Draft Scheme/ 2022/ 565, dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No. TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 4th November 2022 on pages No. 1 to 6;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1222/2152/C.R. 148/22/UD-12 Dated 2nd December 2022, which was published in Maharashtra Government Gazette Part - I dated 23-29 March 2023 under sub-section (1) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt) of Tahsil Panvel, Dist. Raigad, with effect from 5th April 2023;

And whereas, the special notices in the prescribed form No. 4 have been served to each and every owner of the lands included in the said scheme & their hearings with recording minutes thereof in this respect have been completed;

And whereas, the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt) of Tahsil Panvel, Dist. Raigad, has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-6/GEN/2023/488/1, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act;

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (4) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt) of Tahsil Panvel, Dist. Raigad, has been drawn up by him on 30th November, 2023 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

The Preliminary Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai.

Date : 30th November, 2023

Place: NAINA, 7th Floor, Tower No. 10, CBD-Belapur, 400614.

Abhiraj Girkar,

Arbitrator,

Town Planning Scheme NAINA No. 6.

जाहीर सूचना

प्रारंभिक नैना नगर रचना परियोजना क्र. ६,

(चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग))

ता. पनवेल, जिल्हा रायगड.

(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(१) सहित महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)

क्र. लवाद/नसरो- ६/ नैना /प्रारंभिक/ निवाडा/ २०२३/ ५१०

ज्याअर्थी, प्रारंभ नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)) ता. पनवेल, जिल्हा रायगड, ही उपपक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिष्ठाता क्र. टीपीएस-१८१७/१७३/३.क्र. १०३/१७/सि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाऱ्याचा वारत करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिष्ठाता क्र. सिडको/नैना/टीपीएस-६/आ.सो./२०२३/५१० दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिष्ठाता ही महाराष्ट्र शासन राजवळेत असाधारण भाग - २ मधील पृष्ठ क्र. १ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्राप्त परियोजनेसाठी लवाद म्हणून अधिष्ठाता क्र. टीपीएस-१२२२/२१५२/३. क्र. १४८/२२/सि-१२, दिनांक ०२ डिसेंबर, २०२२ अन्वये केली आहे व सदा अधिष्ठाता ही महाराष्ट्र शासन राजवळेत भाग - १ मध्ये दिनांक २३- २९ मार्च, २०२३ रोजी प्रसिद्ध केली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ०५ एप्रिल, २०२३ रोजी सूचना प्रसिद्ध करून नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)) ता. पनवेल, जिल्हा रायगड, करिता लवाद म्हणून कार्ये या पाहण्याचे काम दिनांक ०५ एप्रिल, २०२३ पासून सुरू करण्यात आले आहे.

आणि ज्याअर्थी व्हीलर केलेल्या नमुना प्रमाणे ४ मधील व्हीलर सूचना उक्त नगर रचना परियोजनेचे समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या उत्सूर त्यांची वा संदर्भातील मुलाखती पूर्ण करून त्याचबरोबर टिपणे नोंदवण्यात आलेली आहेत.

आणि ज्याअर्थी नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)), ता. पनवेल, जिल्हा रायगड, हीची उक्त अधिनियमाच्या पोटकलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नसरो- ६/ सर्वसाधारण/ २०२३/४८८/१ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी उक्त नियमावलीत नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (४) मधील कार्ये या पाहण्यात आलेली आहेत.

त्याअर्थी नियमावलीकड नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)), ता. पनवेल, जिल्हा रायगड, वा सोबतचे लवाद म्हणून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमांच्या नियम क्र. १३(१) प्रमाणे ही परियोजना दिनांक ३० नोव्हेंबर, २०२३ रोजी तयार करण्यात आली आहे असे जाहीर करित आले.

ही प्रारंभिक परियोजना नियमावलीकड लवाद यांच्या कडून तयार करण्यात आलेल्या नवलेल्या तसेच वा परियोजनेत समाविष्ट झालेल्या जमीनीच्या मालकांच्या अगोरीकरार्थ लवादच्या व नैनाच्या कार्यालयात कार्यालयातील कामकाजाच्या वेळी नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर रेल्वे स्टेशन, सीबीडी बेलपूर - नवी मुंबई ४००६१४ येथे प्रसिद्ध करण्यात आली आहे.

दिनांक : ३०/११/२०२३

पता: नैना कार्यालय, टॉवर नं. १०, सातवा मजला,

बेलपूर रेल्वे स्टेशन, सी.बी.डी. बेलपूर - नवी मुंबई ४०० ६१४

(अभिमत गिरकर)

लवाद,

नगर रचना परियोजना नैना क्र. ६,

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

CIDCO/PR/450/2023-24

मंगळवार, १२ डिसेंबर २०२३ राब प्रेर



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

Preliminary NAINA Town Planning Scheme, No. 7

(Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolke Peth (pt) and Shikar (pt) Taluka Panvel, District Raigad)

(under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966)
(read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974)

NO. ARB/TPS-7/Award/2023/512

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS- 7) (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolke Peth (pt) and Shikar (pt) of Taluka Panvel, District Raigad) was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/ NAINA/TPS-7/Draft Scheme/2022, dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No. TPS-1617/973CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 4th November 2022 on pages No. 1 to 12;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1222/2152C.R.146/22/UD-12, dated 2nd December 2022, which was published in Maharashtra Government Gazette Part-I dated 23-29 March 2023 under sub-section (1) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolke Peth (pt) and Shikar (pt) of Taluka Panvel, District Raigad) with effect from 5th April 2023;

And whereas, the special notices in the prescribed form No. 4 have been served to each and every owner of the lands included in the said scheme & their hearings with recording minutes thereof in this respect have been completed;

And whereas, the NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolke Peth (pt) and Shikar (pt) of Taluka Panvel, District Raigad) has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-7/GEN/2023/486/2, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act;

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (4) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolke Peth (pt) and Shikar (pt) of Taluka Panvel, District Raigad) has been drawn up by him on 30th November, 2023 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

The Preliminary Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai.

Date: 30th November, 2023

Place: NAINA, 7th Floor, Tower No. 10, CBD-Belapur, 400614.

Abhiraj Girkar,

Arbitrator,

Town Planning Scheme NAINA No. 7,
(Devad (pt), Vichumbe (pt), Usarli Khurd (pt),
Kolke Peth (pt) and Shikar (pt) of
Taluka Panvel, District Raigad)

CIN - U99999 MH 1970 SGC-014574

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प्रारंभिक नैना नगर रचना परियोजना क्र. ७,
(देवाद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेट (भाग), शिवकर (भाग),
तातुका पन्वेल, जिह्वा रायगड)

(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) सहित
महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)

क्र. लवाद/नवी-७/नैना/प्रारंभिक/निवाडा/२०२३/५१२

ज्याअर्जी, प्राप्त नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेट (भाग) (शिवन-कोळखे पेट), शिवकर (भाग), तातुका पन्वेल, जिह्वा रायगड) ही उपग्रहक व व्यवस्थापकीय संघालक, शिवको, नैनी नगर विकास विभाग, अधिपत्या क्र. टीपीएस/१८७/१७३/३.क्र. १०३/१७/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाऱ्याचा वारक करन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८च्या पोटकलम (२) अन्वये त्यांची अधिपत्या क्र. सिडको/नैना/टीपीएस-७/प्रा. वो./२०२३/दि. २९ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिपत्या ही महाराष्ट्र शासन राजवळेत असाधारण भाग-२ मधील पृष्ठ क्र. १ ते १२ वधे दि. ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

अर्जि ज्याअर्जी, शासनाच्या नगर विकास विभागाने श्री. अजित गिरकर, निवृत्त सह संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्राप्त परियोजनासाठी लवाद महाराष्ट्र अधिपत्या क्र. टीपीएस-१२२२/२१५२/३.क्र. १८८/२२/नवि-१२, दि. २ डिसेंबर २०२२ अन्वये केली आहे व सदर अधिपत्या ही महाराष्ट्र शासन राजवळेत भाग १ मध्ये दि. २७-२९ मार्च २०२३ रोजी प्रसिद्ध केली आहे.

अर्जि ज्या अर्जी महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (९) अन्वये दि. ५ एप्रिल २०२३ रोजी सूचना प्रसिद्ध करून नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेट (भाग), शिवकर (भाग), तातुका पन्वेल, जिह्वा रायगड) कडील लवाद मंजूर करताने पार पाडण्याचे काम दि. ५ एप्रिल २०२३ पासून सुरू करण्यात आले आहे.

अर्जि ज्या अर्जी विलीन केलेल्या मूल्या क्रमांक ४ मधील विलीन सूचना उक्त नगर रचना परियोजनावर स्पष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या असून त्यांची या संदर्भातील मूलावली पूर्ण करून त्याबाबतची टिपणे नोंदविण्यात आलेली आहेत.

अर्जि ज्या अर्जी नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), शिवन-कोळखे पेट (भाग), शिवकर (भाग), तातुका पन्वेल, जिह्वा रायगड) हेवी उक्त अधिनियमाच्या पोटकलम (३) कलम ७२ मध्ये दि. २९ ऑगस्ट २०२३ रोजी नोटीस क्र. लवाद/न.वो.-७/कार्यवाही/२०२३/४८८/२ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

अर्जि ज्या अर्जी उक्त नियमावलीत नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (४) मधील कार्ये पार पाडण्यात आलेली आहेत.

ज्याअर्जी नियमावलीवर नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेट (भाग), शिवकर (भाग), तातुका पन्वेल, जिह्वा रायगड) या योजनांचे लवाद महाराष्ट्र उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (७) प्रमाणे स्पष्ट उक्त नियमांच्या नियम क्र. १३(९) अन्वये ही परियोजना दि. ३० नोव्हेंबर २०२३ रोजी वार करण्यात आली आहे असे जाहीर केली आहे.

ही प्रारंभिक परियोजना नियमावलीवर लवाद मंजूर करून त्याचा कडवू त्याच कार्यालय आवकाला नवनेच्या तसेच या परियोजनात समाविष्ट झालेल्या जमीनीच्या मालकांच्या अवलोकनात लवादाला व नैनाका कार्यालयात कार्यालयात कार्यालयाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलपूर रेल्वे स्टेशन, सीबीडी बेलपूर- नवी मुंबई ४००६१४ येथे प्रसिद्ध करण्यात आली आहे.

दिनांक: ३०/११/२०२३

पदा: नैना कार्यालय, टॉवर नं. १०, सातवा मजला,

बेलपूर रेल्वे स्टेशन, सी.बी.डी. बेलपूर- नवी मुंबई ४००६१४

(अजित गिरकर)

नगर,

नगर रचना परियोजना नैना क्र. ७,
(देवाद (भाग), विचुंबे (भाग), उसली खुर्द (भाग),
कोळखे पेट (भाग), शिवकर (भाग))

CIDCO/PR/451/2023-24



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

Preliminary NAINA Town Planning Scheme, No. 7

(Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) Taluka Panvel, District Raigad)

(under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966)
(read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974)
NO. ARB/TPS-7/Award/2023/512

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS-7) (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe (pt) (New-Kolkhe Peth) and Shivkar (pt) of Taluka Panvel, District Raigad) was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 88 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the 'said Act') vide Notification No. CIDCO/NAINA/TPS-7/Draft Scheme/2022, dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No. TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in Maharashtra Government Gazette, Extraordinary, Part-II, dated 4th November 2022 on pages No. 1 to 12;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1222/2152/C.R. 148/22/UD-12, dated 2nd December 2022, which was published in Maharashtra Government Gazette Part - I dated 23-29 March 2023 under sub-section (1) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad) with effect from 5th April 2023;

And whereas, the special notices in the prescribed form No. 4 have been served to each and every owner of the lands included in the said scheme & their hearings with recording minutes thereof in this respect have been completed;

And whereas, the NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad) has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-7/GEN/2023/488/2, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act;

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (4) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad) has been drawn up by him on 30th November, 2023 as provided under sub-section (7) of Section 72 of the said Act read with rule 13(9) of the said Rules.

The Preliminary Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai.

Date: 30th November, 2023

Place: NAINA, 7th Floor, Tower No. 10, CBD-Belapur, 400614.

Abhiraj Girkar,

Arbitrator,

Town Planning Scheme NAINA No. 7,
(Devad (pt), Vichumbe (pt), Usarli Khurd (pt),
Kolkhe Peth (pt) and Shivkar (pt) of
Taluka Panvel, District Raigad)

CIN - U99999 MH 1970 SGC-014574

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जाहीर सूचना

प्रारंभिक नैना नगर रचना परियोजना क्र. ७,
(देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग),
तालुका पनवेल, जिल्हा रायगड)(महाराष्ट्र नगर रचना परियोजना विनम १९७४ च्या विनम क्र. १३(१) मधील
महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)

क्र. लखद/नयो-७/नैना/प्रारंभिक/निवाडा/२०२३/५६२

म्ह्याअर्फी, प्रारंभ नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेठ (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) ही उपग्रह व व्यवस्थापकीय संमालक, मिडको, मॉनी नगर विकास विभाग, अधिमूर्धन्य क्र. टीपीएस/१८९७/१७३/अ.क्र. १०३/१७/निय-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाऱ्याचा वार करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८च्या पोटकलम (२) अन्वये त्यांची अधिमूर्धन्य क्र. सिडको/नैना/टीपीएस-७/प्रा. नो./२०२२/दि. २९ ऑक्टोबर २०२२ प्रमाणे संजु केली आहे. उक्त अधिमूर्धन्य ही महाराष्ट्र शासन राजवट असल्याचा भाग-२ मधील पृष्ठ क्र. १ ते १२ मध्ये दि. ५ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

अर्फी म्हाअर्फी, शासनाच्या नगर विकास विभागाने श्री. अभिराज गिरकर, विरत सह संमालक, नगर रचना मॉनी वेगळू उक्त अधिनियमाच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्राप्त परियोजनासाठी लखद पहात अधिमूर्धन्य क्र. टीपीएस-१२२२/२१५२/अ.क्र. १४८/२२/निय-१२, दि. २ डिसेंबर २०२२ अन्वये केली आहे व सधर अधिमूर्धन्य ही महाराष्ट्र शासन राजवट भाग १ मध्ये दि. २३-२९ मार्च २०२३ रोजी प्रसिद्ध केली आहे.

अर्फी म्हा अर्फी महाराष्ट्र नगर रचना परियोजना विनम क्र. १९७४ च्या विनम क्र. १३ (१) अन्वये दि. ५ एप्रिल २०२३ रोजी मुद्रा प्रसिद्ध करून नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) कठीन लखद पहात करून त्यांचे पा पाडण्याचे काम दि. ५ एप्रिल २०२३ पासून सुरू करण्यात आले आहे.

अर्फी म्हा अर्फी विहीन केलेल्या मुद्रा क्रमांक ५ मधील विशेष मुद्रा उक्त नगर रचना परियोजनासह समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या असून त्यांची या संदर्भातील मुद्रावली पूर्ण करून त्यांच्याकडील दिवने नोंदवण्यात आलेली आहेत.

अर्फी म्हा अर्फी नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), नवीन-कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) ही उक्त अधिनियमाच्या पोटकलम (३) कलम ७२ मुदत दि. २९ ऑक्टोबर २०२३ रोजी येथील क्र. लखद/न.र.नो.-७/सर्वसाधारण/२०२३/४८८/२ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागीय करण्यात आलेली आहे.

अर्फी म्हा अर्फी उक्त नियमावली विनम क्र. १३ प्रमाणे सर्व कार्यासाठी पूर्ण करून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (४) मधील करून पा पाडण्यात आलेली आहेत.

म्ह्याअर्फी विनमव्यवहार नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) या योजनांचे लखद पहात उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (५) प्रमाणे त्यांचे उक्त नियमांचा विनम क्र. १३(१) प्रमाणे ही परियोजना दि. ३० नोव्हेंबर २०२३ रोजी लखद करण्यात आली आहे असे नवीन करीत आहेत.

ही प्रारंभिक परियोजना विनमव्यवहार लखद पांचा कट्टा वार करणारा आचार्य नरनेच्या मतेच या परियोजनेत समाविष्ट झालेल्या जमीनीच्या मालकांच्या अवरोधनाची लगादीचा व नैमाचा कार्यालय कार्यालयीन कामकाजाच्या वेळी नैना कार्यालय, टॉवर नं. १०, मालवा मजला, बेलपूर रेल्वे स्टेशन, सीबीडी बेलपूर - नवी मुंबई ४००६१४ येथे प्रसिद्ध करण्यात आली आहे.

दिनांक: ३०/११/२०२३

पदा: नैना कार्यालय, टॉवर नं. १०, मालवा मजला,

बेलपूर रेल्वे स्टेशन, सी.बी.डी. बेलपूर - नवी मुंबई ४००६१४

(अभिराज गिरकर)

नगर,

नगर रचना परियोजना नैना क्र. ७,
(देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग),
कोळखे पेठ (भाग), शिवकर (भाग))

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