NAINA, TOWN PLANNING SCHEME NO. 07

PRELIMINARY SCHEME REPORT





SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

NAINA, TOWN PLANNING SCHEME NO. 7

(Part of Villages Devad, Vichumbe Kolkhe Peth, Usarli Khurd and Shivkar) Tahsil Panvel, District Raigad

PRELIMINARY SCHEME REPORT

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

Abhiraj Girkar Arbitrator

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TOWN PLANNING SCHEME NO. 7, NAINA

(Part of Villages Devad, Vichumbe, Kolkhe Peth, Usarli 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 Subsection (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 came 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.

PRELIMINARY NAINA TOWN PLANNING SCHEME NO 7

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 shown below: *Table 1: Details of various stages of NAINA Town Planning Schemes*

TPS No.	DateofDeclaration inGazette	Area in Ha	Villages	Stage	
TPS - 1	08/09/2017	19.12	Akurli, Belavali and Chikhale	Preliminary scheme and Final Scheme sanctioned on	

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TPS No.	DateofDeclaration inGazette	Area in Ha	Villages	Stage
				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	
TPS - 5	28/06/2019	242	Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihighar and Moho	Draft Scheme sanctioned on 21/10/2022. Arbitration Process started on
TPS - 6	PS - 6 08/08/2019 243 Chikhale, Moho, Pali Khurd (and Shivkar		05/04/2023	
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. 7

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.

With this background, SPA- NAINA had declared its intention for making of Town Planning Scheme No. 7 (TPS- 7) at part of Villages Devad, Vichumbe, Usarli Khurd, Kolkhe and Shivkar of Taluka – Panvel, District Raigad (admeasuring approximately 215 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.

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 SPA-NAINA 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, and 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, 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 Annexture 1, Annexure 2 and Annexure 3.

1 u b e 2. Declaration of michsion as bet mixed for 1200	Table 2: 1	Declaration	of Intension as	per MR&TP Act 1966
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Sr. No	Details	Section	Date
1	CIDCO's BR No. 12255 to declare intention to	60(1)	13/09/2019
	prepare scheme		
2	Extraordinary official Maharashtra Government	60(2)	18/09/2019
	Gazette (part-II)-for declaration of intention		
3	Public notice in two local Newspaper:	60(2)	20/09/2019
	Ram Prahar (Marathi)		
	Krishival (Marathi)		

4.2 THE SALIENT FEATURES OF TPS-7

- i. The identified Town Planning Scheme No. 7 boundary admeasuring about total area 225.25 Ha includes developable lands admeasuring about 215.21 Ha from part of villages Devad, Vichumbe, Usarli khurd, Kolkhe & Shivkar of Taluka – Panvel, District - Raigad and is located on West side of Mumbai Pune Expressway.
- ii. The scheme area is located in Raigad district of Maharashtra state between (18.995676, 73.132906) (North), (18.968996, 73.131588) (South), (18.984911, 73.143742) (East) and (18.980729, 73.131836) (West). It is linked through a state-of-the-art Expressway with Mumbai (40 km), the state capital and India's commercial capital. It is about 8 km and 20 km away from the ongoing Navi Mumbai International Airport and India's largest container port JNPT, while 16 km from Thane-Belapur Industrial Belt. It abuts Pune Expressway. The scheme is contiguous.
- iii. The Scheme is bounded by;

- On the North by Palidevad village & across Gadhi River
- On the *East* by Mumbai Pune Expressway & TPS 05
- On the *South* by IDP NAINA (Kolkhe village)
- On the West by Navi Mumbai (New Panvel)
- A water passage collecting storm water from Moho village is traversing through the TPS area towards Gadhi River at Navi Mumbai.
- Power Transmission lines of 220 KV from the middle of the scheme and 110 KV are traversing throughout the North of the scheme, for which buffer of 35 M and 22 M respectively is required to be kept as no-construction zone.
- The scheme comprises approximately 39% IDP reservations like school, college, playgrounds, parks, crematorium, PHC, daily Bazar, Police Station, Centre Park, STP etc. and Growth center.
- Major part of the scheme is developed. Land belonging to this scheme is not virgin. Many authorized & unauthorized structures are identified in the scheme. The identified scheme is the brown field scheme.

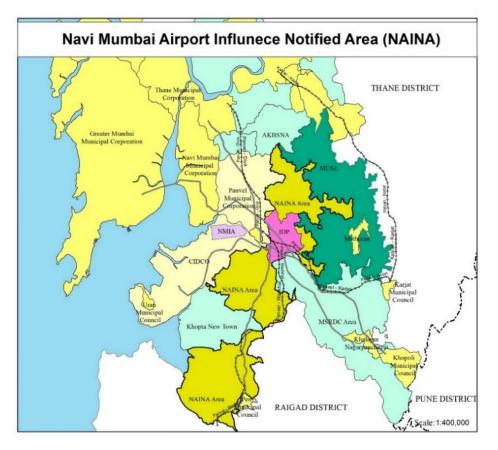
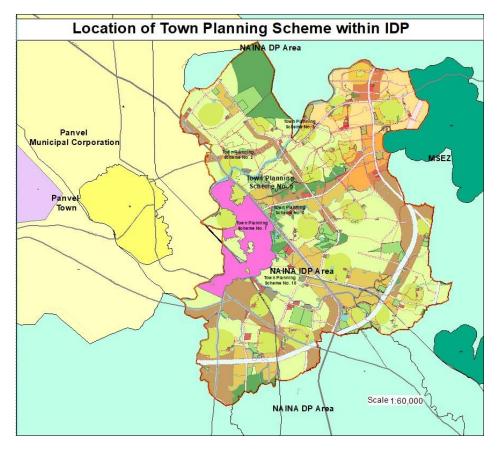


Figure 1: Plan Showing Location of IDP and its surroundings

Figure 2: Plan showing the Location of TPS 7 and its surrounding



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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 07. 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 M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd.

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 by allotting every ownership-wise holding specific Original Plot Number (OP No.), as 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. River:

In the scheme, Gadhi River is traversing along its northern boundary and Kirki river is traversing along the southern boundary of the scheme and along the northern boundary of village Kolkhe through the scheme. The length of the Kirki river is around 2.2 Km. The course of the tributary is very undulating with an average width of 15M. Area under this river falling in said scheme is 1.04 Ha as per ELU plan (AutoCAD)

4.4.2. High Flood Line:

The high flood line of Gadhi river is marked, but it is not marked for Kirki river. The High flood line of Gadhi river in terms of Blue and Red Line is running deep inside the scheme area. As per DCPR's provision, the area between the river bank and blue flood line shall be prohibited zone for any construction except some open user and public utility development. The area between the river bank and the blue flood line in the scheme is major area of about 13.70 Ha. and many structures are existing therein. Therefore as the flood control measure, the Corporation in the sanctioned Draft Scheme has proposed the big size of Government plot along the river bank, to be utilized as open spaces or Holding pond. Beyond that 20 mt. layout road and thereafter landholder's plots are proposed.

4.4.3. High Tension & Tata Hydro Power Transmission Tower Lines:

MSEB's extra high voltage tower line of 220 KV having corridor of 35 M traversing through village Vichumbe & Usarli Khurd and 110 KV having corridor of 22 M is passing through the village- Kolkhe. The length of HT line passing through village Vichumbe & Usarli Khurd is approx 1.4 Km, and in Kolkhe around 0.2 Km. In this scheme, in village- Vichumbe & Usarli khurd, below this power corridor, already some authorized as well as unauthorized structures is existing. Hence, for authorized structures, final plots are proposed at its original land in the sanctioned Draft Scheme.

The land holders having land below this corridor are considered for entitlement as per the total area mentioned in 7/12 extract. Existence of this HT line will constrain the use of the land under the corridor; however lands under these corridors have to be put to an effective use without compromising safety requirements. As no construction is allowed under the high-tension buffer, at few locations the final plot of Gurcharan is allotted along the buffer, considering that Gurcharan shall be used as open space.

4.4.4. Existing Railway Lines:

Panvel- Karjat & Panvel- Roha (Konkan) Railway line are passing through the scheme. In addition to the existing railway line, a future expansion area is proposed along Panvel-Roha line.

4.4.5. Existing Structures and Structures with Valid Building Permission:

The location of the scheme is in the vicinity to Navi Mumbai – New Panvel and therefore it is vulnerable to haphazard development. There are approximately 712 numbers of existing structures in the scheme, very few of which are authorized structures. The development is in sporadic manner. With regards to honoring the existing structures wherever possible, more than 40% of the original lands were proposed as final plots at some locations in the draft sanctioned scheme.

- Within the scheme area, there are about 712 nos. 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 was taken to provide the final plots around the structure to retain it.
- The landowners shall hand over unencumbered original land in lieu of unencumbered developed Final Plot.
- The unauthorized structures falling in alignment of roads shall be demolished while executing works linear infrastructure.
- In cases where Building Permission was issued by the competent authority, the same is honored and the final plot was carved out by maintaining the structure in the sanctioned Draft Scheme.

4.5 ENGINEERING AND TRANSPORTATION ASPECT:

4.5.1. Engineering Aspects:

TPS-7 is located adjacent to the New Panvel node of CIDCO and also shares the boundary of Navi Mumbai Project. The existing water supply network of Navi Mumbai will be extended to the scheme.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA across the Kirki River at Usarli Khurd Village. Till the STPs earmarked in the IDP gets 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.

4.5.2. Transportation Aspect:

The road network in sanctioned Draft TPS- 7 was prepared in consultation with CIDCO's T&C Dept. Necessary Modifications at major road junctions and other geometrics of the roads were planned after due suggestions from T&C Dept. The proposed road sections have provisions for future service lines such as Cooking gas lines, fiber optics, electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelters. The proposed Dumbbell shaped interchange at Mumbai Pune Expressway, Devad Bridge on Gadhi River, bridge at Kirki River, Underpass at Railway lines were proposed in consultation with the transportation department.

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

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

In the TPS-07, at four 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 AND REALIGNMENT OF THE IDP RESERVATIONS IN TPS -07.

Total scheme area is 215.73 Ha. The scheme contains 41 % of the Sanctioned IDP Reservations. These reservations include IDP Roads, Schools, School Playgrounds, City Parks, Parks, Primary Health Centre, Daily Bazaars and Growth Centre. The total area under such reservations is 83.04 Ha.

The Transportation Dept. of the Corporation had carried out a feasibility study of interchange at village Vichumbe. This interchange partly falls in TPS -5 and partly in TPS-7. After study, it was understood that the existing designed cloverleaf which is part of sanctioned IDP needs revision for better maneuvering. Further, after detailed discussion and deliberations on the various designs of interchange presented by T&C Dept., the Dumbbell shaped interchange was approved by CIDCO. The approved design of interchange was incorporated in the draft scheme and adjoining layout is modified by keeping the area of sanctioned reservations intact.

In consideration of existing structures and irregular shape etc, the size and shape and location of the reservation have been reconstituted. However the areas of IDP reservations were not reduced. The entry and exit of roads was maintained for contiguity with adjoining areas of the DP/IDP.

The Director Town Planning Office, Pune vide letter No. जा.क्र.प्रा. न.र.यो./न.र.यो. क्र. ७ /कलम ६८(१)/४६७ दिनांक १७/१०/२०२२ had approved the proposal submitted for amendments in sanctioned development plan proposals within scheme under section 59(2) of the Act. The details of Sanctioned IDP Reservation, its area in sanctioned Draft Scheme and justification of SPA- NAINA for modification in reservation is mentioned in the Table placed below;

Reservation Type	Reservation No.	Area as per Sanctioned	Area as per TPS 7 (in	Justification
		plan (in SqM)	SqM)	
School	43_S	4800	4865	In the sanctioned IDP, the location of 43_S was in the middle of GC reservation along the road. Hence for efficient layout, the location of the School & Playground is shifted at the corner of road location.
	44_S	4300	4336	In the sanctioned IDP, the shape of the school was irregular. For better layout, the shape is made regular with minor changes in location.
	45_S	5200	07	The location of the school remains unchanged; however, shape is made regular for better layout.
Playground	185 _ PG	33300	33372	In the sanctioned IDP, the shape of Playground was irregular. For better layout, the Playground is made regular shape.
	36_ PG	6400	86	In the sanctioned IDP, the shape of Playground was irregular. In layout, the Playground is made regular shape with minor change in location. The area of Playground in Sanctioned IDP is 2479sqmt (IDP report was not updated as mentioned as 6400 sqmts), now in layout the area is increased from 2479 sqmt. to 5680 sqmt.
	37_PG	6300	6655	The location is unchanged as shown in sanctioned IDP with increase in area.

 Table 3: Justification for Modification in Reservation of TPS 07

Reservation Type	Reservation No.	Area as per Sanctioned plan (in SqM)	Area as per TPS 7 (in SqM)	Justification
	38_PG	6500	6502	For better layout planning, the location of School & Playground is shifted towards the residential side at the junction of road.
Park	35_P	37000	37047	Area increased marginally. Reshaped due to dumbbell interchange.
	218_P	3200	4477	The location is unchanged as shown in sanctioned IDP with increase in area.
	230_P	1400	2145	For preparation of efficient layout, the location is modified for better layout planning with increase in area.
	229_P	3300	4095	In the sanctioned IDP, the shape of the park was irregular. For better layout planning, the Park is proposed as a regular shape at two locations with increase in area.
	221_P	1713	1826	The location is unchanged as per sanctioned IDP with minor modification in shape.
	220_P	2719	2860	In the sanctioned IDP, the shape of the park was irregular. For better layout planning, the Park is proposed as a regular shape with location unchanged.
	219_P	1000	2576	Minor change in location with increase in area.
	187A_P	6900	7687	The location is unchanged as shown in the sanctioned IDP. Area is increased.
	187B_P	5500	5501	For better layout, minor change in location. Park given in two parts due to non-availability of area in scheme.
	214_P	1490	1548	In sanctioned IDP location of park has existing

Reservation Type	Reservation No.	Area as per Sanctioned plan (in SqM)	Area as per TPS 7 (in SqM)	Justification
				structures Hence location is shifted with increase in area.
	228_GB	2500	2534	For better layout planning, location of reservation shifted along Gadhi river.
Central Park	29_CP (pt)	53658.69 (as per dwg)	54442	The location is unchanged with increase in area.
Health Centre	39_PHC	2600	2740	The location is unchanged with increase in area.
	40_PHC	1500	1505	Minor shift in location.
	41_PHC	1600	1668	Due to change in alignment of IDP road for better layout planning, minor shift in location of the reservation.
Daily Bazar	31_DB	900	1093	For better layout planning location and shape is changed with two side roads.
	32_DB	900	994	Minor shift in location.
	30_DB	1600	2041	In the sanctioned IDP location of this reservation was shown on developed land (society). Hence, the location is modified in layout.
Police station	194 _ PS	10600	11446	Minor shift in location.
STP	199_ STP-1	19200	24092	The location is unchanged as shown in sanctioned IDP with modification in shape & increase in area.
ESS	180_ESS	2100	2250	Minor shift in location with increase in area
	34_ESS	2000	2193	In sanctioned IDP plan, location of ESS is affected by Power transmission corridor. In scheme layout, the location is shifted along 20m wide road.
ESR/GSR	33_ ESR/GSR	2500	2564	Minor shift in location.
Growth Centre	202_GC	371000	372258	Due to revised alignment of dumbbell interchange (45M wide DP road) in continuation with TPS-5,

Reservation Type	Reservation No.	Area as per Sanctioned plan (in SqM)	Area as per TPS 7 (in SqM)	Justification
				area under said reservation is revised
Community Centre	28_CC	2200	2547	Minor change in shape with increase in area
IDP Roads		182399	192818	Due to change in alignment and width, the area of road is increased.

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

As per Rule No. 4(1) of TPS Rules 1974, manual owners meet was conducted on 10th to 13th June 2020 and digital owners meet was conducted on CIDCO website from 10th to 20th June. The landowners were requested to submit their suggestions till 20th June 2020.

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 11/08/2020. The Director Town Planning office (DTP), Pune vide letter no. जा. क्र. नैना न.र.यो क्र. ७/प्र. क्र.७४/२०/ टीपीव्ही ३/१४९५ dated 15/03/2021 offered remarks for first consultation and sanctioning of reshaping and realignment of DP reservations of TPS 07.

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 07 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 कृषीवल and रायगड नगरी dated 28/04/2022.

As the provision of section 67 of the MR&TP act, 1966, after publication total 23 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 34 applications of suggestions / objections were received. The SPA

considered 14 out of 57 applications related valid suggestions, record updation and others and the draft scheme was modified accordingly.

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

The draft Town Planning Scheme no. 7 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; who has been delegated the powers of sanctioning of the draft schemes as provided under section 68(2) of the said Act by the State Government.

The Vice Chairman and the Managing Director, CIDCO had then forwarded the draft scheme for consultation as per section 68(2) to the Director of Town Planning, Maharashtra State, Pune vide his letter dated 22.07.2022. The Director of Town Planning vide letter no. Draft TPS/TPS 7/NAINA/Sec 68(1)/467 dated 17.10.2022 had given consultation for sanction of TPS-7 and also accorded approval for suitable amendment in the sanctioned IDP reservations as per section 59(2) of the said Act. Vice Chairman and the Managing Director of the Corporation vide his Notification CIDCO/NAINA/TPS-7/Draft Scheme/2022/ dated 21/10/2022 has sanctioned Draft Town Planning Scheme no.7 (TPS-7) along with corresponding Special Development Control Regulations under section 68 (2) of the said Act. The said notification was published in the Maharashtra Government Gazette Extraordinary Part-2, dated 4-11-2022 and in the local newspapers as required on 11/11/2022 in Dainik Raigad Nagari and Newsband respectively. Notice of the same attached as Annexure 6.

5.1 STATUS OF LAND PARCELS IN THE SANCTIONED DRAFT SCHEME

There are overall 690 number of land parcels (7/12 extracts) falling in Town Planning Scheme No.7 (TPS-7). The total number of Final plots (to be returned to landowners) is 439. 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-7 was as under:

Sr. No.	Particulars	Area (in Ha)	% on Scheme area (Drawing)
1	Area of the TPS-07 as per 7/12	225.25	(214,1119)
2	Area of the TPS-07 as per Drawing	215.73	
3	Area under non developable such as Nala, Forest, River, already developed area	11.62	
4	National Highway NH-17	2.64	
5	Area (Gross) for TPS-07	201.47	100%
6	Area under IDP Reservation	83.04	41.22%
	a. Area under IDP road	19.91	9.88%
	b. IDP reservations such as Schools, Hospitals etc.	6.98	3.46%
	c. IDP reservations such as Park, Playgrounds etc.	17.93	8.90%
	d. Area under Growth Centre	38.22	18.97%
7	Area (Net) available for scheme	118.43	58.78%
8	Area under internal Roads (actuals)	15.94	7.91%
9	Area reserved for Recreational open spaces	4.03	2.00%
10	Area reserved towards Amenities / Social Facilities	4.34	2.15%
11	Area available for EWS	4.05	2.01%
12	Area to be distributed in the form of final plots (40% of 7/12 area)	90.07	44.70%
13	Total Numbers of original Plots	690	
14	Total number of Final Plots to landowners	439	

Table 4: Land use distribution in the Sanctioned Draft TPS 7

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. 7 vide Urban Development Department Notification no. TPS-1222/2152/CR-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 for TPS-7 is attached as Annexure 7.

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, on pages 1, 2 & 3 dated 25th April 2023. The same notice in English and Marathi has been published in daily Newspapers Raigad Nagari and NewsBand dated 16/04/2023 and 17/04/2023 respectively for the information of the land owners and the public. The gazette notice of Commencement of Duties by Arbitrator and notice in 2 Newspapers for TPS-7 is attached as Annexure 8 and Annexure 9.

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 noncooperation from the land owners. The Arbitrator has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the FPs on ground for confirmation of their areas.

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 on each and every owner of the original plots included in this scheme from all the four villages, for the hearing from 24/07/2023 to 21/08/2023. 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 will not receive these special notices. Therefore, the general public notice was published in the local newspaper Kille Raigad and Ram Prahar dated 18/07/2023. Also it was published on CIDCO's website (<u>https://cidco.maharashtra.gov.in</u>) on 18/07/2023 and in the respective Gram Panchayat Offices on 20/07/2023. The notice in newspaper is attached as Annexure 10.

For those land owners, who have not attended the above mentioned hearing, the 2nd hearing was arranged between 04/09/2023 to 15/09/2023 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 on 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 Kille Raigad and Krushival dated 02/09/2023. Also it was published on CIDCO's website (https://cidco.maharashtra.gov.in) on 05/09/2023 and in the respective Gram Panchayat Offices on 05/09/2023. Notice in newspaper is attached as Annexure 11.

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 on 10/08/2023, Executive Engineer, MSRDC for Mumbai Pune Expressway on 21/08/2023, Executive Engineer, MSEDCL for Transmission line passing through TPS on 21/08/2023, were called for individual hearing through letter. Also, other organizations like Manager, Hindustan Petroleum for HP Pipeline on 21/08/2023, Manager, and TATA Power for TATA Hydropower Line on 21/08/2023 were called for individual hearing through letter. The Corporation, NAINA (CIDCO) has also been given hearing on 21.11.2023 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-7/GEN/2023/488/2. Order attached as Annexure 12. 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.7, Special Development Control Regulations of the scheme, requests/objections received from the land owners, suggestions of the corporation & 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.

A) Land Owners:-

- 1. As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and to allot the remaining 40% of land to them is not acceptable.
- 2. The final plot shall be granted in their original land only.
- 3. NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law.
- 4. If any land is required for public purposes, it shall be acquired under the LARR Act.
- 5. Gaothan extension has not been taken into consideration.
- 6. The ownerships of original plots have been changed after the draft scheme was published and hence the successor owners requested to update their titles.
- 7. 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.
- 8. To allot final plots covering as far as possible the portions of their original plots i.e anchored final plots.
- 9. FSI would be granted equivalent to the reduction in areas of the original plots.
- 10. 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.
- 11. 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.

- 12. Recovery of contribution should be waived considering that 60% land is acquired.
- 13. 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.
- 14. 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,
- 15. Infrastructure shall be provided early, within a period of two years

7.1.1. SPA –NAINA, CIDCO

SPA-NAINA (CIDCO) has also been given hearing on 21.11.2022 after the draft preliminary scheme has been prepared. SPA-NAINA under its letter bearing no. CIDCO / NAINA/Arbitrator/TPS-7/2023/956 dated 24.11.2023 has submitted the following main points for consideration.

- The Gut book base map prepared by M/s P. N. Shiodhore Civil Engineers (I) Pvt. Ltd. is more accurately matching existing structures and NA layouts, hence to follow the same. The change in area of gross scheme is expected due to changes along the boundary of the scheme. The said boundaries are subject to final demarcation on site. Details of Flood Line for Kirki River were requested from Irrigation Department.
- The regulation to resettle the contravening structures in TPS during implementation of the Scheme shall be included in Special Development Control and Regulation of the TPS.
- 3. Wherever possible, it is requested to accommodate the existing structures on OP in corresponding Final Plot. Also, side margins may be left around the structures (if unauthorized) so as to facilitate regularization of the same in future. In such cases FP area may be given in the range of 40% to 100% of OP area as per requirement.
- 4. Final Plots against Govt. lands shown as public purpose use may be bifurcated as per applicable revenue conditions pertaining to land use with respect to Gurcharan, Bin-Akari Pad, Parigh, Kharaba, Group Gram Panchayat, etc. Land Use may be assigned to these final plots against Govt. / Gram Panchayat Lands. However, plots against other Govt. lands purchased by CIDCO where they are not restricted to conditions may be shown as residential land use.
- 5. Small Odd shaped plots may be designated as sell plots so that the same can be used for Daily Bazar, Stalls Etc.
- 6. DTP has suggested avoiding Open Space plots of size less than 1000 sq. mt.

- 7. For sale plots it is requested to propose FSI 4.00 to fetch better revenue for the authority.
- Modifications required in Special DCR for TPS as compared with sanctioned Special DCR of TPS -3, was submitted to UDD for consideration with retrospective effect for all TPS in NAINA. The same may be incorporated in the Special DCR of TPS -7.
- As per Engineering Departments remarks, roads of 20 M and above width will be taken for implementation in Next 5 years for TPS -7 and said Timeline for Infrastructure implementation may be proposed in TPS -7.
- 10. Consultant appointed for development of NAINA Scheme has proposed widening of roads around Growth Centre Pockets in TPS 7 and the same may be incorporated in layout for Betterment of Scheme.

7.1.2. The Collector, Raigad District

The Tahasildar, under its letter bearing no. क्रमांक. अविअ/जमीनबाब/कात-२/नैना टीपीएस सुनावणी /२०२३ dated 10/08/2023 has submitted the following main points for consideration:

A) The government lands of villages Devad, Usarli Khurd, Shivkar, Vichumbe included in TPS-7 are required for allotment to various government purpose such as government offices, lands to Freedom Fighters, Gurcharan etc.

B) Therefore no reservations should be proposed on such lands and the Government tenure of said lands should be maintained.

The Incharge Sarpanch and Gramsevak of Group Grampanchayat Usarli Khurd vide letter no 981/2023 dated 19/10/2023 submitted following request:

A) For the original lands of Usarli Khurd/ Deravali, Gram panchayat, the final plot of at least 60% of the original can be granted.

B) 2.5 FSI shall be granted on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot.

C) Final plots shall be granted in the name of Usarli Khurd, Deravali.

D) Final plots no 302 and 362 are proposed on the land wherein unauthorized construction existed. Therefore they requested to amalgamate reservation no -A. P 187, final plot no 452 and final plot no 455 on Gut no 120 and allot them final plot on the said Gut no 120 of Usarli Khurd.

7.2 MODIFICATIONS MADE IN THE SANCTIONED DRAFT SCHEME BY THE ARBITRATOR

7.2.1 TPS 07 Boundary

The survey work of TPS-7 was done by M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd (Appointed by Engineering Dept of CIDCO). They also did the superimposition of Gut boundaries on the said survey map, but as it was not authenticated by the Land Record Authority, SPA-NAINA had considered the revenue boundaries of sanctioned Interim Development plan of NAINA. However during the hearing, some discrepancies were observed in revenue boundaries of Gut no. shown in plan no. 3 of the scheme. The said discrepancies were informed to SPA-NAINA wide letter dated 21.09.2023 and requested to give a report about the consideration of Gut boundaries to process preliminary TPS-7. SPA-NAINA, wide letters dated 26.10.2023 and 24.11.2023 submitted the report that after verifying the base map of the scheme with gut book data, physical survey and available acquisition maps of Railways, it was observed that boundaries of survey numbers are best fit matching with the gut book base map prepared by M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd. Hence the same base map may be adopted and change in area of the gross scheme is expected due to changes along the boundary of scheme. Hence the gut book base map prepared by M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd has been considered and accordingly the gross area of the scheme is 213.726 Ha.

7.2.2 Transport Network

Mumbai-Pune Expressway is passing along the East boundary and Mumbai-Pune National Highway (NH-17) is passing almost along the West boundary of the scheme. Also Panvel- Karjat & Panvel- Goa (Konkan) Railway lines are passing through the scheme area. In consultation with CIDCO's T&C Dept, a Dumbbell shaped interchange at Mumbai Pune Expressway, major arterial roads and the network of sub-arterial and collector roads were proposed in the sanctioned Draft TPS- 7. 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 minor changes in shape, but the area of reservations in the IDP are maintained.

7.2.4 Final Plots to Land Owners

- 1. In the report of the sanctioned TPS-7, it was mentioned that the location of the scheme is in the vicinity to Navi Mumbai - New Panvel due to which it is vulnerable to haphazard development. There are approximately 712 numbers of existing structures in the scheme, very few of which are authorized structures. The development is in sporadic manner. At many locations with regards to honoring the existing structures wherever possible, Landowners have been given more than 40% final plot. Also SPA-NAINA, wide letters dated 17.10.2023 & 24.11.2023 submitted that while proposing final plots, depending upon the presence of authorized/unauthorized structures, NA permission, and building permission details etc., decisions were taken on a case to case basis. Reconstitution of plot boundaries is proposed for existing authorized permissions in view of better planning of larger scheme layout. Though final plot areas are ranging from 40% to 100% of area mentioned on 7/12 extract of the concerned survey number, no land is losing its potential. The authority requested to accommodate existing structure on OP in corresponding final plot. Also, side margins may be left around the structure (If unauthorized) so as to facilitate regularization of the same in future. In such cases, FP area may be given in the range of 40% to 100% of OP area as per requirement. Accordingly wherever possible, the area and shape of the proposed final plots, wherein structures exist, are altered to safeguard the existing structures.
- 2. The other land owners have been allotted final plots to the extent of 40 % in area of their original land holdings. The 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 the SPA-NAINA on 40/60 concept 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 utilise 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 concept.

- 3. 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.
- 4. 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.
- 5. 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.
- 6. The OP No. 185, 126, 188, 190, 191, 186, 142, 242, 203, 245 from village Vichumbe, OP No. 496, 467, 510, 433, 465, 466, 487, 493, 506, 509, 474 from village Usarli Khurd, OP No.17, 55, 12, 35, 42, 36, 37, 38, 40, 43, 44, 45, 39, 41 from village Devad and OP No. 685 and 690 from village Shivkar are recorded as Gurcharan, Gurucharan, Group Grampanchayat Vichumbe, Gurucharan, Group Grampanchayat Kolkhe, Sarkari Parigh, Sarkari Bin Akari Pad, Kharaba etc. in 7/12 extracts which are Government Lands handed over to the respective Gram Panchayats for grazing of cattle.

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. 22, 162A, 245, 451, 23, 27, 78, 69, 129A, 99+101, 239, 162B, 242, 378, 243, 362A, 320A, 362B, 265, 323, 450, 68, 442, 77, 29 allotted in lieu of these OPs, have been included in the public-Semi Public Zone in the name of the Government of Maharashtra and in the other rights, the name of concerned Grampanchayat is mentioned.

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 growth Centre (29_CP), 12 sites of Park (35_P), (218_P), 187_B_P), (187_P), (220_P), (219_P), (221_P), 187_A_P), 214_P), 230_P), (228_GB), 229_P), 4 sites of Play Grounds (185_PG),

(37_PG), (38_PG), (36_PG) 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 4.02 Ha.
- c. The total area under all categories of open space in the scheme is 21.79 Ha and is 10.19 % of the scheme area.

B. Social Infrastructure & Utility

- a. Three sites for schools (45_S), (43_S), (44_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 1.48 Ha.
- b. Three sites of the Public Health Centre (39_PHC), (40_PHC) and (41_PHC) have been proposed in the scheme of a total area of 0.590 Ha.
- c. The existing crematoriums were included as existing amenities in the draft scheme. In the Preliminary Scheme, these existing crematorium as per 7/12 extract has been designated to their actual use in FPs no. 1, 431 and 474A. The FPs no. 432 and 501 is provided for their extensions.
- d. The total area under all categories of Social Infrastructure & Utilities is 9.60 Ha and is 4.49 % of the scheme area.

C. *Growth Centre*

The site of the Growth Centre is situated on the East boundary of the scheme along Mumbai- Pune Expressway. The total area under Growth Centre is 37.140 Ha. and is 17.38% 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)

Ten sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 3.04 Ha. and it is 1.43% of the scheme area.

E. Plots for Sale to the Planning Authority

Sixteen sites for Sale Plots have been proposed in this scheme of an aggregate area of 0.803 Ha. and it is 0.38 % of the scheme area.

- F. Details of Preliminary Town Planning Scheme No 07.
 - a. Total gross area under the scheme is 213.72 Ha. and net area after deducting the area under Railway, pada, Area under Mumbai Pune-Highway, water body is 198.25 Ha.
 - b. The scheme area is included in predominantly Residential Zone as per the provisions of sanctioned IDP.
 - c. The lands under roads, social infrastructural sites, sites under open spaces, play grounds, parks etc. shall not admeasure to more than 40 percent of the scheme area.
 - d. The Gurcharan Lands were allotted to the Gram Panchayats by the Government for grazing of the cattle. It is observed that in the draft scheme, the FPs in lieu of them were proposed for residential purposes with FSI of 2.5. which are now in Preliminary Scheme allotted to Maharashtra Govt. and placed in Public/Semi-Public zone.
 - e. Plots against Government lands/ Devsthan lands/Gram Panchayat lands are proposed for public purpose use for the respective authority.
 - f. 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 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 88, 106, 157, 272, 294, 297, 341, 343, 399, 427, 428, 440, 447, 463, 482, 525, 531 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.	IDP Reservation	Draft Scheme		•				
No.	Designation	IDP No.	IDP Report Area	FP No.	Area (sqm)	FP No.	Area	Remarks
Α								
1	Electric Sub Station	34_ESS	2000	260	2193	260	2010.61	
2	Electric Sub Station	180_ESS	2100	436	2250	436	2249.66	
	Total Aı	4100		4443		4260.28		

PRELIMINARY NAINA TOWN PLANNING SCHEME NO 7

Sr.	IDP Reservation		Draft Scheme			iminary cheme		
No.	Designation	IDP No.	IDP Report Area	FP No.	Area (sqm)	FP No.	Area	Remarks
В								
1	Community Centre	28_CC	2200	98	2547	98	2546.85	-
	Total A	rea	2200		2547		2546.85	
С		IDP Dail	y Bazar					
1	DailyBazar	30_DB	1600	40	2041	40	1727.17	-
2	DailyBazar	31_DB	900	57	1093	57	1093.07	-
3	DailyBazar	32_DB	900	353	994	353	993.67	-
	Total A	rea	3400		4128		3813.91	
D			IDP So	hools	<u>I</u>		1	
1	School	44_S	4300	54	4336	54	4614.41	-
2	School	43_S	4800	328	4865	328	4863.53	-
3	School	45_S	5200	349	5307	349	5306.85	-
	Total A		14300		14508		14784.80	
Е		ID	P Primary H	Iealth Cen	ntres	1	T	
1	Public Health Centre	39_PHC	1490	147	2740	147	2748.49	-
2	Public Health Centre	41_PHC	1600	158	1668	158	1651.54	-
3	Public Health Centre	40_PHC	1500	331	1505	331	1505.83	-
	Total A	rea	4590		5913		5905.08	
F	IDP Police Station							
1	Police Station	194_PS	10600	444	11446	444	11131.61	-
	Total A	rea	10600		11446		11131.61	-
G			IDP ;	STP		1		
1	Sewage Treatment Plant	199_STP	19200	472	24092	472	21399.87	-
	Total A	rea	19200		24092		21399.87	
H	Elevated		IDP ES.	R/GSR				
1	Storage Reservoir/Grou nd Storage Reservoir	33_ESR/ GSR	2500	317	2564	317	2564.38	
	Total A	rea	2500		2564		2564.38	
Ι			IDP Growt	th Centre	S			
1	Growth Centre	202_GC		183	25351	183	25356.33	-
2	Growth Centre	202_GC	371000	184	72189	184	76660.21	-
3	Growth Centre	202_GC		189	268142	189	269389.2 2	-
	Total A	rea	371000		372258		371405	
J			IDP Cit				1	
1	City Park	29_CP	53658.69	333	54442	333	53881.47	-
TZ	Total Area 53658.69 54442 53881.47 IDP Parks IDP Parks IDP Parks IDP Parks							
K			IDP F	arks		10.1	051.00	
1	Park	203_P	1400	10	2145	10A	951.00	-
2						10B	1346.08	-
3	Park	228_GB	2500	21	2534	21	2372.13	-

PRELIMINARY NAINA TOWN PLANNING SCHEME NO 7

Sr.	IDP Reservation			Draft Scheme			iminary heme	
No.	Designation	IDP No.	IDP Report Area	FP No.	Area (sqm)	FP No.	Area	Remarks
4	Park	229_P	3300	18	4095	18	1969.87	-
5	Park	229_P	5500	19	4095	19	2415.16	-
6	Park	214_P	1490	164	1548	164	1548.163	-
7	Park	35_P		185		185	2987.05	-
8	Park	35_P		186		186	4242.32	-
9	Park	35_P		186A		186A	4338.70	-
10	Park	35_P	37000	187	37047	187	4999.75	-
11	Park	35_P	37000	187A	57047	187A	7227.66	-
12	Park	35_P				374	5383.97	-
13	Park	35_P		188		188	3448.28	-
14	Park	35_P				336	7504.88	-
15	Park	220_P	2719	435	2860	435	1324.18	-
16	Park	219_P	1000	382	2576	382	2268.78	-
17	Park	187B_P	5500	430	5501	430	573.70	-
18	Park	187B_P	5500	489	5501	489	3844.59	-
19	Park	218_P	3200	433	4477	433	2991.92	-
20	Park	187A_P	6900	452	7687	452	7689.99	-
21	Park	221_P	1713	455	1826	455	1380.80	-
	Total A	rea	66722		72296		70809.05	-
L				IDP Pla	ygrounds			
41	Play Ground	36_PG	6400	53	5686	53	5959.76	-
42	Play Ground	38_PG	6500	332	6502	332	6567.53	-
43	Play Ground	37_PG	6300	350	6655	350	6655.21	-
44	Play Ground	185_PG	33300	500	33372	500	33771.80	-
	Total Area		52500		52215		52954.30	
	Total Area under IDP Reservations		551112		620852.3		615458.2	

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

Sr.	Public User	Draft Sch	neme	Prelimina	ary scheme	Remarks				
No.		FP No.	Area (sqm)	FP No.	Area (sqm)					
Α	Open Spaces (O/S) in addition to IDP Sites									
1	Layout Open Space	2	1047.51	2	386.1716	-				
2	Layout Open Space	6	1018.92	6	419.7156	-				
3	Layout Open Space	59	346.28407	59	346.2872					
4	Layout Open Space			82	928.6103					
5	Layout Open Space			86	135.7812					
6	Layout Open Space	90	664.19							
7	Layout Open Space			110	1160.1843					
8	Layout Open Space	112	1650.53							
9	Layout Open Space	136	496	136	383.2420					
10	Layout Open Space	145	1036.75	145	993.6470					

Sr.	Public User	Draft Scl	heme	Prelimin	ary scheme	Remarks
No.		FP No.	Area (sqm)	FP No.	Area (sqm)	
11	Layout Open Space			170A	122.3430	
12	Layout Open Space	195	300.42	195	406.0908	
13	Layout Open Space	199	960.35	199	314.0293	
14	Layout Open Space	202	2017.99	202	2146.2665	
15	Layout Open Space	210	1403.48	210	1707.3014	
16	Layout Open Space	214	1277.93	214	1173.6741	
17	Layout Open Space	233	693.33	233	795.4078	
18	Layout Open Space	241	1236.75	241A	1086.8713	
19	Layout Open Space			241C	241.0487	
20	Layout Open Space			241B	462.5817	
21	Layout Open Space					
22	Layout Open Space			250B	1000.28	
23	Layout Open Space	269B	383.78	269B	866.6552	
24	Layout Open Space	273	468.54	273	396.14	
25	Layout Open Space	288	455.64	288	179.74	
26	Layout Open Space	289	235.43	289	109.81	
27	Layout Open Space	294	815			
28	Layout Open Space	308	239.65	308	311.74	
29	Layout Open Space	318	213.01	318	213.01	
30	Layout Open Space			335	468.63	
31	Layout Open Space			371B	1716.40	
32	Layout Open Space			363	1894.58	
33	Layout Open Space	379	3781.25	379	1432.73	
34	Layout Open Space	380	691.40	380	534.75	
35	Layout Open Space	381	2859.53	381	2039.96	
36	Layout Open Space	387	159.37			
37	Layout Open Space			414	442.34	
38	Layout Open Space	416	1245.31	416	394.69	
39	Layout Open Space			426	883.02	
40	Layout Open Space	428	2287.20			
41	Layout Open Space	429	222.31			
42	Layout Open Space			461B	204.2	
43	Layout Open Space	473	1407.12	473	432.08	
44	Layout Open Space			474B	548.81	
45	Layout Open Space			496	1689.53	
46	Layout Open Space 497		813.15			
47	Layout Open Space					
48	Layout Open Space	544	813.36	544	813.36	
49	Layout Open Space			526	713.36	
50			924.73	553	924.26	
51	Layout Open Space			553A	1068.06	
52	Layout Open Space	562	8117.62	562	7730.56	

Sr.	Public User	Draft Scheme		Prelimina	ary scheme	Remarks
No.		FP No.	Area (sqm)	FP No.	Area (sqm)	
	Draft Layout Amenity -33 Preliminary Layout Open space - 43		40283.89		40218.14	

Sr.	Public User	Draft Se	cheme	Prelimin	ary scheme	Remarks
No.		FP No.	Area	FP No.	Area (sqm)	
			(sqm)			
B			enities in add			
1	Layout Amenity	1	1366.00	1	1721.04	
2	Layout Amenity	5	1122.58	5	1026.42	
3	Layout Amenity	41	268.89		1.7.0.10	
4	Layout Amenity	44	181.49	44	152.48	
5	Layout Amenity	61	1285.00	61	1221.47	
6	Layout Amenity	72	529.46	72	504.03	
7	Layout Amenity	82	928.61			
8	Layout Amenity	86	794.34			
9	Layout Amenity			90	1373.26	
10	Layout Amenity	94	796.41	94	783.49	
11	Layout Amenity	105	1246.67	105	498.45	
12	Layout Amenity	110	441.21			
13	Layout Amenity	125	193.60	125	193.68	
14	Layout Amenity	146	3525.42	146	3522.84	
15	Layout Amenity	150	979.09	150A	979.09	
16	Layout Amenity	157	1496.89			
17	Layout Amenity	160	1244.97	160	1206.01	
18	Layout Amenity	167A	373.66			
19	Layout Amenity	174	408.96	174	408.97	
20	Layout Amenity	178	1313.67	178	757.12	
21	Layout Amenity	181	597.49	181	597.11	
22	Layout Amenity	201	587.09			
23	Layout Amenity	258	1182.81	258	2106.05	
24	Layout Amenity	265	759.27			
25	Layout Amenity	269A	522.83			
26	Layout Amenity	277	384.97	277	365.24	
27	Layout Amenity	298	990.82	298	1723.79	
28	Layout Amenity	323	136.69			
29	Layout Amenity	335	311.54			
30	Layout Amenity	345	1410.57	345A	324.23	
31	Layout Amenity	357	1044.59	357	1749.32	
32	Layout Amenity	404	279.14	407	388.15	
33	Layout Amenity	414	588.99			
34	Layout Amenity	418	411.66	418	709.74	
35	Layout Amenity	431	372.95	431	199.96	
36	Layout Amenity	432	642.29	432	460.54	

Sr.	Public User	Draft Se	cheme	Prelimin	ary scheme	Remarks
No.		FP No.	Area	FP No.	Area (sqm)	
			(sqm)			
37	Layout Amenity	446	487.76	446	488.17	
38	Layout Amenity	460	3774.25			
39	Layout Amenity	463	637.87			
40	Layout Amenity	469	1416.24	469	1146.70	
41	Layout Amenity	474	2275.00	474A	2366.50	
42	Layout Amenity	479	1180.11	479	498.59	
43	Layout Amenity	481	1128.68			
44	Layout Amenity	490	2047.00			
45	Layout Amenity	496	905.59			-
46	Layout Amenity			497A	358.38	
47	Layout Amenity	498	2162.92	.,		
48	Layout Amenity	498A	271.50			
49	Layout Amenity	470A	271.50	501	372.20	
50		510	1400.06	501	372.20	
	Layout Amenity		1400.06	617	244.01	
51	Layout Amenity	517	344.90	517	344.91	
52	Layout Amenity	526	257.59			
53	Layout Amenity	551	484.89	551	484.73	
54	Layout Amenity	560	571.73	560	573.04	
Tota l	Draft Layout Amenity - 51 Preliminary Layout Amenity - 33		48066.74		29605.70	
С			EWS/ LI	G Housing	g	
1	EWS/LIG Housing	47	3107.67			
2	EWS/LIG Housing			50	2354.78	
3	EWS/LIG Housing	64	1906.70	64	1868.80	
4	EWS/LIG Housing	307	3197.93	307	2405.41	
5	EWS/LIG Housing			112	1668.89	
6	EWS/LIG Housing	269	8960.45	269	5630.81	
7	EWS/LIG Housing	139	7544.74	139	7132.74	
8	EWS/LIG Housing	315	2370.26	315	2342.04	
9 10	EWS/LIG Housing EWS/LIG Housing	336 346	6671.74 1790.87	346	1790.99	
10	EWS/LIG Housing	131	2879.40	131	2693.53	
11	EWS/LIG Housing	151	2017.40	395	2600.40	
13	EWS/LIG Housing	494	2046.36	0,70	2000110	
Tota	Draft EWS/LIG- 10		40476.13		30488.38	
1	Preliminary Layout EWS/LIG - 10					
D		G	ovt./ Public	Purpose I	Lands	
1	Public/Govt Land			442	516.03	
2	Public/Govt Land			378	524.25	
3	Public/Govt Land			450	4359.66	
4	Public/Govt Land	-		451	2181.50	
5	Public/Govt Land			323	136.69	
6	Public/Govt Land			265	511.20	
7 8	Public/Govt Land			239	642.71	
ð	Public/Govt Land			242	454.11	1

Sr.	Public User	Draft Se	cheme	Prelimin	ary scheme	Remarks
No.		FP No.	Area	FP No.	Area (sqm)	
			(sqm)			
9	Public/Govt Land			243	825.84	
10	Public/Govt Land			245	2489.68	
11	Public/Govt Land			129A	3419.47	
12	Public/Govt Land			162A	987.18	
13	Public/Govt Land			99+101	6590.77	
14	Public/Govt Land			78	6556.20	
15	Public/Govt Land			77	760.25	
16	Public/Govt Land			69	3412.22	
17	Public/Govt Land			68	160.03	
18	Public/Govt Land			27	914.21	
19	Public/Govt Land			23	11944.73	
20	Public/Govt Land			29	3457.22	
21	Public/Govt Land			22	19675.86	
22	Public/Govt Land			362A	1257.56	
23	Public/Govt Land			320A	2667.77	
24	Public/Govt Land			362B	6082.62	
25	Public/Govt Land			162B	1436.25	
Tota	Draft Layout Amenity - 0				81964.16	
1	Preliminary Layout Public/Govt Lands-25					
Е	Tublic/Govt Lanus-25		S	le Plot		
1	Sale Plot		Da	510	606.57	
2	Sale Plot			535B	265.58	
3	Sale Plot			497B	196.46	
4	Sale Plot			481	756.31	
5	Sale Plot			383	623.69	
6	Sale Plot			460	2085.60	
7	Sale Plot			201	376.94	
8	Sale Plot			170B	148.55	
9	Sale Plot			79B	123.37	
10	Sale Plot			150B	771.71	
10	Sale Plot			41	349.57	
12	Sale Plot			48	602.86	
12	Sale Plot			129D	300.44	
13	Sale Plot			127D	280.20	
14	Sale Plot			167C	297.97	
16	Sale Plot			387	245.44	
Tota	Draft Layout Sale Plot -			507	8031.34	
1000	0				0001007	
	Preliminary Layout Sale					
	Plots-16					

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

			Perce	entages with	Scheme ar	ea		
Sr.	Public Sites and	Draft Sc	heme]	Preliminary	Scheme		
No.	Users	Area (Sq.m.)	%	Area (Ha)	Total	% on Gross Area	% on Net Area	Remarks
	Total Area Under Scheme	215.73Ha (Gi 201.47 Ha (N		213.720	6 HA (Gross .	Area)	198.25 Ha (Net Area)	
1			Users	as per Secti	ion 64 (g-1)	(i)		
Α	EWS	4.05	2.0	3.05				
В	Total Users as per Section 64 (g- 1) (i)	4.05	2.0	3.05	3.05	1.43	1.54	Below 10% of the Total Area under TPS - 7.
2			Users	as per Secti	on 64 (g-1)	(ii)		
Α	For Roads							
1	IDP Roads	25.95	17.70	19.90	26.22	16.05	10.07	
2	Layout Roads	35.85 17.79	16.33	36.23	16.95	18.27		
В		For	Parks, Pla	y Ground, (Garden & O	pen Space	es	
1	IDP City Parks			5.39				
2	IDP Parks	17.93	8.9	7.08	17.76	8.31	8.96	
3	IDP Play Grounds			5.30				
4	Layout Open Spaces	4.03	2.0	4.02	4.02	1.88	2.03	
	Total Open Space Area	21.96	10.9		21.79	10.19	10.99	
С		Fe	or Social I	nfrastructu	re and Publi	ic Utility	1	
1	IDP Schools			1.48				
2	IDP Daily Bazar			0.38				
3	IDP Primary Health Centres	6.98	3.5	0.59	6.64	3.11	3.35	
4	IDP ESS	0.70	5.5	0.43	0.04	5.11	5.55	
5	IDP ESR/GSR			0.26				
6	IDP Police Station			1.11				

			Perce	entages with	Scheme ar	ea		
Sr.	Public Sites and	Draft Sc	heme]	Preliminary	Scheme		
No.	Users	Area (Sq.m.)	%	Area (Ha)	Total	% on Gross Area	% on Net Area	Remarks
7	IDP CC			0.25				
8	IDP STP			2.14				
9	Layout Amenities	4.34	2.2	2.53	2.96	1.39	1.49	
10	Existing Amenity			0.43	2.90	1.39	1.49	
	Total Social Infrastructure and Public Utility Area	11.32	5.62		9.60	4.49	4.84	
D			Sal	le plot by SI	PA NAINA			
1	Sale Plots	0.00	0.00	0.80	0.80	0.38	0.41	
	Total Users as per Section 64 (g- 1) (ii)	80.45			68.42	32.01	34.51	Below 40% of the Total Area under TPS - 7.
3			Plots of U	sers not fall	ing under 6	64(g-1)		
А	IDP Growth Centres	38.22	19.0	37.14	37.14	17.38	18.73	
В	Govt./ Public Purpose Lands			8.20	8.20	3.84	4.13	
	Total of Plot Users not falling under 64(g-1)	38.22	18.5		45.34	21.21	22.87	
4		Area	excluded	from Schem	ne to calcula	te Net Are	a	
1	Area Under Pune- Mumbai Highway			2.72	2.72	1.27		
2	Area Under Railway	11.62		11.47	11.47	5.37		
3	Waterbody			0.92	0.92	0.43		
4	Pada			0.36	0.36	0.17		
5			Final Pl	ots allotted	to Land Ow	ners		
1	Final Plots allotted to Land Owners	90.07	44.7	81.45	81.45	38.11	41.08	
	Gross Scheme Area	201.47	100.0	213.726	213.726	100.00	100.00	

8. LEGAL FORMALITIES IN TPS-7:

Table 8: Legal Formalities

Sr. No	Legal Stage	Section/ Rule Of The Act	Reference	Date
1	Declaration of Intention	60 (1)	Resolution No. 12255, Board Meeting No. 13.09.2019	13.09.2019
2	Gazette Publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	18.09.2019
3	Newspaper Publication of notice	60 (2) Rule 3(2)	Ram Prahar, Krushiwal	20.09.2019
4	Copies of Intention and Plan to Govt. and DTP	60 (2)	LetterNo.CIDCO/NAINA/CP/TPS-7/2019/SAP	18.09.2019

Sr. No	Legal Stage	Section/ Rule Of The Act	Reference	Date
			604/375	
5	Publication of Plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)		18.09.2019
6	JDTP, Konkan Division Extension Letter	61(3)	TPSNo.7/NAINA/Sec61(3)/Time-LimitExtension/JDTP-KDN/2061dt. 04.03.2020	04.03.2020
7	Meeting with Owners	Rule 4(1)		10.06.2020 to 20.06.2020
8	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS- 7/Consultation u/s 61(1) /2020/1213	11.08.2020
9	National Lockdown applicab	le as per Maharashtra	Ordinance XV of 2020 dated 31st Au	gust 2020
10	DTP's Remarks on draft scheme	61(1) Rule 4(2)	जा.क्र. नैना /न.र.यो.क्र. 7/प्र.क्र.74/20/टिपीव्ही 3/1495	15.03.2021
11	Gazette Publication of Notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	25.04.2022
12	Newspaper Publication of notice	61(1) Rule 5(2)	Krushiwal, Raigad Nagari	28.04.2022
13	Suggestions/ Objections Received Timeframe	Rule 5(2)		25.04.2022 - 27.05.2022
14	Submission to Govt. for Sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS- 7/Sec68(1)/2022/E-136658	22.07.2022
16	Consultation with DTP	68(2)	जा. क्र. प्रा.न.र.यो / नरयो क्र. 7/ नैना / कलम 68(1) /467	17.10.2022
17	Sanction of Draft Scheme	68(2)	CIDCO/NAINA/TPS-7/Draft Scheme /2022	21.10.2022
18	Gazette publication of Sanction of Draft Scheme	68(2)	CIDCO/NAINA/TPS-7/Draft Scheme /2022	04/11/2022
B	Arbitrator Proceedings			
19	Gazette Notification of Appointment of an Arbitrator by Govt.	72(1)	TPS-1222/2152/C.R.148 /22/UD-12	02/12/2022
20	Gazette publication of Appointment of an Arbitrator by Govt.	72(1)	TPS-1222/2152/C.R.148 /22/UD-12	23-29 March 2023
21	Gazette of Arbitrator to commence the duties	Rule 13	ARB/TPS-7/GEN/2023/08 dated 05/04/2023	25/04/2023
22	Newspaper publication of commencement of duties	Rule 13	ARB/TPS-7/GEN/2023/08 dated 05/04/2023	16/04/2023 , 17/04/223
23	Special Notices in form 4 to owners	72(4)(i) Rule 13(3)	Issued to all Land Owners by Post. Hearing Schedule is published on CIDCO's website and Newspaper - Dainik Sagar and Dhavate Navnagar.	18/07/2023
24	1 st Hearing to Land Owners	Rule 13	Hearing Period	24/07/2023 to

Sr. No	Legal Stage	Section/ Rule Of The Act	Reference	Date
				21/08/2023
25	Special Notices in form 4	Rule 13	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	02/09/2023
26	2 nd Hearing to Land Owners	Rule 13	Hearing Period.	04/09/2023 to 15/09/2023
27	Request to State Govt to extend time limit to prepare preliminary scheme.	72(4)(i) Rule 13(4)	लवाद/न.र.यो-७/सर्वसाधारण/२०२३/४७०	02/08/2023
28	Arbitrator to subdivide the scheme into Preliminary and Final schemes	72(4)(i) Rule 13(4)	ARB/TPS-7/GEN/2023/488/2	29/08/2023
29	Remarks of SPA, NAINA on hearing to Arbitrator	72(4)(i) Rule 13(3)	CIDCO/NAINA/Arbitrator/TPS- 7/2023/956	24/11/2023
30	Preparation of Preliminary Scheme by the Arbitrator	72(3)	ARB/TPS-7/Award/223/512	30/11/2023
31	Publication of notice regarding preparation of the preliminary scheme	72(3)	महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्रमांक १०१, दिनांक ०१ डिसेंबर, २०२३	01/12/2023
32	Publication of notice regarding preparation of the preliminary scheme		Dainik Kille Raigad, Ram Prahar and Newsband	12/12/2023
33	SubmissionofthePreliminarySchemetothe Govt for sanction	72(3)	ARB/TPS-7/GEN/2023/522	29/12/2023

8 TIMELINES FOLLOWED IN PREPARING TPS-7:

Table 9: Timelines followed in TPS - 7

Sr.	Section of	Time limit Prescribed	Time Limit Followed
No.	the Act.		
1.	60(1)	Declaration of Intention	13/09/2019
2.	60(2)	Declaration in the Official Gazette (30 days) (upto 19/08/2019)	18.09.2019
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,	22/07/2022

Sr.	Section of	Time limit Prescribed	Time Limit Followed
No.	the Act.		
		CIDCO)	
		3 months from Publication	
		(upto 25/07/2022)	
6.	68(2)	Sanction of the Draft Scheme by Govt.	21/10/2022
		3 months from submission by Planning Authority.	21/10/2022
		(upto 22/10/2022)	
7.	68(2)	Gazette Notification of Sanction of the Draft Scheme	4/11/2022
		by Govt.	
8.	72(1)	Appointment of Arbitrator	02/12/2022
		One month	
		(upto 04/12/2022)	
9.	72(3)	To draw Preliminary Scheme	30/11/2023
		9 months + 3 months extension	
		(upto 01/12/2023)	
10.	72(5)	Submission of the Preliminary Scheme	29/12/2023
		(No time limit prescribed)	

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.
- Plan No. 2 showing the Original plots included in the scheme in green colour. (scale 1:2500)
- 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. 07 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. 101, 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. Said notices are attached as Annexure 13 and Annexure 14.

The Preliminary Town Planning Scheme, NAINA no. 07 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-7/Pre-Sub/2023/522, dated 29th December 2023.

(Abhiraj Girkar)

Arbitrator NAINA, Town Planning Scheme No. 7.

29th December 2023

TOWN PLANNING SCHEME NO. 7, NAINA

(Part of Villages Devad, Vichumbe, Kolkhe Peth, Usarli 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. 7.

- 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.
- 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 or removed shall belong to SPA NAINA.

- 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.
- 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 Power Transmission lines can be used as open space following all the guidelines as governed by MSEDCL.
- 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 section64 (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 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.
- 29) 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. 7.

29th December, 2023

TOWN PLANNING SCHEME NO. 7, NAINA

(Part of Villages Devad, Vichumbe, Kolkhe Peth, Usarli 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- 7 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-7 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-7/ Modifications proposed by SPA(NAINA) in Special DCPR	Arbitrators Remarks regarding approval of Regulations in TPS-7
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-7 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-7 Boundaries of the Final Plots shall not be changed, modified or altered during any development.	The regulation in sanctioned Draft TPS- 7 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	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	Adjoining final plots of the same scheme or adjacent scheme shall be permitted. Accordingly, regulation

	Final Plots shall be permitted considering sum of their areas as one unit for development.	development in two or more adjoining Final Plots of adjacent schemes shall be permitted considering sum of their areas as one unit for development.	shall be approved as under; 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-7 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-7 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-7 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,	Sanctioned Draft TPS-7 The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPRs of NAINA shall not be	The Regulation in sanctioned TPS-3 shall be approved.

	admeasuring 0.40 ha or more, considering that 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.	enforced in developing Final Plot, admeasuring 0.40 ha or 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-7 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 sub- division 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-7 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.	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.
		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,	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

		Amenity shall not be insisted upon. However, location and land area of remaining Open Space and Amenity inside the final plot shall be maintained as per CC.	 taxed again for 10% RG and 5% Amenity space. 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. Regarding the said condition, proper decision shall be taken at Govt. level. Remaining regulation in sanctioned Draft TPS- 06 shall be approved
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	Sanctioned Draft TPS-7 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	No Change The regulation shall be approved.
11)	not be permissible.The base FSI applicable to the Final Plots allottedunder the Town Planning Scheme shall be 1.00.However, if the owners of Final Plots optcompensation in the form of FSI as provided undersection 100 of the Act, then the FSI permissible ina Final Plot shall be computed as belowArea of Original PlotFSI of Final Plot =Area of Original PlotFinal PlotProvided that such FSI computed as above shall bepermissible to only those who have opted to avail	not be permissible.Sanctioned Draft TPS-7The 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.FSI of Final Plot =Area of Original Plot Final PlotFrovided that such FSI computed as above shall be	No Change The regulation shall be approved.

the compensation in terms of FSI instead of permissible to only those who have opted to avail the monetary compensation worked out in Form No. 1 compensation in terms of FSI instead of monetary	
of the Final Scheme. compensation worked out in Form No. 1 of the Final	
The land parcels eligible for 1.00 FSI as per Scheme.	
provisions of sanctioned DCPRs of NAINA (i.e. Provide further that, the land parcels eligible for 1.00 FSI	
within 200 m of Gaothan), if included in TPS shall as per provisions of sanctioned DCPRs of NAINA (i.e.	
be permitted 25 % additional incentive FSI in lieu within 200 m of Gaothan), if included in TPS shall be	
of their 60 % land contribution to the project. The permitted 25 % additional incentive FSI in lieu of their 60	
FSI of the final plot (whether anchored at its % land contribution to the project. The FSI of the final plot	
original location or otherwise) against such land (whether anchored at its original location or otherwise)	
parcels shall be increased in proportion to its area, against such land parcels shall be increased in proportion	
irrespective of whether the final plot is a stand- to its area, irrespective of whether the final plot is a	
alone plot or amalgamated with other land parcels. standalone plot or amalgamated with other land parcels.	
	o Change
	ne regulation shall be approved.
compensation as per Form No. 1 of the Final owners have been awarded monetary compensation as per	ie regulation shan de approvea.
Scheme prescribed under Rule No. 6(v) of the the award in Form No. 1 of the Final Scheme prescribed	
Maharashtra Town Planning Schemes Rules, 1974 under Rule No. 6(v) of the Maharashtra Town Planning	
shall be 1.00. Schemes Rules, 1974 shall be 1.00.	
	s per suggested modification in DCR
	, TDR is proposed to be transferred
	any scheme and therefore the said
	gulation is deleted in TPS-7
scheme	6
14) If the FSI mentioned in the Special Regulation No. Suggested Modification by SPA in Special DCPR Sug	aggested modification by SPA in the
	becial DCR shall be approved.
unable to be consumed for facing constraints in above permissible in a Final Plot becomes unable to be	
maintaining prescribed marginal distances/height consumed for maintaining prescribed marginal distances /	
restrictions/ fire-fighting requirements or any such height restrictions / fire fighting requirements or any such	
statutory restriction, in such cases, the balance FSI statutory restriction, in such cases, the balance FSI over and	
over and above FSI consumed may be permitted to above FSI consumed may be permitted to be transferred as	
be transferred as TDR to any Final Plot situated in TDR to any Final Plot situated in Scheme subject to	
this scheme subject to i) The provisions of Regulation No. 43 of the sanctioned	
i) The provisions of Regulation No. 43 of the DCPR of NAINA shall be applicable.	
DCPR - 2019 shall be applicable ii) Such transfer of development right from a Final	

	 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. 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. 	 Plot to another Final Plot situated in the adjoining 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. iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00 iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC. v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future. vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any, after partially transferring the FSI received in lieu of monetary compensation as TDR. 	
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-7 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-7 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.
	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-7 & 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- 7 shall be approved.
18)	The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5.	Sanctioned Draft TPS-7 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	No Change The regulation shall be approved.

19)	maximum premium prescribe every inc The perf designate Purpose,	n up to 4. (FLP) for ed in the sa prease of F missible H ed to S Fire Stati	foresaid FS .00 on payr or over and nctioned DO SI of 0.30. FSI in resp schools, C on, Police S rimary Heal	nent of l above CPRs of pect of college, Station,	FSI Lin 2.5 FSI NAINA Final P Educa Commu	ked as for lots tion nity	over and	above 2.5	FSI as j	prescribed	premium (FLP) d in the sanctio of FSI of 0.30.		The Regulation in sanctioned TPS-3 shall be approved.
20)	 Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5. 20) The Permissible FSI in Final Plots designated to Crematoria shall be 1.00 											The Regulation in sanctioned TPS-3 shall be approved.	
21)	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						Sanctioned Draft TPS-7 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					No Change The regulation shall be approved.	
22)	marginal distances from the boundary of the plot in respect of all structures shall be as follows: -Front, Side and Rear Marginal DistancesAreaCategorMaximu m permi ssible height of the buildingMin.PlotBuildin gSible height of the buildingOpen Spaces (in m)					plot	complementary to the designated use.Sanctioned Draft TPS-7 & Suggested Modification byin Special DCPR19. The set-backs from the roads and the side/ rear marginaldistances from the boundary of the plot in respect of allstructures shall be as follows: -Area ofCategorPlotyofmum pSpaces (in m)Buildinermissibleheightofthe						The Regulations in sanctioned Draft TPS- 07 shall be approved.
	40 sq. m. to	Row House	15 m	0.0	1.5				buildi ng				

				-	 -	1				1	
less than 150 sq. m. *Plea se	Type Semi- detache d type	Up to 15 m	1.5	1.5	40 sq. m. to less than 150 sq. m.	Type Semi-	Up to 15 m Up to 15 m	0.0	1.5 1.5		
refer specia l note	1 Noto	Irrespectiv	o of th	no road	*Pleas e refer special note						
		these plo				Noto Irre	espective o	f the read		J	
		hargin shall					ese plots a				
150	Semi	15 m	1.5	2.25			argin shal				
sq. m.	Detach	10 111	1.5	2.20	m.						
to les	ed type										
s than	Detach	15 m	2.25	2.25	150	Semi	Up to 15	1.5	2.25]	
450	ed type	Above	6.00	6.00	sq. m.	Detac	m				
sq. m.		15 m up			to less	hed					
		to24 m			than	type					
450 sq. m	Detach ed type	15 m	3.00	3.00	450 sq. m.	Detac hed	Up to 15 m	2.25	2.25		
to less						type	Above	H/5	H/5	1	
than		Above	6.00	6.00			15 m up				
1000		15 m up					to24 m				
sq. m.		to 37.5 m			450		Up to 15	3.00	3.00		
1000	Detach	15 m	3.00	3.00	sq. m	hed	m				
sq. m	ed type	Above	6.00	6.00	to less	type	Above	H/5	H/5		
and		15 m up			than		15 m up				
above		to 37.5 m			1000	┝──┣	to 24 m	6.00	< 00		
		Above	9.00	9.00	sq. m.		Above	6.00	6.00		
		37.5 m					24 m up				
		up to					to 37.5 m				
		60.0 m	10.0	12.00	1000	Detac	Up to 15	3.00	3.00	1	
		Above	12.0	12.00	1000	Detae	001015	5.00	5.00	J	

60.00 m 0	sq. m	hed	m			
Irrespective of height & length of the	and	type	Above	H/5	H/5	
buildings, the marginal open spaces more	above		15 m up			
than 12.00 shall not be insisted upon. Long			to 24 m			
length factor for building above 40m. length			Above	6.00	6.00	
shall not be applicable. The provision of			24 m up			
dead wall mentioned in sanctioned DCPRs			to 37.5			
IDP Shall be applicable			m	**/-	XX/7 0.00	
No gradientione of our cout shall be normalizable in			Above		H/5 or 9.00	
No projections of any sort shall be permissible in the side & rear marginal open spaces mentioned			37.5 m	9.00	whichever is	
above.			up to 60.0 m	whiche ver is	less	
Provision of front open spaces shall be in			00.0 111	less		
accordance with sanctioned DCPRs2019.				1035		
			Above	12.00	12.00	
			60.00 m			
					f the buildings,	
					.0 M shall not	
		L	0 0		buildings above	40-
			not be appl			1
					oned in sanctio	ned
			A shall be ap		ons of any sort s	hall
					arginal open spa	
	mentione		the side un	la rour mi	aginar open spe	.005
			projections	required	for firefighting	and
					er openings shal	
	permitted	l after cle	arance from	n CFO, CI	DCO along with	the
			t which it is			
					all be in accorda	
					owever, Front o	•
					antly residential	
					ight more than 1	
					24 m building hei	ignt
	front ope	n space s	hall be 6.0	111.		

	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.	
23) .	Sanctioned Draft TPS-7 & 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- 07shall be approved
24)	Sanctioned Draft TPS-7 & 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- 07 shall be approved
25)	 Sanctioned Draft TPS-7 & 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- 07 shall be approved
26)	Sanctioned Draft TPS-7 & Suggested Modification byin Special DCPR23 The service road of the State highways, National	The Regulations in sanctioned Draft TPS- 07 shall be approved

	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. 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- 07 shall be approved
	Sanctioned Draft TPS-7 & 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-7	The Regulations in sanctioned Draft
	26. Grant of Development Permission does not constitute	TPS-07 shall be approved
	acceptance of correctness, confirmation, approval or	
	endorsement of and shall not bind or render the competent	
	authority liable in any way in regard to;	
	a. Title Ownership & easement right of the plot on	
	which building is proposed.	
	b. Workmanship, soundness of material & structure	
	safety of building.	
	c. Variation in area from recorded areas of building	
	unit.	
	d. Location & boundary of building unit.	
	e. Safety of the user of the building.	
	f. NOC from appropriate authority.	
	g. Structural reports and Structural drawing.	
30)	Suggested Modification by in Special DCPR	As per section 91 0f MR & TP Act, if
	Removal of Difficulties and Hardships	after the final scheme has come into
	If any difficulty arises in giving effect to the sanctioned	force, the Planning Authority considers
	preliminary or final scheme, the VC&MD (CIDCO) may	that the scheme is defective on account
	a) Remove any discrepancy in the boundary of original or	of an error, irregularity or informality or
	of final plot	that the scheme needs variation or
	b) Correct the area in the record as per the actual	modification of a minor nature, the
	measurement on site of any original plot or final plot	Planning Authority may apply in
	c) Adjust the shape of original or of final plot and	writing to the State Government for
	accordingly correct the area as per actual demarcation on	variation of the scheme.
	site.	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) Nev	w Regulation	Redevelopment of contravening structures included in the Final Plot of Town Planning (TP) Scheme: 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: 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. 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. 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. <u>Notes</u> : For the purpose of this Regulations the contravening structures shall mean: i. Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme.	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. 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.

		 ii. 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. 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. iv. However, structures included in the common area comprising of original plots and final plots shall not be treated as contravening structures. 	
32)	New Regulation	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.	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. Accordingly, the said new regulation is proposed. The Govt. shall take proper decision in this regard.

A wind

(Abhiraj Girkar)

Arbitrator

NAINA Town Planning Scheme No. 7

Date: 29th December, 2023

13 ANNEXURES

Annexure 1: Declaration of Intention of TPS 07

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर १८, २०१९/भाद २७, शके १९४१

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Notice

[Under Section 60(2) of the Maharashtra Regional and Town Planning Act, 1966] No. CIDCO/NAINA/CP/BN-34/TPS. 7/2019

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (*b*) of Sub- section (*t*) 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-I215/245/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 12255, dated 13th September 2019 had declared its intention under Sub-Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No. 7 at part of Villages of Devad, Vichumbe, Shivkar, Usarli Khurd & Kolkhe 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. 7 at part of Villages Villages of Devad, Vichumbe, Shivkar, Usarli Khurd and Kolkhe 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. 7 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. 7 (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 4 is bounded as stated below;

On the North.-Village Palidevad of 23 villages of NAINA and Gadhi River,.

On the East .--- TPS-5 across Mumbai-Pune expressway.

On the South .- Tower lines on the south of Kolkhe Peth.

On the West.-Navi Mumbai (New Panvel).

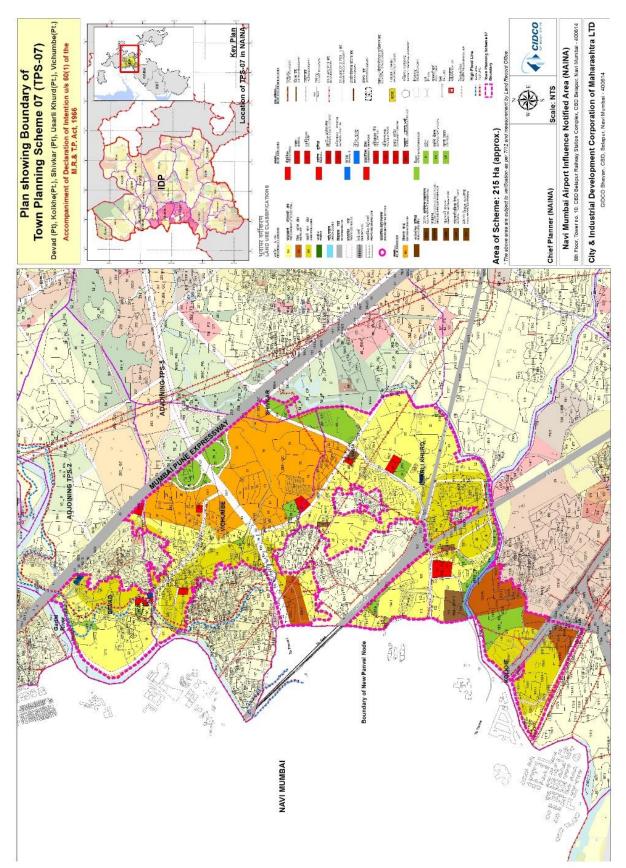
By the order of Board of Directors of the Corporation.

V. VENU GOPAL, Chief Planner (NAINA).

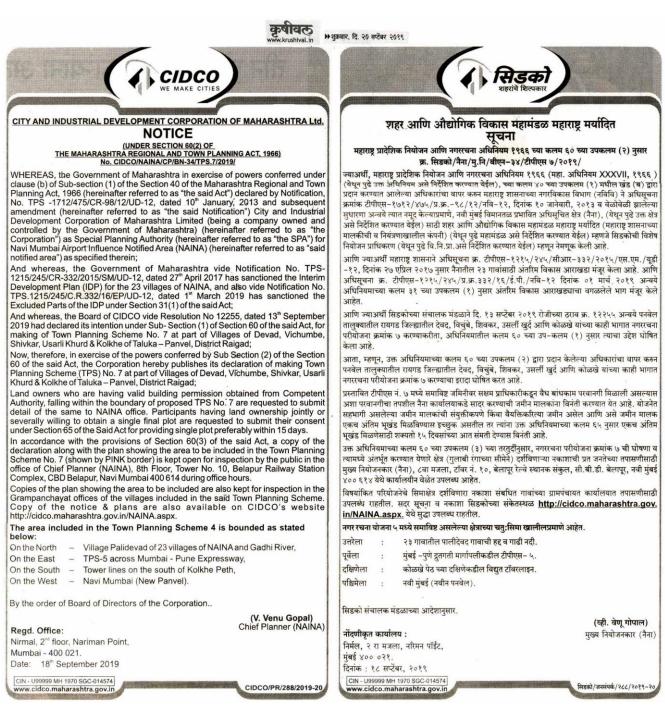
Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai-400 021. dated 18th September 2019.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, FRINTED AND FUELISHED BY DIRECTOR, DR. NAMDEO KONDAJI BHOGALE, FRINTING AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARMI ROAD, MUMRAI 400 004 AND FUELISHED AT DIRECTORATE OF GOVERNMENT FRINTING, STATIONERY AND FUELICATION, 21-A, NETAJI SUBHASH ROAD, CHARMI ROAD, MUMRAI 400 004, RDITOR : DIRECTOR, DR. NAMDEO KONDAJI BHOGALE.





Annexure 3: Notice of Declaration of Intention in Newspaper



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.७/ नैना/ कलम ६१(३)/मुदतवाढ/सहसंकोवि/२७६, दिनांक :-०५७३।२०२०

ज्याअर्थी, शहर आणि औद्योगिक विकास महामंडळाने (यापुढे "विशेष नियोजन प्राधिकरण" असे संबोधिलेले) नगर रचना योजना क्र.७ तयार करणेचा इरादा क्र.१२२५५, दि.१३.०९.२०१९ च्या ठरावाद्वारे केला असून त्याबाबतची सूचना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे उक्त अधिनियम असे उल्लेखिलेले) चे कलम ६० (२) अन्वये दि.१८.०९.२०१९ रोजीच्या शासन राजपत्रात प्रसिद्ध केली आहे (यापुढे उक्त नगर रचना योजनाअसे उल्लेखिलेली)

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

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने ठराव क्र.१२२७५, दि.१०.०१.२०२० अन्वये उक्त प्रारुप नगर रचना योजनेचा मसुदा तयार करुन प्रसिद्ध करण्यासाठी तीन महिन्यांची मुदतवाढ मागण्याबाबत मंजुरी दिली असून त्यास अनुसरुन मुख्य नियोजनकार (नैना) सिडको यांचे पत्र क्र.१०३६, दि.०७.०२.२०२० अन्वये मुदतवाढ मंजुरीबाबत 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 प्रत्यार्पित केलेले आहेत;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने नमूद केलेली कारणे विचारात घेऊन त्यांनी मागितलेली मुदतवाढ दि.१६.०९.२०२० 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 करुन सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई हे उक्त अधिनियमाच्या कलम ६१ पोटकलम (३) नुसार उक्त प्रारुप नगर रचना योजनेचा मसुदा तयार करुन प्रसिद्ध करण्याकरीताची मदत दि.१६.०९.२०२० हा दिवस धरुन त्या दिवसापर्यंत व्यहवित आहेत.



(प्रकाश भुक्ते) सहसंचालक, नगर रचना, कोकण विभाग, नवी मंबई

E\Back up as on 5-8-2010\Nerkar\Time Extension Order NAINA

Town Planning and Valuation Department Konkan Division, Navi Mumbai

<u>ORDER</u>

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

No.TPS No.7/NAINA/Sect 61(3)/Time-limit Extension/JDTP-KDN/2061 Date :04103/2020

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.7 (hereinafter referred to as the "said draft scheme") vide Resolution No.12255 dated 13/09/2019 and published a notice of declaration of the said draft Scheme vide its Notice dated 18/09/2019 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 16/09/2020.

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.16/09/2020.



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

E:\Back up as on 5-8-2010\Nerkar\Time Extension Order NAINA

Annexure 5: Publication of Draft Scheme

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष ८, अंक ३१(५)]

सोमवार, एप्रिल २५, २०२२/वैशाख ५, शके १९४४

[पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक ५६

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६१ (१) नुसार

नगररचना परीयोजना क्रमांक ७ (टीपीएस -७)

क्र. सिडको / नैना/ टीपीएस-०७/२०२२/१३९५

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे "उक्त अधिनियम" असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उप कलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क.-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 अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतरीम विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२, दिनांक ०१ मार्च २०१९ अन्वये अंतरीम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -१२, दिनांक १६ सप्टेंबर २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे ;

आणि ज्याअर्थी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक, १३ सप्टेंबर २०१९ रोजीच्या ठराव क्र. १२२५५ अन्वये मौजे देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), कोळखे (भाग), आणि शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड येथे नगररचना परीयोजना क्रमांक ७ (टीपीएस -७) करण्याकरिता त्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस -७ करण्याच्या उद्देशाची घोषणा दिनांक, १८ सप्टेंबर २०१९ रोजीच्या

(१)

भाग दोन-५६-१

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२२/वैशाख ५, शके १९४४

महाराष्ट्र शासन राजपत्र असाधारण (भाग -२) मध्ये आणि दिनांक २० सप्टेंबर २०१९ रोजीच्या स्थानिक वृत्तपत्रे "कृषीवल" आणि "रामप्रहार" यात प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, नियोजन प्राधिकरणाने संचालक, नगररचना, 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, नगररचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र.७/नैना/कलम ६१(३)/ मुदतवाढ/ सहसंकोवि/२०६१ दिनांक ४ मार्च, २०२० अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांचा म्हणजेच दिनांक १६ सप्टेंबर २०२० पर्यंतचा वाढीव कालावधी दिलेला आहे ;

आणि ज्याअर्थी, अधिकृत **महाराष्ट्र शासन राजपत्रात** दिनांक ३१ ऑगस्ट २०२० रोजी प्रसिद्ध झालेल्या अध्यादेशानुसार व दिनांक १४ सप्टेंबर २०२० रोजी उक्त अध्यादेशाचे राज्य विधानमंडळाच्या अधिनियमात रूपांतर झाल्याप्रमाणे परियोजनेचा कालावधी गणना करताना टाळेबंदी उपाययोजनांच्या अंमलबजावणीचा कालावधी कलम १४८-अ अन्वये वगळण्यात आला 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 नगररचना परियोजना - ७ ची जमीन मालकांची सभा दिनांक १० ते २० जून २०२० रोजी संबंधित जमीन मालकांची सभा डिजिटल व पारंपरिक पद्धतीने आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक ११ ऑगस्ट, २०२० रोजीच्या प्रस्तावान्वये टीपीएस-७ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम, १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक १५ मार्च २०२१ रोजीच्या पत्र जा. क्र. नैना नरयो क्र. ७ /प्र.क्र. ७४/२०/टीपीव्ही-३/१४९५ अन्वये टीपीएस -७ बाबत सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -७ मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदींनुसार, याद्वारे प्रारूप नगररचना परीयोजना क्रमांक ७ तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती याद्वारे प्रकाशित करण्यात येत आहे.

उक्त योजनेचा नकाशा व अहवाल नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थ खुले ठेवण्यात आले आहेत. तसेच सदर नकाशा व अहवालाची प्रत सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथेसुद्धा उपलब्ध केली आहे.

तरी आता, वरील सूचना **महाराष्ट्र शासनाचे राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस -७ योजनेमुळे बाधा पोहचलेल्या कोणत्याही इसमाने उक्त योजनेसंबंधी कोणताही लेखी आक्षेप दस्तऐवजांसह मुख्य नियोजनकार, नैना, यांच्या नावे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळातर्फे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदींनुसार शासनास मंजुरीसाठी सादर करण्यापूर्वी, अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनेत फेरफार करण्यात येईल.

नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०० ०२१.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

नवी मुंबई, दिनांक २५ एप्रिल २०२२. **रवींद्रकुमार मानकर,** मुख्य नियोजनकार, (नैना).

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२२/वैशाख ५, शके १९४४

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTICE

UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

Town Planning Scheme No. 7 (TPS-7)

No. CIDCO/NAINA/TPS-07/2022/1395

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, under section 31(1) of the said Act and *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;

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 and TP Act, 1966;

And whereas, as per section 60(1) of the said Act, CIDCO's Board *vide* Resolution No. 12255, dated 13th September 2019, had declared its intention for making of Town Planning Scheme No. 7 (TPS-7) at part of Village – Devad (part), Vichumbe (part), Usarli Khurd (part), Kolkhe (part) and Shivkar (part) of Taluka – Panvel, District Raigad and a notice about declaration of making TPS-7 as per provision in section 60(2) of the Act, has been published in the Extraordinary official *Maharashtra Government Gazette* (Part-II) dated 18th September 2019 and in daily newspapers "Krushiwal" and "Ramprahar" dated 20th September 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.7/ NAINA/Section 61(3)/Time-limit Extension/JDTP-KDN/2061 dated 4th March 2020 has granted extension of three months' time *i.e.* up to 16th September 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 and TP Act ;

And whereas, in the wake of unprecedented scenario of COVID-19 Pandemic and Nationwide Lockdown, TPS -7 land owners meet was conducted digitally and in-person from 10th to 20th June 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 11th August 2020 from the Director of Town Planning, GoM;

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरयो क्र.७/प्र.क्र. ७४/२०/टीपीव्ही-३/१४९५ dated 15th March 2021 had offered consultation on TPS-7;

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And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-7.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-7 has been made and is hereby published.

A copy of the draft TPS-7 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 400 614. 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-7 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,

Regd. Officer : Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021.

Navi Mumbai,

dated the 25th April 2022.

RAVINDRAKUMAR MANKAR, Chief Planner (NAINA).

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 6: Newspaper Notice of Sanction of Draft Scheme



शुक्रवार दि.११ नोव्हेंबर २०२२ क्षेत्र रायगड नगरी

Place :-Navi Mumbai

Date:-21.10.2022



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

compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.
Provided further that, the lands eligible of 1.00 FSI as per sanctioned DCPRs of NAINA (i.e within 200 m of Gaothan), if included in TPS shall be permitted 25% additional incentive FSI in fleu of their 60% land contribution to the project. The FSI of the final plot (whether anchored at lits 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 amagamated with other land parcels.
12. The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No.6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00
13. If the FSI permissible on a final plot becomes remain unconsumed due to maintain prescribed marginal distances / height restriction/ firefighting requirements or any such statutors, in such cases the balance FSI over and above FSI corean dover FSI corean dover ST consumed may be permitted to be transferred as TDR to any Plot situated in any Town Planning Schemes and phase-l area of NAINA Development Plan subject to; i. The provision of Regulations no 43 of the sanctioned DCPR of NAINA shall be permitted once only.
ii. The aggregate FSI in a receiving Final Plot tail not exceed 4.00
iv. The owner transferring the FSI shall not develop his Final Plot tainy time to consume FSI more than 1.00
v. The Final Plot after such transfer shall not be leipible for any additioned FSI/tDP. In future

- 1.00
 The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future.
 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.
 The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, primary health center shall be 2.5.
- The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00.
- 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 disposeses depresons 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 0.30
- FS1010.30. 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	Lenner	Min Marginal Oper Spaces (in M.)				
	building	height of the building	Side	rear			
40 M2 to less than 150 M2	Row houses type	Upto 15 M	0.0	1.5			
*Pls refer Special Note	Semi-detached type	Upto 15 M	1.5	1.5			
	rrespective of the 1 margin shall be 3.0	road width on which t 00 M.	hese plots abuts	3, the			
	Semi-detached type	Upto 15 M	1.5	2.25			
150 M2 to less than 450 M2		Upto 15 M	2.25	2.25			
	Detached type	Above 15 MUpto 24.0 M	H/5	H/5			
		Upto 15 M	3.00	3.00			
450 M2 to the less than 1000 M2	Detached type	Above 15 MUpto 24.0 M	H/5	H/5			
		Above 24.0M upto 37.5 M	6.00	6.00			

Maximum Min Marginal Open Category of permissible Spaces (in M.) Area of plot building height of the building Side rear Upto 15 M 3.00 3.00 Above 15 MUpto H/5 H/5 24.0 M Above 24.0M 6.00 6.00 Upto 37.5 M 1000 M2 and Detached type above H/5 or H/5 or 9.00m Above 37.5 M upto 9.00m whichever is 60.0 M whicheve less r is less

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

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 spacial 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 meltide after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.
 d) Provision of front open space of the clearance from CFO, CIDCO along with the minimum height at which it is to be provided.
 e) The building height front open space of mide 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 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 into to the part where parking its provided.
 Mechanical/Hydraulic/Stack parking/multi-storeved parking with or without car lift may be allowed to

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

- 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.
- 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. 33. 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.
 - 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.
- 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;

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

स्थळ: नवी मुंबई दिनांक: २१ ऑक्टोबर २०२२

Dr. Sanjay Mukherjee नॉदणोकृत कार्यालयः निर्मल, Vice Chairman& Managing Director, नरीमन पॉइंट, मुंबई ४०००२१. डॉ. संजय मुखर्जी नोंदणीकृत कार्यालय: निर्मल, २ रा मजला, Regd. Office: Nirmal, 2nd floor उपाध्यक्ष व व्यवस्थापँकोय संचालक, सिडको Nariman point, Mumbai-400021. CIDCO U99999 MH 1970 SGC-014574 .cidco.maharashtra.gov.in CIN

सिडको/जनसंपर्क/३२५/२०२२-२३

Annexure 7: Appointment of the Arbitrator by Government

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

नगरविकास विभाग

मुख्य इमारत, ४था मजला, मंत्रालय, मुंबई ४०० ०३२, दिनांक २ डिसेंबर २०२२.

अधिसूचना

क्रमांक टोपीएस-१२२२/२१५२/प्र.क्र.१४८/२२/नवि-१२.— ज्याअर्थी, शासनाच्या नगरविकास विभागाकडील अधिसूचना क्रमांक टोपीएस-१८१७/ ९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे ज्याचा उल्लेख उक्त अधिनियम असा करण्यात आला आहे) च्या कलम १५९(१) अन्वये प्रदान केलेल्या अधिकाराचा वापर करून उपाध्यक्ष आणि व्यवस्थापकीय संचालक, सिडको यांनी उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) अन्वये अधिकाराचा वापर करून उपाध्यक्ष आणि व्यवस्थापकीय संचालक, सिडको यांनी उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) अन्वये अधिसूचना क्रमांक सिडको/नैना/न.र.यो.७/प्रा.यो./२०२२, दिनांक २१ ऑक्टोबट २०२२ अन्वये मौ. देवद (भाग), विचुंबे (भाग), उसली खुदं (भाग), कोळखे (भाग) आणि शिवकर (भाग), ता. पनवेल, प्रारुप नगररचना योजना क्र. ७ मंजूर करण्यात आली असून, सदरची नगररचना योजना ही शासन **राजपत्रा**मच्ये दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध करण्यात आली आहे. (यापुढे जिचा उल्लेख उक्त प्रारूप योजना असा केला आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२(१) अन्वये उक्त प्रारूप योजना शासन **राजपत्रात** प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त प्रारुप योजनेकरिता लवाद म्हणून काम करणेसाठी, श्री. अभिराज गिरकर, निवृत्त सहसंचालक, नगररचना यांनी संमती दिली आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ७२ उप-कलम (१) अन्वये आणि महाराष्ट्र नगररचना योजना नियम, १९७४ मधील नियम क्र.११ नुसार प्राप्त अधिकारात शासन याद्वारे श्री. अभिराज गिरकर, निवृत्त सहसंचालक, नगररचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून तात्काळ नियुक्ती करोत आहे. त्यांचे परिश्रमिक व भत्ते शासन निर्णय क्रमांक संकिर्ण-२७१५/प्र.क्र.१००/१३, दिनांक १७ डिसेंबर २०१६ नुसार राहतील. तसेच लवाद यांना आवश्यक ते सर्व सहाय्य व त्यांच्यावर देण्यात आलेल्या जबाबदाऱ्या पार पाडण्यासाठी स्वतंत्र कार्यालय व इतर अल्यावश्यक सोयी सुविधा पुरविण्याबाबत सिडकोस सुचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

पु. म. शिंदे, कार्यासन अधिकारी.

भग एक (को.वि.पु.)—२अ

Annexure 8: Commencement of duty by the Arbitrator

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष ९, अंक २६(४)]

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

[पुष्ठे ३, किंमत : रुपये १२.००

असाधारण क्रमांक ४२

प्राधिकृत प्रकाशन

लवाद, नगररचना परियोजना क्रमांक ७ [देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), शिवकर (भाग),कोळखे (भाग)]

जाहीर सूचना

क्रमांक लवाद /नरयो-७/साधारण/२०२३/०८

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. ७ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-७/प्रा.यो./२०२२, 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. ७. 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. ७-८ 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.

वरीलप्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिळकती बाधित (Injuriously 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.

भाग दोन-४२-१

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 तरतुर्दींप्रमाणे कार्यवाही करताना, या योजनेची प्रथमतः प्राथमिक न.र.यो. आणि अंतिम न.र.यो. याप्रमाणे उपविभागणी करून तद्नंतर 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.

2

अभिराज गिरकर, लवाद, नगररचना परियोजना क्रमांक ७ (नैना), [देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), शिवकर (भाग), कोळखे (भाग)].

З

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

OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME, NAINA No. 7

[Devad (pt.), Vichumbe (pt.), Usarli khurd (pt.), Kolkhe (pt.) And shivkar (pt.)]

Public Notice

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

No. ARB/TPS-7/GEN/2023/08

The draft Town Planning Scheme No.7 of NAINA at village (Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) and Shivkar (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-7/Draft Scheme/2022, dated 21st October, 2022, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/978/ C.R.103/17/UD-18, 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. 7-8.

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.7 of NAINA at villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) and Shivkar (pt.) from 5th April, 2023.

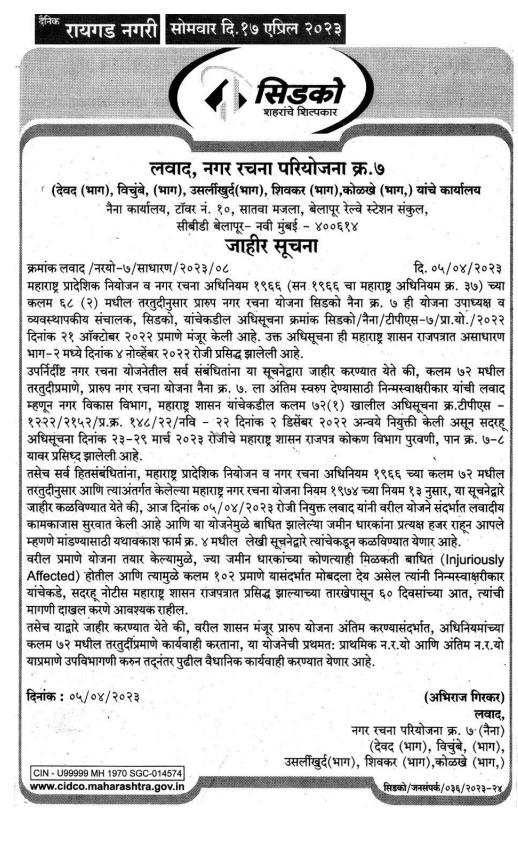
All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No.4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No.7, 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.7 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. 7, NAINA [Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) and Shivkar (pt.)].

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 9: Notice of Commencement of duty by the Arbitrator in Newspaper

Annexure 10: Newspaper notification of first hearing schedule by the Arbitrator

					(स	डुको)						
			-				Ψ.	शहरा	alleutole	-	_	-	-	-	_
				शहर अ	ाणि औ				हामंडळ, महाराष्ट्र ना क्र. ७, नैना	मर्या	देत				
			(3			ठखे (भा), रचना परिय	देवद (भा) गेजना नियम	विचुं । १९७	बे (भा), शिवकर (भा) ७४ च्या नियम क्र.१३ अ		ार्यालय,)				
योज	औद्योगिक विकास महामंडळ, मर्यो न व नगर रचना अधिनियम, १९६६ च	या कलम ६	८ (२) प्रमाणे म	जर केलेल्या प्रार	प नगर रचना प	यार केलेल्या व रेयोजना, नैना क	. ७ (उसली खर्द	तरी ज्ञ	या भूखंडधारकांना अशी विशेष सूचना मचनेसोबत जोडलेल्या सनावणीच्या वे	ळापत्रकानस	गर नमद केलेर	न्या दिनांकाला व लि	लेल्या वेळेत ल	वाट यांचे कार्याल	खात ७/१२
मा), गर रच	कोळखे (भा), देवद (भा), विखुबे (भ ाना नियम १९७४ च्या नियम क्र. १३(ा), शिवकर ३) प्रमाणे हि	(भा)) चे लवा बेहित नमुना ४ म	दीय कामकाज क ध्ये विशेष सूचना	लम ७२ (४) प्रम परीयोजनेतील प्र	गणे सुरु आहे. या त्येक भूखंड घारव	संदर्भात महाराष्ट्र जला पाठविलेली	उतारा थ देणार न	र अन्य आवश्यक त्या कागदपत्रांसह । हित त्यांना काही म्हणावयाचे नाही अ	त्सेच आधा से गुहीत धरू	रकार्डासह उप ज उक्त परियोध	स्थित राहावे. जे भू लेला अंतिम स्वरूप	बंडधारक या दि देणेत येईल.	नांकाला उपस्थित	राहून सुनाव
18. V	संतु अपुरे पत्ते किंवा अन्य कारणांमुळे : ।	क्त विशेष स्	र्चना काही भूखं	ड धारकांना मिळप	यामध्ये अडचण	होक शकते.				_					
Sr. No	Name of Owner	Survey No.	Hisaa No.	Village	Final Plot No.	Hearing Date	Hearing Time	Sr. No	Name of Owner	Survey No.	Hisaa No.	Village	Final Plot No.	Hearing Date	Hearing Time
1	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale T.M.H. Staff & friends Co.Ho. Sco.	42	1/42/2A	Devad		24-Jul-23	10.00 AM	34 35	Gurucharan, Group Grampanchayat Vichumbe Maharashtra Shasan	75(pt) 75(pt)	0 78(pt)	Vichumbe Vichumbe	23, 27, 69, 78, 99, 101,	24-Jul-23 24-Jul-23	2.00 PM 2.00 PM
2	Secretary, Ravindra Pahanu Ingale	42	1/42/2C	Devad		24-Jul-23	10.00 AM	509 510	Gurucharan, Group Grampanchayat Kolkhe	111	1/1	Usarli Khurd Usarli Khurd	445, 450	24-Jul-23 24-Jul-23	2.00 PM
3	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	42	1/42/2D	Devad		24-Jul-23	10.00 AM	511	Sarkari Bin Aakari Sarkari Bin Aakari Maharashtra Shasan binaakari pad	111	2	Usarli Khurd Usarli Khurd		24-Jul-23 24-Jul-23 24-Jul-23	2.00 PM 2.00 PM
4	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	42	1/42/28	Devad		24-Jul-23	10.00 AM	36 37	Vijay Jagashi Cheda Vijay Jagashi Cheda	10 25	0	Devad Devad		24-Jul-23 24-Jul-23	3.00 PM 3.00 PM
5	T.M.H. Staff & friends Co.Ho. Sco.	43(P)	1(P)	Devad		24-Jul-23	10.00 AM	38 39	Vijay Jagashi Cheda Vijay Jagashi Cheda	27 27	2D 3	Devad Devad		24-Jul-23 24-Jul-23	3.00 PM 3.00 PM
6	Secretary, Ravindra Pahanu Ingale T.M.H. Staff & friends Co.Ho. Sco.	43(P)	2(P)	Devad	3	24-Jul-23	10.00 AM	40	Vijay Jagashi Cheda Vijay Jagashi Cheda	18	2	Devad Devad		24-Jul-23 24-Jul-23	3.00 PM 3.00 PM
7	Secretary, Ravindra Pahanu Ingale T.M.H. Staff & friends Co.Ho. Sco.	43(P)	3(P)	Devad		24-Jul-23	10.00 AM	42 43	Vijay Jagashi Cheda Vijay Jagashi Cheda	20 21	2	Devad Devad	24, 129	24-Jul-23 24-Jul-23	3.00 PM 3.00 PM
8	Secretary, Ravindra Pahanu Ingale T.M.H. Staff & friends Co.Ho. Sco.	44(P)	45/1B/1(P)	Devad	1	24-Jul-23	10.00 AM	45	Vijay Jagashi Cheda Vijay Jagashi Cheda	24 39	0	Devad Vichumbe		24-Jul-23 24-Jul-23	3.00 PM 3.00 PM
	Secretary, Ravindra Pahanu Ingale T.M.H. Staff & friends Co.Ho. Sco.	44(P)	45/18/2(P)	Devad		24-Jul-23	10.00 AM	46 47	Vijay Jagashi Cheda Vijay Jagashi Cheda	110 111	0	Vichumbe Vichumbe		24-Jul-23 24-Jul-23	3.00 PM 3.00 PM
9	Secretary, Ravindra Pahanu Ingale T.M.H. Staff & friends Co.Ho. Sco.	.44(P)	45/1B/2(P)	Devad		24-Jul-23	10.00 AM	48 49	Vijay Jagashi Cheda Vijay Jagashi Cheda	193 27	1	Vichumbe Usarli Khurd		24-Jul-23 24-Jul-23	3.00 PM 3.00 PM
10	Secretary, Ravindra Palsanu Ingale	44(P)	45/1B/3(P)	Devad		24-Jul-23	10.00 AM		Anil V. Thekekar, Pandurang G. Shedge,						
11	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahana Ingale	44(P)	45/1B/4(P)	Devad		24-Jul-23	10.00 AM		Dharma Aadekar, Paresh K. Gije,						
12	Suresh D. Kolhe Parshuram Dharma Waghmare,	41	2	Devad	4	24-Jul-23	10.00 AM		Sunil M Aagri, Santosh D. Sonawane,						
13	Bebibai Pandharinath Mhatre, Lilabai Shankar Patil, Saviribai Prakash gharat, Rarnesh Gulab Chaudhari, Vijeta Laomikant Sing, Jay Mata di Builders and Developers	40	0	Devad	7	24-Jul-23	10.00 AM	50	Ramesh N. Soni, M/s galaxy Builders & Developers through pattners Mabesh Somiskar, M/s mairi abousing Prvt. Ltd. through Ajbar M. Khua, Orn Shri Sai Dattanath Builders &	26	0	Devad	25	24-Jal-23	3.00 PM
14	Behalf partner Vasant N. More	36	2	Devad	8	24-Jul-23	10.00 AM		Developers thhrough Shital Sonawate, M/s Smail Intra Trade						
15	M/s Shree Swaminathan Developers Behalf partner	38	2	Devad	9	24-Jul-23	11.00 AM	51	pvt. Inf. Abhinav V. Cheda	23	0	Devad	26	24-Jul-23	3.00 PM
-	Prabhakar S. Sonzwane, Sandip G. Waghmare				<u> </u>			52	Atmaram Rama Bhoir, Eknath Rama bhoir,	59	0	Vichumbe	28	24-Jul-23	3.00 PM
16	Indu Nana Waghmare, Sunil Nana Waghmare, Dilip Nana Waghmare,	39	0	Devad	п	24-Jul-23	11.00 AM	53 54	Ashok Bhau bhoir Sarkari Parigh Sarkari Parigh	17	0	Devad Devad	29, 77	24-Jul-23 24-Jul-23	4.00 PM
	vijay Nana Waghmare, Gulab Sunil Patil							55	Sarkari Parigh Akka S. Katkari	36	1	Devad Devad	30	24-Jul-23 24-Jul-23	4.00 PM 4.00 PM
	M/s Prayag Gurukrupa builders Behalf partner Baburao Gajanan							57	Krushna B Juvekar Gotya L. Katkari	28	2	Devad	31	24-Jul-23 24-Jul-23	4.00 PM 4.00 PM
17	Mhatre, Pradip krushna bhopi, Narendra namdev dhadve,	33	0	Devad	12	24-Jul-23	11.00 AM	59 60	Govind P. Katkari Barkya P. Gavand	28 28 28	4	Devad Devad	32 33 34	24-Jul-23 25-Jul-23 25-Jul-23	10.00 AM
	Virendre Hariba Lagade, Prajesh Sanjay Kamble							61	Maniji V. Bansude Gulab Govind Haravandkar,	28	9	Devad	35	25-Jul-23	10.00 AM
	Jagan Shankar Waghmare, Somi Tukaram Bhopi,							62 63	prabhakar sakharam Sonawane Sakharam P. Naik	28	10	Devad	36 37	25-Jul-23 25-Jul-23	10.00 AM
18	Gomi Sgankar Mhatre, Parshuram Jayram Waghmare, Vishwas Jayram Waghmare, Manisha Mangesh bhagat,	31	0	Devad	134	24-Jul-23	11.00 AM	64	Janabai Haiya Salunkhe, Shilpa Sanjay Haranvadkar, Lila Pandurang rasal Bhagya S. Lahane	28	5	Devad	38	25-Jul-23 25-Jul-23	11.00 AM
_	Janabai Changa Patil, Sonabai Jayram Waghmare Jagan Shankar Waghmare,							66	Chandrakant Shantilal Jain, shashikant Tuljaram Jadhav,	29	0	Devad	42	25-Jul-23	11.00 AM
19	Somi Tukarum Bhopi, Gomi Sgankar Mhatre, Parshurarn Jayram Waghmare, Vishwas Jayram Waghmare,	34	D	Devad	13B	24-Jul-23	12.00 PM	67	Vinod Parasmal Palresha Prafulkumar Manjibhai Kapupara urfa Patel, Janardan Maruti Phadke, Bhagwan Kasu Phadke,	30	2	Devad	43	25-Jul-23	12.00 PM
	Manisha Mangesh bhagat, Janabai Changa Patil, Sonabai Jayram Waghmare Virsen Kamlakar Sav,								Ragbunath urfa Fanako, Fagbunath urfa Eknath Maruti Phadae Parashram Dharma Waghmare, Bhagibai Maruti Patil,						
20	Paris Kunjavihar sav, Sandhya Kunjavihar Sav Virsen Kamlakar Sav,	27	IC	Devad	14, 55, 75	24-Jul-23	12.00 PM		Baliram Narayan Waghmare, Namdev Narayan Waghmare,						
21	Paris Kunjavihar sav, Sandhya Kunjavihar Sav	27	2A	Devad		24-Jul-23	12.00 PM		Godabai Dhau Patil, Shalu Bhagwan Patil,						
22	Vinod K. Patil Nilesh Dashrath Devkar,	37	2	Devad	15	24-Jul-23	12.00 PM		Tai Narayan Chaudhari, Shatik Dhau waghmare,						
23	Rupesh Nagnath Khanavkar, Anant Ramdos Waskar	38	1	Devad	16	24-Jul-23	12.00 PM		Rambhau Dhau waghmare, Lila Dhau Waghmare, Nirmala Dhau waghmare,						
24	Ashok Barku Waghmare, Gana Barku Waghmare, Raghunath Waghmare	37	1	Devad	17	24-Jul-23	2.00 PM	68	Suril Dhau waghmare, Bami Budhaji Mhatre, Gulab Krushna Mhatre,	27	18	Devad	45	25-Jul-23	12.00 PM
25	Malati Shankar Ramdharane, Naresh Shankar ramdharane, Parashuram Shankar Ramdharane, Vanina Shankar Ramdharane, Karuna Shankar Ramdharane,	27	14/1	Devad		24-Jul-23	2.00 PM	68	Shaakar Krushna Msanuc, Shashikani Krushna Waghmare, Sangita Dinanati Phadke, Sulochna gopal Gaykar, Mali Bhuu Gharat,	2/	18	Devad	45	25-Jul-23	12.00 PM
	Jyoti Prakash Chandane, Surekha Shashikant Singasane Malati Shankar Rarndharane, Naresh Shankar ramdharane, Parashuram	1			20		2.00 PM		Maii Bhau Ghanat, shaila Kisan waghmare, Radhabai Padrnakar Patil, Suman Kisan Gharat, Vaman Ganapat Waghmare,						
26	Shankar Ramdhamne, Vanina Shankar Ramdharane, Karuna Shankar Ramdharane, Jyoti Pakash Chandane, Starekha Shashikant Singasane	27	2B	Devad		24-Jul-23			arun Ganapat Waghmare, Uttam Ganapat waghmare, Sandip Ganapat Waghmare, Nanda Ganapat Waghmare						
27	Gurucharan	74(P) 38	0	Vichumbe	-	24-Jul-23	2.00 PM		M/s Best Enterprises, Chatdrakant Shantilal Jain,						
29	Gurscharan Gurscharan Gerscharan	38 76 78	0	Vichumbe Vichumbe Vichumbe	11 10 10	24-Jul-23 24-Jul-23 24-Jul-23	2.00 PM	69	Shashikant Tuljaram Jhadhav, Vinod Parasmal Palresha,	32	2	Devad	46	25-Jul-23	12.00 PM
31	Gurucharan Gurucharan Gurucharan	78 79 47	0	Vichumbe	22, 162, 363	24-Jul-23	2.00 PM 2.00 PM	05	Sita Vitthal Patil, Gita Pandhari Mhatre,		<u> </u>				
	Gurucharan Gurucharan	47	0	Vichumbe Vichumbe		24-Jul-23 24-Jul-23	2.00 PM 2.00 PM		Lata Ananta Waghmare, Shevanti baban patil						

Annexure 11: Newspaper notification of Second hearing schedule by the Arbitrator

	ww.krushival.in दि. २ सप्टेंबर, २०२३ ट्रिपे		आर. एन.		(स	डको						
		-	-				117	शहराचे	। शिल्पकार			-	-	-	-
			হা	हर आ	णि अं	ौद्योगिव	क विकास	न मह	गमंडळ, महाराष्ट्र म	र्यादित					
									ना क्र. ७, नैना						
			(उसल						बे (भा), शिवकर (भा) यांचे ४ च्या नियम क्र.१३ अन्वये		ाय,)				
				(-16	1/15 .1.1					,					
							जाहीर								
াজন দ	व नगर रचना अधिनियम, १९६६ च्या कल	म ६८ (२)	प्रमाणे मंजूर	केलेल्या प्रारूप	नगर रचना ।	गरियोजना, नैना	क्र. ७ (उसली खुर्द	सदर विश	olete Address या शेऱ्यांसह टपाल विभाग 1ष नोटीस पुन्हा पाठविणेत येत आहे. सदर	नोटीसीत नम्	द केलेला बि	देनांक व दिलेल्य	ग वेळेत जे भ	खंडधारक उपस्थि	थत राहन सुन
रचन	ळखे (भा), देवद (भा), विचुंबे (भा), शि । नियम १९७४ च्या नियम क्र. १३(३) :	सन्वये विहीत	नमुना क्र.	४ मधील विशेष	नोटीस, परि	योजनेतील प्रत्ये	क भूखंड धारकांना	तरी	हित त्यांना योजनेतील प्रस्तांवाबाबत काही ग ज्या भूखंडधारकांना अशी विशेष सूचना वि	कालेली नसे	ल त्यांना हि	हे जाहीर सूचना	देण्यात येत	आहे कि त्यांनी र	सुनावणी देणे
यात	होती व निवम क्र. १३ (४) नुसार त्याबा आली होती. तसेच सदर सुनावणीच्या वेळ	ापत्रकाची जा	णा ।द२४/ व हीर सूचना वि	७७/२०२३ ता दे. १८/०७/२०	द. २१/०८ २२३ रोजीच्य	/२०२३ या का 11 दै. किल्ले रायग	लावधात आयाजित ड आणि रामप्रहर व	उतारा ब	चनेसोबत जोडलेल्या सुनावणीच्या बेळापत्र अन्य आवश्यक त्या कागदपत्रांसह तसेच	आधारकार्डास	ह उपस्थित	। राहाबे. जे भूख	ंडधारक या		
	ग संकेतस्थळावर प्रसिध्द करण्यात आली । गवत असे निर्देशनास आले आहे की,		सूचना हया	Refused/U	nclaimed/	left Address	/ Insufficient or	देणार नाः	हीत त्यांना काही म्हणावयाचे नाही असे गृही	त धरून उक्त '	परियोजनेल	। अंतिम स्वरूप	देणेत येईल.		
R.	Name of Owner	Survey	Hisaa	Village	FP No.	Second Schedule	Second Schedule	SR.	Name of Owner	Survey	Hisaa	Village	FP No.	Second Schedule	Secon Schedu
0.	T.M.H. Staff & friends Co.Ho.	No.	No.			Date	Time	NO.	Gulab Govind Haravandkar.	No.	No.		2597	Date	Time
1	Seo. Secretary, Ravindra Pahanu Ingale	42	A	Devad		4-Sep-23	10:00 AM	62	prabhakar sakharam Sonawane	28	10	Devad	36	4-Sep-23	2.00PN
2	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu	42	1/42/2 C	Devad		4-Sep-23	10:00 AM	6.3	Sakharam P. Naik Janabai Halya Salunkhe, Shilpa	28	11	Devad	37	4-Sep-23	2.00PN
	Ingale T.M.H. Staff & friends Co.Ho.	1940	1/42/2	100000	3			64	Sanjay Haranvadkar, Lila Pandurang rasal	28	5	Devad	38	4-Sep-23	3.00 PI
3	Sco. Secretary, Ravindra Pahanu Ingale	42	D	Devad	5			65	Bhagya S. Lahane Chandrakant Shantilal Jain,	28	7	Devad	39	4-Sep-23	3.00 Pl
4	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu	42	1/42/2 B	Devad		4-Sep-23	10:00 AM	66	shashikant Tuljaram Jadhav, Vinod Parasmal Palresha	29	0	Devad	42	4-Sep-23	3.00 PI
5	Ingale T.M.H. Staff & friends Co.Ho.	43(P)	1(P)	Devad					Prafulkumar Manjibhai Kapupara urfa Patel, Janardan						
	Sco. Secretary, Ravindra Pahanu Ingale T.M.H. Staff & friends Co.Ho.		2.2					67	Maruti Phadke, Bhagwan Kanu Phadke, Raghunath urfa Eknath	30	2	Devad	43	4-Sep-23	3.00 PI
6	T.M.H. Stall & Iriends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	43(P)	2(P)	Devad					Maruti Phadke Parashram Dharma Waghmare, Phagibai Manuti Paril, Palimm						
7	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu	43(P)	3(P)	Devad					Bhagibai Maruti Patil, Baliram Narayan Waghmare, Namdev Narayan Waghmare, Godabai						
_	Ingale T.M.H. Staff & friends Co.Ho.	13	45/1B/					68	Dhau Patil, Shalu Bhagwan Patil, Tai Narayan Chaudhari,	27	1B	Devad	45	4-Sep-23	3.00 PI
8	Sco. Secretary, Ravindra Pahanu Ingale	44(P)	45/1B/ 1(P)	Devad				0.0	Shalik Dhau waghmare, Rambhau Dhau waghmare, Lila			Denus	73	1.049 20	
9	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu	44(P)	45/1B/ 2(P)	Devad					Dhau Waghmare, Nirmala Dhau waghmare, Sunil Dhau						
	Ingale T.M.H. Staff & friends Co.Ho.		45/1B/						waghmare, Bami Budhaji Mhatre, Gulab Krushna Mhatre,					5	
10	Sco. Secretary, Ravindra Pahanu Ingale	44(P)	3(P)	Devad					Bhaskar Krushna Mhatre, Shashikant Krushna Waghmare,						
1	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	44(P)	45/1B/ 4(P)	Devad					Sangita Dinanath Phadke, Sulochna gopal Gaykar, Mali Bhau Gharat, shaila Kisan						
2	Suresh D. Kolhe	41	2	Devad	4	4-Sep-23	10:00 AM		Patil, Suman Kisan Gharat.						
	Parshuram Dharma Waghmarc, Bebibai Pandharinath Mhatre, Lilabai Shankar Patil, Savitribai								Vaman Ganapat Waghmare, arun Ganapat Waghmare, Uttam						
13	Prakash gharat, Ramesh Gulab Chaudhari, Vijeta Laxmikant	40	0	Devad	7	4-Sep-23	10:00 AM		Ganapat waghmare, Sandip Ganapat Waghmare, Nanda						
	Sing, Jay Mata di Builders and Developers Behalf partner							-	Ganapat Waghmare M/s Best Enterprises,						
14	Vasant N. More M/s Shree Swaminathan	36	2	Devad	8	4-Sep-23	10:00 AM	69	Chandrakant Shantilal Jain, Shashikant Tuljaram Jhadhay,Vinod Parasmal	32	2	Devad	46	4-Sep-23	4.00 PI
5	Developers Behalf partner Prabhakar S. Sonawane, Sandip	38	2	Devad	9	4-Sep-23	10:00 AM	07	Palresha, Sita Vitthal Patil, Gita Pandhari Mhatre, Lata Ananta	.72	-	Devad	40	4.36(72.5	4.0011
	G. Waghmare								Waghmare, Shevanti baban patil M/s Best Enterprises,						
6	Indu Nana Waghmare, Sunil Nana Waghmare, Dilip Nana Waghmare, ujiay Nana	39	0	Devad	11	4-Scp-23	11.00 AM	70	Chandrakant Jain, Shashikant Jhadhav, Vinod Palresha	9	3	Devad		4-Sep-23	4.00 PI
	Waghmare, vijay Nana Waghmare, Gulab Sunil Patil	ered.	and a	Constant				71	Chandrakant Shantilal jain, shashikant Tuljaram Jadhav,	32	1	Devad	48, 50	4-Sep-23	4.00 Pf
	Jagan Shankar Waghmare, Somi Tukaram Bhopi, Gomi Sgankar							72	vinod Parasmal Palresha Shashikant Krushnaji Patil,	41	1	Devad	20	4-Scp-23	4.00 PI
9	Mhatre, Parshuram Jayram Waghmare, Vishwas Jayram Waghmare, Manisha Mangesh	34	0	Devad	13B	4-Sep-23	11.00 AM	72	Nandini Ankush Shinde Bhagwan Rama Waghmare	9	2		40		4.00 PI
	bhagat, Janabai Changa Patil, Sonabai Jayram Waghmarc							15	Shalik Dhau Waghmare,	1	2	Devad	49	4-Sep-23	-4.00 Pl
2	Vinod K. Patil	37	2	Devad	15	4-Sep-23	11.00 AM		Rambhau dhau Waghmare, Sunil Dhau Waghmare, Lilabai						10.45
23	Nilesh Dashrath Devkar, Rupesh Nagnath Khanavkar, Anant Ramdas Waskar	38	1	Devad	16	4-Sep-23	11.00 AM	74	Dhau Waghmare, Nirmala Dhau Waghmare, Praful Kumar Manaijbhai Kapupara Patel.	30	1	Devad	51	5-Sep-23	10.00 A
4	Ashok Barku Waghmare, Gana Barku Waghmare, Raghunath	37	1	Devad	17	4-Sep-23	11.00 AM	1. (1944)	Vaman Ganapat Waghmare Padmini V Jadhav, Vilas R.		-	22,00000			
	Waghmare Anil V. Thekekar, Pandurang G.	~	~		17			76	Padmini V Jadhav, Vilas R. Padmini V Jadhav, Vilas R.	12	0	Devad	56	5-Sep-23	10.00 A
	Shedge, Dharma Aadekar, Paresh K. Gije, Sunil M Aagri,							77	Jadhav Santosh S. Asavale, Sandhya S.	13	0	Devad Devad	60	5-Sep-23	10.00 A
	Santosh D. Sonawane, Ramesh N. Soni, M/s galaxy Builders &							19	Bhoir, Sanjay V Mhatre Roshan G. Karambera,	13	0	revad	60	5-Sep-23	10.00 A
0	Developers through partners Mahesh Somiskar, M/s maitri ahousing Prvt. Ltd. through	26	0	Devad	25	4-Sep-23	12.00 AM	80	Aalckwadi G. Karambera, Vasudev S. Kamat, Darshak S.	14	0	Devad	62	5-Sep-23	10.00 A
	Ajhar M. Khan, Om Shri Sai Dattanath Builders &							81	Siddha Bhagya S. Lahane	20	1	Devad	63	5-Sep-23	10.00 A
	Developers thbrough Shital Sonawane, M/s Smail Intra	elopers thhrough Shital wane, M/s Smail Intra			82 86	Namdev B Phadke Kokila K. Patel, Sonal K. Patel	16 22	0	Devad Devad	65 70	5-Sep-23 5-Sep-23	11.00 A			
	Trade pvt. ltd. Atmaram Rama Bhoir, Eknath							86	Kokila K. Patel, Sonal K. Patel	18	1	Devad	70	5-Sep-23 5-Sep-23	11.00 A
2	Rama bhoir, Ashok Bhau bhoir	59	0	Vichumbe	28	4-Sep-23	12.00 AM		Ramesh Alya Gondhali, Suresh Alya Gondhali, Rajesh D						
56 57	Akka S. Katkari Krushna B Juvekar	28 28	8	Devad Devad	<u>30</u> 31	4-Sep-23 4-Sep-23	12.00 AM 12.00 AM	89	Gondhali, Gita Nitin Patil, Kamala D Gondhali, Harsh V.	193	2	Vichumbe	74	5-Sep-23	11.00 A
58	Gotya L. Katkari	28	3	Devad	32	4-Sep-23	12.00 AM		Gondhali, Harshali V. Gondhali, Pinki V. Gondhali Radhakai C. Banhan Probach C.						
59 50	Govind P. Katkari Barkya P. Gavand	28 28	4	Devad Devad	33 34	4-Sep-23 4-Sep-23	2.00PM 2.00PM	90	Radhabai C. Bankar, Prakash C. Bankar, Kishar G. Surate, Dhananjay L. Patil	18	3B	Devad	76	5-Sep-23	11.00 A
i0 51	Maniji V. Bansude	28	9	Devad	35	4-Sep-23	2.00PM		,						
								-							

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Annexure 12: Subdivision of the Scheme u/s 72 (3)

Office of Arbitrator

NAINA Town Planning Scheme – 7,

Devad (pt), Kolkhe (pt), Usarli Khurd (pt), Vichumbe (pt), Shivkar (pt) CIDCO, NAINA Office, Tower No.10, 7th Floor, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai – 400614

ARB/TPS-7/GEN/2023/488/2

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. 7 (Devad, Kolkhe (New-Kolkhe Peth), Usarli Khurd, Vichumbe and Shivkar) has been sanctioned under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 vide notification no. CIDCO/NAINA/TPS-7/Draft Scheme/2022 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. 7 (Devad, Kolkhe (New – Kolkhe Peth), Usarli Khurd, Vichumbe 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.

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NAINA, Town Planning Scheme No. 7

(Devad, Kolkhe (New – Kolkhe Peth), Usarli Khurd, Vichumbe and Shivkar)

PRELIMINARY NAINA TOWN PLANNING SCHEME NO 7

Annexure 13: Drawing up of the Preliminary Scheme u/s 72 (7)

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

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

८५ 🛛 [पृष्ठे ४, किंमत : रुपये १२.००

वर्ष ९, अंक ७३(४)]

असाधारण क्रमांक १०१

प्राधिकृत प्रकाशन

प्रारंभिक नगररचना परियोजना नैना क्र. ७

[देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड]

जाहीर सूचना

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

क्रमांक लवाद/नरयो- ७/ नैना /प्रारंभिक/ निवाडा/२०२३/५१२

ज्याअर्थी, प्रारुप नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-७/प्रा. यो./ २०२२, दि. २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ मधील पृष्ठ क्र. १ ते १२ मध्ये दि. ४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमांच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र.टीपीएस-१२२२/२१५२/ प्र.क्र.१४८ /२२/नवि-१२, दि. २ डिसेंबर २०२२ अन्वये केली आहे व सदर अधिसूचना ही **महाराष्ट्र शासन राजपत्र** भाग १ मध्ये दि. २३-२९ मार्च २०२३ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ एप्रिल २०२३ रोजी सूचना प्रसिद्ध करुन नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] करिता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ५ एप्रिल २०२३ पासून सुरू करण्यात आले आहे ;

(१)

भाग दोन-१०१-१

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

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 ;

आणि ज्याअर्थी, नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), नवीन-कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] हिची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दि. २९ ऑगस्ट २०२३ रोजी नोटीस क्र. लवाद/न.र.यो.-७/ सर्वसाधारण/२०२३/४८८/२ 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 कर्त्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका 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 दि. 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 जमिनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर-नवी मुंबई ४०० ६१४ येथे प्रसिद्ध करण्यात आली आहे.

दिनांकः ३० नोव्हेंबर २०२३,

2

अभिराज गिरकर,

लवाद

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

नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग)].

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

PRELIMINARY NAINA TOWN PLANNING SCHEME, NO. 7

[Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) Taluka Panvel, District 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-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 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-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 subdivided 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.

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.

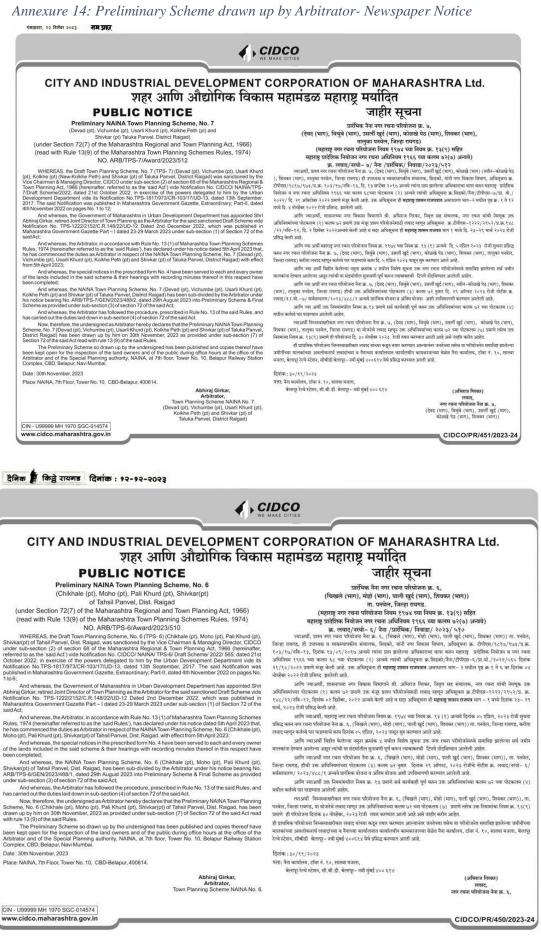
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ABHIRAJ GIRKAR,

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].

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.



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PRELIMINARY NAINA TOWN PLANNING SCHEME NO 7

(6) Tuesday, 12 December 2023

contact@newsband.in www.newsband.in Newsband

▲, CIDCO

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 (ph), Vichumbe (ph), Usaril Khurd (ph), Kolkine Peth (pt) and Shivker (ph) Taluka Paneve, District Ragad) (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

NO. AREATPS-7/Award/2023/512 WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS-7) (Dewad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe (pt), New-Kolkha Petri and Shivkar (pt) of Taluka Parvel, District Raigad) was sanctioned by the Vice Draimans & Managing Director, CIDCO under sub-section (2) of section 56 of the Natimenting Region 2017. The safe Area 2017 of Taluka Parvel, District Raigad) was sanctioned by the Urban Schemer 2012 of the Clocker 2022. In section 56 of the Natimenting Region 2017. The safe Molfication was published in Maharashtra Government Gazette, Extraordinary, Par-11, dated 410 November 2022 on pages No. 1 to 12: And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhria Girkar, retired Joint Director of Town Planning as the Arbitrator for the sad sanctioned Draft Scheme vide Molfication No. TPS-1222/1520; CL 148/22/DUF. Zubatd 270 Devember 2022, which was published Mathwarea: the Government of Kaharashtra 2023 under sub-section (1) of Section 72 of the satisfication as the section in the same the Maharashtra 2023 under sub-section (1) of Section 72 of the satisfication in the same the Maharashtra in Maharashtra 2023 under sub-section (1) of Section 72 of the satisfication No. 1990.

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashira Town Planning Schemes Rules, 1974 (hereinafter referred to as the said Rules), has declared under his notice dated Sth April 2023 that, he has commenced the duites as Arbitrator in respect of the ANIAN Town Planning Schemes (from Sth April 2023); and (b) Rule (b) Rules) (b) Rules (b) Rules) (b) Rules) (b) Rules) (from Sth April 2023); and (b) Rules) (b) Rules

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;

to the failurs included in the said schedule of the internaling with recording influes to the of the steplec have been completed, so, the ANUM schedule of the said schedule of

The Preliminary Scheme se drawn up by the undersigned has been published and copies thereof have been keep open for the inspection of the land overses 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, CBB, Belapurk Awi Mumbai.

Date : 30th November, 2023

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

Abhiraj Girkar, Arbitrator, Town Planning Scheme NAINA No. 7. evad (pl), Vichumbe (pl), Usaril Khurd (pt), Kolkihe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad)

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

जाहीर सूचना

आपर करना आह. आगि कमा आहं. करन नगर रचना परियोजना नेना क्र. ७. (देवद (भाग), निष्तुंचे (भाग), उसली खुर्द (भाग), कोळखे रेठ (भाग), तिश्वकर (भाग), तालुका पत्मवेल, तिरहार गणरा, करीता सवाद रहाष्ट्र स्वर्लये या पाछमाचे कमा दि. ५ प्रतिव २०३४ प्रायत् मुक अरुपात आगे आहे. आणि गण्य अपर्यी क्रिति करेकरा- मुज्यून प्रम्यंकर भागि लिक्षे मुच्या जज्ज रागर पाष्टा परियोजनेकये साथविष्ट झालेच्या सर्व वयीन मालकरंता देष्यात्र आतेल्या आसून व्यांची या संदर्भातील सुरावाणी पूर्ण करन- राज्या क्रियोजनेकये साथविष्ट झालेच्या सर्व मालकरंता देष्यात्र आलेल्या आसून व्यांची या संदर्भातील सुरावाण्या त्र

मालकांत प्रेशना आलेला आसूर वाची सा संदर्भतित मुरावणी पूर्ण काल नावाकाणी. दिग्ये नेदंविषणात आलेली आलेत. आणि ज्या अपी नार परचा परिपोर्डन के के क्र. ७, देवद (भाग), किवुंसे (भाग), उसती खुर्द (भाग), नवीन-कोळवे पेंद (भाग), जिवकर (भाग), तालुका पर्वेश, किलार वाणाइ, जिंक अपीर्वारवाण प्रोराव्हलवा (1) कलात ७२ तुवार हि. १९ ऑगस्ट २०२३ रोजी नोटीस झ. लायाएं.ग. सो. -७४ वर्षवापारण (२२३) ४८८/ २३ अनवे प्रोराविक कोला व ऑफिस बोतना अतींत प्रवीसाणी सरपारात आलेती जाते. आणि पाच आर्थी उनि दिवार्पार्थाल दिया छ.१३ प्राणे वर्ष कार्यवाण प्रेराव्हलवा (1) करता ७३ उद्दार्था हि. १९ अंगर आर्थी पाच आर्थी उनि दिवार्पार्थाल दिया छ.१३ प्राणे वर्ष कार्यवाण क्रेंगी कार्यात्र आर्थिति आते. वाजा पाच आर्थी उनि दिवार्पार्थाल दिया छ.१३ प्राणे वर्ष कार्यवाल प्रेराव्ह (भाग), उसती उपविधाणण सरपारा आलेती जाते. वाजाओं निमन्यवार्थीकार गए राख्य परिपोर्थना नेना छ. ७, (देखर (भाग), सित्रुंबे (भाग), उसती खुर्द (भाग), लेखर (भाग), तालुका प्रेराव्ह राख्य के स्टान के छ. ७, (देखर (भाग), सित्रुंबे (भाग), उसली खुर्द (भाग), के स्वार्था वित्यनवार्थीक स्वार हा था चोयले त्यारा स्वानुत्र उक्त अपिनियार्थाक कराव ६ २७ पर प्रोत्हर के खिर दियांग नियायां वित्य झ. १३(१) प्राणों के परिपोर्थना हि. ३ नोवेंहर २०३ रोगी तथा सरपात आली आते ओ नातीर सतीत आले.

गिषण्या भण्य ३. २६१ () अगा ६१ गावण्या १. २ भाष्यस्य १९१६ १०१ गाव भाष्यभ्यत्या आता आत्र आवता स्वता भारतः आत्रः १९ प्रायमिक पित्तेवान मिस्नवात्रीयाः स्वाव प्रायम् इत्या सारुप्याया आत्रान्ते अन्त्रेभा सारेष पार्थितने समाविष झालेल्या वर्षनीयिवा मालकांच्या अबलोबनार्थ ल्यादांच्या व नैनाच्या कर्यालयात कर्यालयीन कार्यालया बेलेल ने कार्यालय, टीवर नं. १०, सालया मबला, बेलाष्ट्र एवे स्टेशन, सॉबीडी बेलाष्ट्र - नयी मुंखई १००६११ येव प्रसिद्ध रूपयान आली आते.

दिनांक : ३०/११/२०२३

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

(अपिसात मिस्कर) लवाद, नगर रचना परियोजन निन छ. ७, (देवद (भाग), विवुंबे (भाग), उसली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग))

CIDCO/PR/451/2023-24