

REPORT ON
TOWN PLANNING SCHEME NO. 5
NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA



Publication of Draft Scheme under section 61(1) of MR & TP Act, 1966
City and Industrial Development Corporation
of Maharashtra Ltd. (CIDCO)

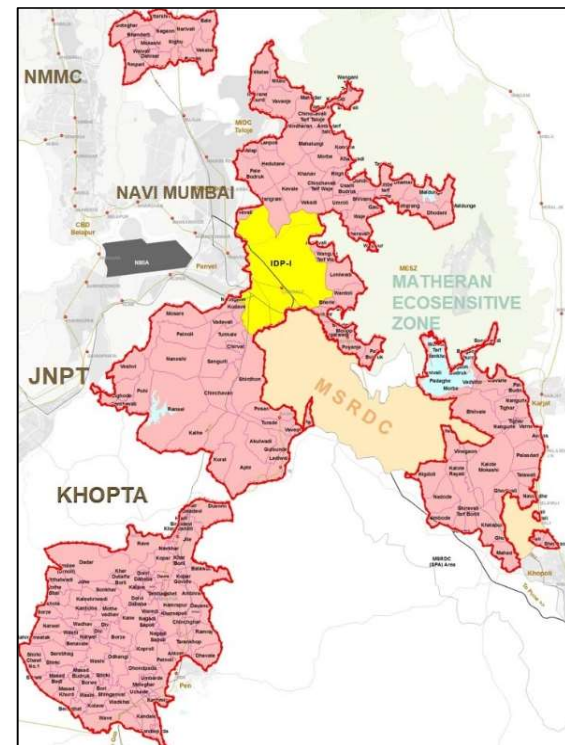
1. Preamble

The Government of Maharashtra in exercise of powers conferred under clause (b) of Subsection (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by Notification, No. TPS -1712/475/CR-98/12/UD-12, dated 10th January, 2013 (hereinafter referred to as “the said Notification”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “the Corporation”) as Special Planning Authority (hereinafter referred to as “the SPA”) for 270 villages (hereinafter referred to as “said notified area”) as Navi Mumbai Airport Influence Notified Area (NAINA) as specified therein.



In pursuance of the powers conferred by Sub Section (1) of the Section 23 of the said Act, the Corporation published notice declaring its intention to prepare Development Plan for the said notified area, and inviting suggestions or objections from the public within a period of not less than sixty days from the publication of this notice in the Maharashtra Government Gazette, Part-II, Thursday to Friday, dated 15-21 May, 2014.

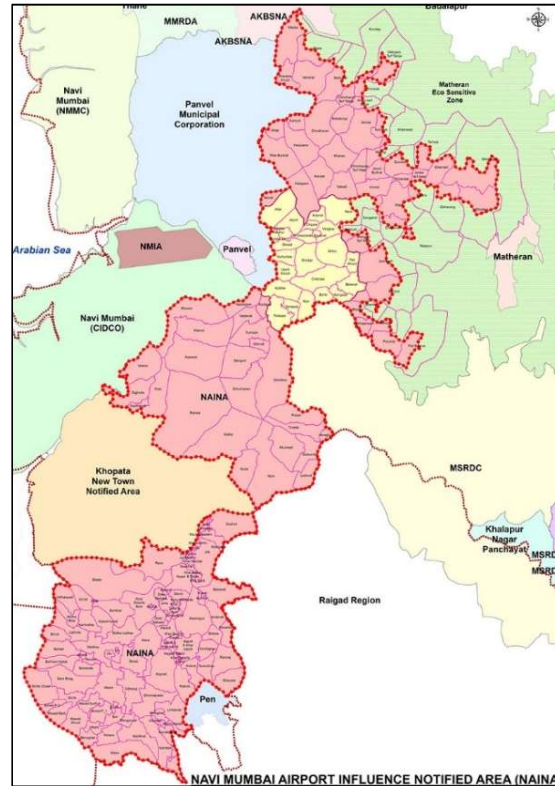
The Government of Maharashtra vide notifications dated 22th September, 2015 and 18th March, 2016 had declared Maharashtra Industrial Development Corporation Limited, (MIDC) and



Maharashtra State Road Development Corporation Limited, (MSRDC) respectively as SPA, resulting NAINA to 224 villages with total area of 474 sq.km.

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

Interim Development Plan (IDP) for 23 villages was sanctioned by Govt on 27.04.2017 and Excluded parts of IDP were sanctioned on 01.03.2019. The development plan for remaining 151 villages have been sanctioned by Govt on 16.09.2019.



I. ROLE OF CIDCO

CIDCO as SPA is entrusted with the responsibility of preparation of development plan, corresponding development control regulations and mechanism for implementation of the plan. An innovative concept that promotes voluntary land assembly, contributes land for public purpose, finances infrastructure development, has been developed by CIDCO for NAINA. To realize this model and to assess the acceptability of the landowners it is decided to test the concept at a smaller scale. Based on the above consideration, CIDCO decided to prepare an Interim Development Plan (IDP) on priority for the area under pressure of development due to its proximity with the developed node of New Panvel. Accordingly, IDP was prepared for 23 villages. The Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27.04.2017 has sanctioned the Interim Development Plan (IDP) along with Development Control and Promotion Regulations for the 23 villages of NAINA under Section 31(1) of the said Act, wherein the voluntary participatory NAINA Scheme was approved. The excluded part of IDP was sanctioned on 01.03. 2019.

II. VISION OF NAINA

The development model for NAINA is pivoted on eliciting participation and contribution of the private land owners. CIDCO intends to play the role of facilitator encouraging land

aggregation for self-sustaining and participatory model of development; without full-fledged land acquisition. The highlights of the sanctioned NAINA Scheme are as under:

- Minimum land area or land aggregation required for participation is 10 Ha.
- For financial sustainability of the NAINA Project, 40 % land shall be surrendered to Authority “free of cost” which shall preferably include of IDP reservations.
- The FSI of original land is permitted to be utilized on land retained by the owner. Thus on 60% land, the maximum permissible FSI will be 1.7.
- Uses permissible on retained land are Residential, Comm., R+C, Hotels, Offices etc.
- Additional, 20% BUA over & above BUA generated on 60% land shall necessarily be constructed for EWS/LIG housing. The constructed tenements of EWS/LIG will be handed over to CIDCO at pre-determined rates (as per MHADA formula).
- Flexibility to join non-contiguous land under reservations to make aggregation of 10 Ha.
- Reservations within NAINA Cluster shall be flexible (excluding roads) and will be allowed to be relocated in the cluster.

2. Initiative taken for implementation of IDP

To make the NAINA scheme successful, CIDCO has also sought Relaxation in Stamp duty for execution of Co-operation agreement and Surrender Deed. However, after various discussions, the Govt. in its wisdom directed CIDCO that rather than waiting for relaxations and to avoid land aggregation to happen at sporadic locations, CIDCO should implement NAINA Scheme itself in the ambit of recently amended Town Planning Scheme (TPS) regulations.

The Government of Maharashtra in exercise of powers conferred by sub-section (1) of section 151 of the Said Act, vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO, for speedier implementation of the scheme.

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

Accordingly, a proposal of NAINA scheme received to CIDCO has been decided to be implemented through pilot TPS, and the Board of CIDCO vide Resolution No 11915 dated 11.08.2017 had declared its intention under Sub- Section (1) of Section 60 of the said Act, for making of **Town Planning Scheme No 1 (TPS-1)** at Village- Akurli, Belavali, and Chikhale (non-contiguous pocket) of Taluka - Panvel, District Raigad admeasuring about 19.12 Ha.

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

So far CIDCO has declared ten Town Planning Schemes within IDP area. The preliminary TPS-1 drawn by Arbitrator is sanctioned by Govt under section 86(2) of the Act on 03.09.2019 read with corrigendum dated 11.02.2020. Also, TPS-2 is sanctioned by Govt. under section 86(2) of the Act on 03.11.2021. Thus, the concept and method adopted by CIDCO in preparation of TPS is accepted and vetted by the State Govt.

3. Purpose of Town Planning Scheme No - 5

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

With this background, CIDCO has declared intention to prepare TPS-05 for the purpose of implementing the proposals in the sanctioned IDP of NAINA.

The Board of CIDCO vide Resolution No 12189 dated 07.06.2019 had declared its intention under Sub- Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No-05 at part of Villages - Bonshet, Bhokarpada(Chipale), Devad, Moho, Shivkar, Vichumbe and Vihighar in one contiguous pocket of Taluka - Panvel, District Raigad. (Admeasuring approximately 242 Ha). Copy of the Board note is annexed herewith for reference.

The declaration of intention to make TPS-5 has been published in Government Gazette (extra-ordinary Part-II) on 26.06.2019 as per section 60(2) of the Act.

4. Concept of Layout Plan

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

- All contribute equal percentage of land for the project.

- Forest lands, water bodies, existing structure of valid permissions are kept intact.
- Land owners to get 40% of original land holding as net final plot.
- As far as possible final plots anchored to their original location.
- Approximate 10% open space and 5% amenity are provided commonly in scheme layout and distributed spatially on neighborhood concept
- As far as possible existing structures are protected and final plot are given around existing structures.
- An attempt has been made to carve out final plots in such a way that they are of regular shape and are developable.
- Land affected by gas pipe line, H. T. line have been given unencumbered final plots to its nearby original location.
- Same owner with scattered land parcels have been given single plot considering his consent for amalgamated.
- 7/12 is considered as basis for finalizing entitlement.
- No one is dispossessed in the scheme.
- On the basis of suggestions received from owners during meet, necessary changes have been carried out in the tentative proposal.

As committed in NAINA scheme, the FSI of original plot is going to be loaded on the final plot (FP) area, which is 40% of Original Plot (OP), thus the permissible FSI on the FP will be 2.5. To enable the holder of FP to consume the permissible FSI, it is necessary to make Special Development Control Regulations for TPS-5. Therefore, along with approval of Draft TPS-5 under section 68(2) of the Act, requisite special DCR in accordance with sub-section (2) of section 159 of the said Act are proposed to be approved with Draft TPS.

The special DCR in TPS-1 and TPS-2 have been approved by Government while sanctioning preliminary scheme. The same are proposed to extend in all the TPS in NAINA for ensuing uniformity. The Government has approved suspension of corresponding provisions of the sanctioned DCPRs of IDP in TPS-5 on 30.12.2019.

5. Compliance of the Act provisions in the Draft Town Planning Scheme - 5

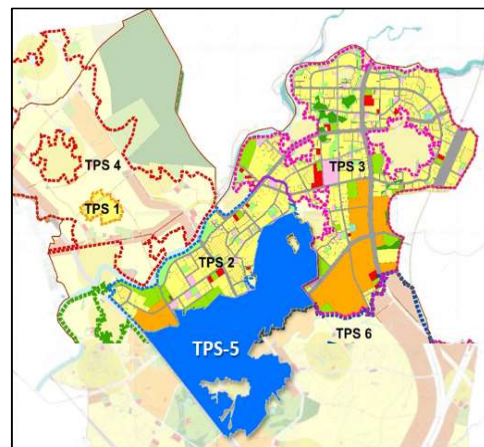
I. Identification of the TPS boundary

The boundary for TPS-5 is identified in the proximity of already published boundary of TPS-02 and TPS-03. The scheme located on left side of Mumbai Pune Expressway towards

travelling to Pune. The core gaothans, padas and already developed pockets are excluded from the scheme area.

The main features for identification of the boundary are-

- Continuity with Town Planning Scheme No - 2 and 3, the physical infrastructure of both the schemes can be extended as a comprehensive system.
- Half of the Clover leaf at Vichumbe village along Mumbai Pune expressway and junction of proposed 45m wide road provides better connectivity to the adjoining area. Half clover leaf is falling in TPS-7.
- The scheme is bounded by:
 - On North by sanctioned TPS-2 boundary,
 - On South by growth center reservation of village Shivkar.
 - On East by boundary of published TPS-3.
 - On West by Mumbai Pune expressway.
- A water passage collecting storm water from Moho village is traversing through TPS area towards Gadhi River at Navi Mumbai.
- Power Transmission lines of 220 KV and 110 KV are traversing throughout North-South 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 of approximately 41 % IDP reservations like school, college, playgrounds, parks, crematorium, PHC, daily bazar, Fire Station, Police Station, STP etc. and also growth center.
- Major part of identified pocket is virgin lands, hence less constrain for proper planning. The identified scheme area is sizable for township.



II. Declaration of Intention to prepare TPS- 5, u/s 60(1) of the act

The proposal for implementation of Town Planning Scheme is placed before CIDCO Board. The Board of CIDCO vide Resolution No 12189 dated 07.06.2019 had declared its intention under Sub- Section (1) of Section 60 of the said Act, for making of Town Planning Scheme No.- 5 at part of Villages - Bonshet, Bhokarpada(Chipale), Devad, Moho, Shivkar, Vichumbe

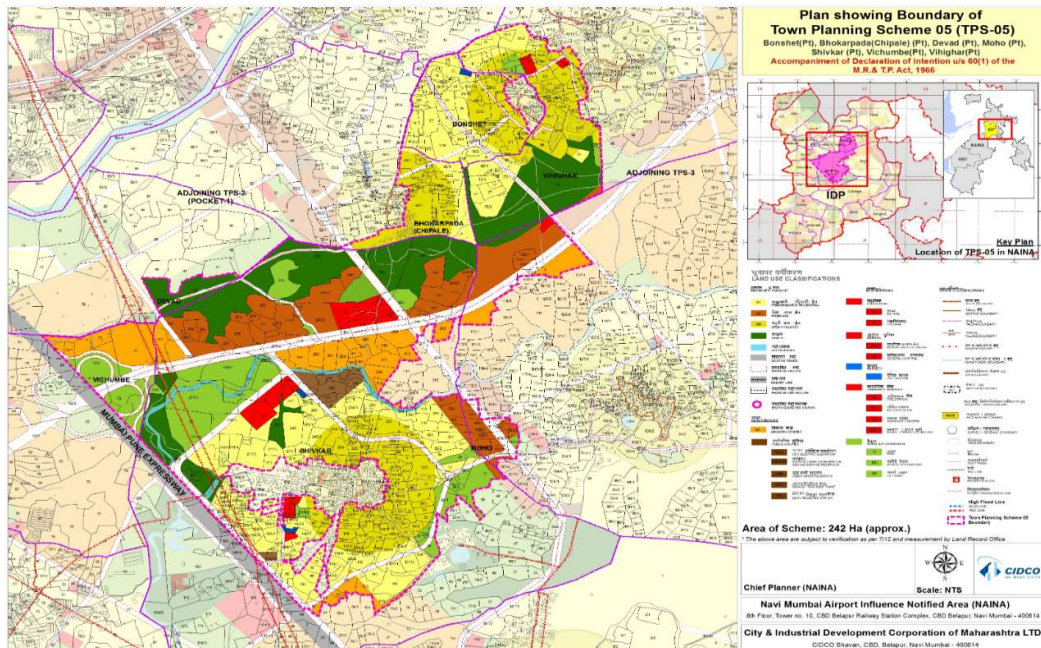
and Vihighar of Taluka Panvel, District Raigad in one contiguous pocket. The scheme area is approximately 242 Ha.

III. Publishing Declaration of Intention u/s 60(2) of MR&TP act, 1966

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

- Gazette Notification: A notice about declaration of making Town Planning Scheme No 5 as per provision in Section 60(2) of MR&TP Act, 1966 has been published in the extraordinary official Maharashtra Government Gazette (part-II) dated 26.06.2019.
- Local News Paper: A public notice is also published in two widely circulated local News Papers, the daily Marathi newspapers “रायगड नगरी” on 01.07.2019 & English daily newspaper “Newsband” dated 10.07.2019.
- Information to Govt.: As per provisions of Sub- Section (2) of Section 60 of the said Act, a copy of gazette Notice together with a copy of the map showing the scheme area has been dispatched to the Urban Development Department (UDD)-12 on 03.07.2019.
- Information to Director of Town Planning, Maharashtra State: A copy of gazette Notice together with a copy of the map showing the scheme area has been dispatched to the office of Director of Town Planning on 03.07.2019.

IV. Display for public u/s 60(3) of MR & TP act, 1966



- Display in the NAINA Office: In accordance with the provisions of Section 60(3) of the Maharashtra Regional and Town Planning Act, 1966, a copy of the declaration

along with the map showing the area to be included in the Town Planning Scheme-5 is kept open for inspection of the public in the NAINA office during office hours on all working days.

- Display in Govt. Offices: The same is also made available in Collector's office, Tahsildar's office for inspection of the public.
- CIDCO's official website : The Public notice and the map is also uploaded in the CIDCO's official website www.cidcoindia.com

V. Extension of 3 months' u/s 61(3) of MR&TP Act, 1966

- As per Section 61(1) of the Act, it is mandatory to publish the draft scheme within 9 months (i.e. 25th March, 2020) from date of declaration. Accordingly, extension in time limit as per section 61(3) of the said Act, was sought by placing a proposal before the Board.
- CIDCO Board vide Resolution No 12275 dated 10th Jan, 2020 approved the proposal for seeking extension under section 61(3) of the said Act for publication of the draft scheme and authorized JMD-1 and Chief Planner (NAINA) for submitting request for extension to Government. The request letter was sent to the Government on 7th Feb, 2020.
- In response to proposal dated 7th Feb, 2020, Joint Director Town Planning Konkan division under power delegated under section 61(3) of MR&TP Act 1966, has granted extension upto three months (i.e. upto 24th June 2020 as per order) vide letter TPS No.5/ NAINA/Sect 61(3)/Time-limit Extension/ JDTP-KDN/2059, Dt: 4th March 2020, under section 61(3) of MR&TP Act 1966.

6. Time line for the project

Sr. No.	Section	Action	Act Provisions	Completed
1.	60(1)	Declaration of Intention	Starting date	07.06.2019
2.	60(2)	Declaration in the Official Gazette Two local news papers Display in the office Intimation to Urban Development Dept. Intimation to Director, Town Planning Dept.	Within 30 days	26.06.2019
3.	61(1)	Preparation of conceptual layout plan	Within 6 months or time extended u/s 61(3)	24.03.2019 (in accordance with extension granted by

Sr. No.	Section	Action	Act Provisions	Completed
			(sought 3 months' time extension)	JtDTP vide Order dtd 04.3.2020)
		Owners Meet		5 th & 6 th March 2020
		Submission of Draft Scheme to Director, Town Planning for first Consultation	Before 3 months of publication	20.03.2020
	National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020			
	61(1)	Receipt of first Consultation from Director, Town Planning		05.04.2021
		Publication of Draft Scheme		25.04.2022

7. National Lockdown

- National lockdown due to Covid-19 Pandemic commenced from 23rd March 2020.
- In the view of Pandemic, Urban Development Department, GoM vide Maharashtra Ordinance XV of 2020 dated 31st August 2020 issued the Ordinance and its enactment dated 14th September 2020, the period of lockdown measures by the Government is excluded while calculating the timelines under section 148-A of the MR&TP Act.
- Therefore, the lockdown period will require to be excluded while computing the time limit for publication etc.

8. Methodology for preparation of Draft Town Planning Scheme

As specified in Rule number 4(1) of Maharashtra Town Planning Schemes Rules, 1974, public meetings of the land owners included in draft scheme is called to explain the tentative proposal of the draft scheme for eliciting public opinion and suggestions. In the scheme, 583 land parcels and about 403 final plot holders are participating. The notice in this regard is published in two local newspapers “निर्भीड लेख” and “दैनिक किल्ले रायगड”. Individual notice to all owners for public meeting is also issued by register post. In the notice the participant owners are asked to verify their name, area as per 7/12 extract and tenure of the land. They are also asked to submit the request for amalgamation for their entitlement. The list indicating the names, area and tenure of each plot is also uploaded in the CIDCO's official website and the same is made available in the respective Gram panchayat Offices and Tahsildar office. On receipt of the consent for amalgamation the entitlements are combined in the tentative scheme layout plan.

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

For furnishing measurement and certified 7/12 abstracts of all landholders in TPS-5, the office of Deputy TILR Panvel and Tahsil office, Panvel respectively were requested. Necessary fees towards measurement have also been paid by CIDCO. On the basis of certified 7/12 received from Tahsil office, Panvel, the list of all landholders included in the scheme has been prepared. The soft copy of AutoCAD drawing of survey furnished by agency M/s Shidhore & Associates (who has been appointed by Engineering Department for coordinating with TILR and Tahsil Office) has been referred for preparation of layout in the scheme. Subsequently, Deputy Taluka Inspector of Land Records, Panvel was requested for official stamped copy of the measurement plan of the TPS-5 area. The measurement plan for TPS-5 is expected shortly. However, in absence of measurement plan, maximum possible details of sub-division of survey numbers have been collected and the scheme layout is prepared.

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

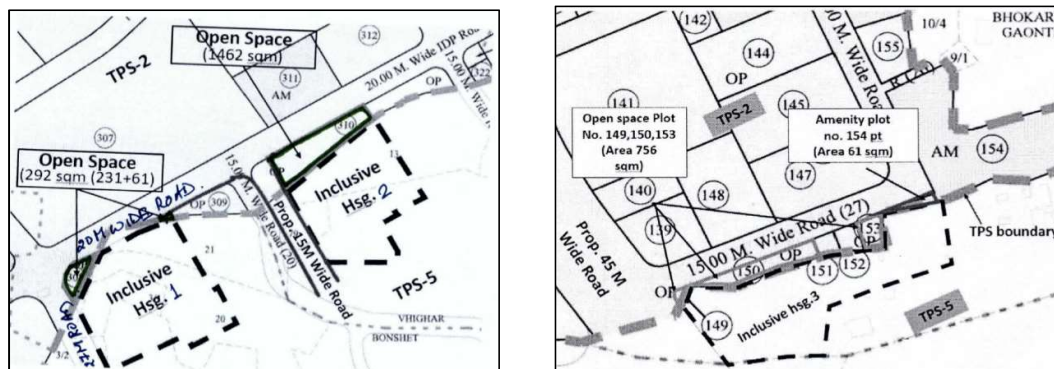
II. Coordinating with adjoining Sanctioned Draft Scheme of TPS-2

Town Planning Scheme-5 is abutting boundary of TPS-2 and TPS-3. TPS-2 is sanctioned and published in gazette on 03.05.2019. Arbitrator is appointed by State Govt. and work of arbitration in final stage. At the time of preparing draft scheme for TPS-5, within TPS-2 area at three locations, changes are suggested and conveyed to Arbitrator vide CIDCO/NAINA/TPS-2/2019/SAP-1246/1384 dtd 25.11.2019 with a request to incorporate these changes in TPS-2 before submitting the preliminary scheme to the State Govt. u/s 82 of MR&TP Act 1966. The suggestions are as follows,

- 1) The 15M wide road, starting from TPS-2 and connecting TPS-5, is affecting the existing occupied structures within TPS-5. Hence, it is proposed to shift the road latterly towards East, so as save these structures.



- 2) At two locations, adjoining to the Open Space area of TPS-2, housing for Economically Weaker Section (EWS) is proposed within TPS-5. In order to achieve the larger size plot for EWS housing at one location and to increase the overall percentage of EWS housing within IDP area, the total Open Space area of about 1754 sqm [OP no. 308(pt) (231sqm), OP no. 309(pt) (61sqm), OP no. 310(pt) (1262sqm)] of TPS-2 is suggested to convert from Open Space to EWS housing.



The above suggestions has been discussed with Arbitrator and the Arbitrator has accepted all the above suggestions, hence draft scheme of TPS-5 is prepared with incorporating the above changes.

III. Existing features within Scheme area

a) Reliance pipeline:

Reliance pipeline is traversing from North to South in the scheme area. The length of Reliance pipeline passing through scheme area is approximately 1.53 Km. At the time of detailing of TPS-2, after communicating with the office of Reliance Gas pipeline at Sheva, it is gathered that the land under right of use of Reliance pipeline is having total 6 mtr wide corridor. Hence land measuring 7800 sqm will require to keep for non- buildable use.

Existence of these pipeline will constraint to planning authority to utilize the land. Since the land under pipeline is acquired under Right of Use condition, the land holders having land under this corridor are considered for scheme entitlement as per the total area mentioned in 7/12 extract. The area under pipeline buffer is mostly kept as open spaces, and at few locations the final plot of Gurcharan is allotted along buffer, considering that Gurcharan shall be used as open space for grazing cattle.

b) Extra High Voltage Tower Line:

MSEB's extra high voltage tower line of 220 KV having corridor of 35 M and 110 KV having corridor of 22 M is traversing through village Vichumbe and Shivkar of TPS-5.

The length of HT line passing through scheme is approx 1.12 Km, affecting an area of 7.2 Ha (both the lines are parallel, total buffer of 65M). In regard to acquisition and compensation for land under Tower line, the correspondence made at the time of TPS-2. Executive Engineer EHV(O&M) division, vide letter no. EE/EHV(O&M) / Dn/PNL/ T-66/ 0742 dtd 19.04.2018 informed that MSETCL has not acquired any land for erection of EHV lines and compensation was given only for removal of trees and crops as per Indian Telegraphic Act, 1885.

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 constraint to the use the land under 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 buffer, considering that Gurcharan shall be used as open space for grazing cattle.

c) Tributary:

Strom water catchment of Moho village flows through tributary/nallah, which is traversing from East to West ultimately joins to Kalundre river at around 2 Km. The course of the tributary is very undulating with average width of 15M. Area under tributary/nallah falling in said scheme is 2.8 Ha as per ELU plan (autocad). However, as per 7/12 extract area under ओहोळ (Nalla) is only 0.88 Ha. Rest of the tributary is passing through private land and for those land parcels entire land as per 7/12 extract consider eligible for plot.

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

d) Forest land:

The Scheme comprises of 45.16 Ha of total forest land as per 7/12 extract. It is located at the middle of the Scheme and throughout East to West.

The shape of Forest land parcel is irregular, at many locations some area as open space is added to make these Forest land parcels of regular shape and prepared layout along these land parcels.

e) Existing structures and structures with valid Building Permission :

- Within the scheme area, there are about 283 odd structures as per survey map and Google imagery. Out of this, majority of structures are sheds/ temporary construction for the purpose of farming. As far as possible care is taken to provide the final plots around the structure to retain it.
- The unauthorized structures falling under IDP/TPS reservations shall be demolished before giving possession of final plots to the land owners. The land owners shall hand over unencumbered land in lieu of unencumbered developed Final Plot.
- The unauthorized structures falling in alignment of roads shall be demolished while executing works linear infrastructure.
- Unauthorized structures falling on Government land shall be compulsorily be demolished as these are encroachments on Govt lands.
- Existing Religious structure of Shivkar village falls within scheme. The same is retained by providing amenity plot at location.
- In case where Building Permission is issued by competent authority, the same is honoured and final plot is carved out by maintaining the structure.

IV. Engineering and Transportation aspects

a) Engineering Aspects:

TPS-5 located adjacent to Mumbai Pune Expressway and in continuation with TPS-2. The proposed water supply network needs to be extended till TPS-5 boundary. There is a Sewage Treatment Plant (STP) reserved in sanctioned IDP of NAINA along tributary at Shivkar village.

Till the STPs earmarked in the IDP gets developed, it will require to develop package treatment plants within the scheme area Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational. Existing tributary, channelized for carrying out storm water from TPS area.

Planning NAINA vide reference no. CIDCO/NAINA/TPS-5/2020/SAP-1428, dated 02/01/2020, forwarded the layout indicating proposed roads and amenities in TPS-5 to Engineering Department to provide cost of providing Engineering Infrastructure in the scheme.

b) Transportation:

The road network in Draft TPS- 5 was prepared in consultation with CIDCO's T&C Dept. Necessary modifications at major road junctions and other geometrics of the roads are planned after due suggestions from T&C Dept. A rotary along 45 M road junction is proposed at per geometrics provided by T & C Dept. The proposed road sections have provisions for future service lines such as Cooking gas lines, fiber optics, electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelter.

V. Details of sanctioned IDP within scheme area

Total scheme area is 242.16 Ha. Within the scheme about 38.83 Ha of lands are non-developable such as nala and forest. The developable land is 202.21 Ha. The scheme contains 41% of the sanctioned IDP reservations. These reservations include IDP roads, Schools, School Playgrounds, Parks, General Hospital, Primary health center, Community Center, Daily Bazars, Police Station, fire Station, Sewage Treatment Plan, Electric Sub Station and Growth Centre. The total area under such reservations is 84.38 Ha.

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

Reservation type	Reservation No.	As per IDP report (in Ha)	As per IDP report (Sq.M.)	As per TPS5 layout (Sq.M.)
33KV Electric Substation (ESS)	101 _ ESS	0.22	2200	2200
Community Center	95 _ CC	0.22	2200	2200
Daily Bazaar	66 _ DB	0.12	1200	1200
	98 _ DB	0.11	1100	1300
	100 _ DB	0.15	1500	1600
Fire station	102 _ FS	1.07	10700	10700
General Hospital	51 _ GH	2.72	27200	27200
Police station	111 _ PS	1.18	11800	11800
Primary Health Center	59 _ PHC	0.24	2400	2400
	75 _ PHC	0.17	1700	2000
	110 _ PHC	0.14	1400	1400
School	81 _ S	0.39	3900	4100
	114 _ S	0.45	4500	4500
Sewage Treatment Plant (STP)	116 _ STP-4	2.66	26600	33000

Reservation type	Reservation No.	As per IDP report (in Ha)	As per IDP report (Sq.M.)	As per TPS5 layout (Sq.M.)
School Playground	70 _ PG	Provided in TPS-3	0	0
	74 _ PG	0.66	6600	7090
	107 _ PG	0.57	5700	5666
	104 _ PG (part)	0.7	7000	1500
(School) Playground	206B _ PG	3.31	33100	105200
	206C _ PG	6.71	67100	
	96A_PG (part)	5.6	56000	20400
	216 _ PG	0.66	6600	6600
Park	52 _ P	1.51	15100	15400
	56 _ P	1.89	18900	18900
	105 _ P	2.42	24200	24200
	215 _ P	0.11	1100	1100
	217_P	0.51	5100	5200
City Park	96_CP (part)	11.61	116100	14800
Growth Center	203 _ GC (part)	22.3	223000	68000
	206 _ GC (part)	108.5	1085000	197800

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

Efforts have been made to maintained location of reservations, however as promised during various meeting with land owners, no land owner is proposed to be dispossessed. In consideration of buffer of power transmission lines, blue line of river etc, the size and shape and location of the reservation have been reconstituted. However, the areas of IDP reservations are not reduced. The entry and exit of roads has been maintained at large for contiguity with adjoining area of the IDP.

Since TPS- 5 is part of sanction development plan, a separate proposal requesting Director, Town Planning, Govt. of Maharashtra has been submitted for approval as per provision of section 59(2) of MR&TP Act, 1966.

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

Reservation type	No	As per IDP report (Sq.M.)	As per TPS-5 layout (Sq.M.)	Justification
33KV Electric Substation (ESS)	101 _ ESS	2200	2200	The reservation is shifted within a distance of 30.0 M and provided regular shape plot on same 27 m wide IDP road. The land so release, FP is anchored at the OP.
Community Centre	95 _ CC	2200	2200	The reservation is rearranged at its location to make it of proper shape without change in area.
Daily Bazaar	66 _ DB	1200	1200	Due to change in road alignment, the reservation is rearranged almost at its location keeping the road frontage same without change in area.
	98 _ DB	1100	1300	The reservation is rearranged at its own location with little increase in area.
	100 _ DB	1500	1600	The reservation is shifted within a distance of 100.0 M as earlier location is under Layout road and provided regular shape corner plot with little increase in area.
Fire station	102 _ FS	10700	10700	The reservation is rearranged at its location to make it of proper shape without change in area.
General Hospital	51 _ GH	27200	27200	The reservation is rearranged at its location to make it of proper shape without change in area.
Police station	111 _ PS	11800	11800	The reservation is rearranged at its location to make it of proper shape without change in area.
Primary Health Centre	59 _ PHC	2400	2400	The reservation is rearranged at its location to make it of proper shape without change in area.
	75 _ PHC	1700	2000	The reservation is rearranged at its location to make it of proper shape with little increase in area.
	110 _ PHC	1400	1400	The reservation is rearranged at its location to make it of proper shape without change in area.
School	81 _ S	3900	4100	The reservation is rearranged at its location to make it of proper shape with little increase in area.
	114 _ S	4500	4500	In IDP plan, area shown for said reservation was 3060 sq.m.;

Reservation type	No	As per IDP report (Sq.M.)	As per TPS-5 layout (Sq.M.)	Justification
				however, in IDP report, area mentioned against same reservation was 4500 sq.m.. Hence, the area equivalent to area mentioned in report is provided. The reservation is rearranged at its location to make it of proper shape.
Sewage Treatment Plant (STP)	116 _ STP-4	26600	33000	Area for STP mentioned in IDP report was 26600 sq.m. However, the area of STP is increased by 6400 sq.m. as per requirement from Engineering Department, CIDCO. Due to channelization of water course/nalla the reservation is rearranged at its location to make it of proper shape.
School Playground	70 _ PG	0	0	Very small portion was lying in TPS-5. Entire area of said reservation is provided in TPS-3.
	74 _ PG	6600	7090	The reservation is rearranged at its location to make it of proper shape with increase in area.
	107 _ PG	5700	5666	In IDP plan, area shown for said reservation was 2875 sq.m.; however, in IDP report, area mentioned against same reservation was 5700 sq.m.. Hence, the area equivalent to area mentioned in report is provided. However, due to anchoring of the adjoining Survey Numbers and CC granted proposal, the Final area is little less than required. The reservation is rearranged at its location to make it of proper shape.
	104 _ PG (part)	7000	1500	Part hissa of said reservation equivalent to 1500 sq.m. lies in TPS-5. Remaining 5500 sq.m. is to be provided in declared TPS-6.

Reservation type	No	As per IDP report (Sq.M.)	As per TPS-5 layout (Sq.M.)	Justification
(School) Playground	206B _ PG	33100	105200	Due to realignment/channelization of water course/nallah, both the reservation is clubbed and combined area (105200 sq.m.) more than the required (33100 + 67100 = 100200 sq.m.) is provided.
	206C _ PG	67100		
	96A_PG (part)	56000	20400	Part PG area equivalent to 19900 sq.m. falls in TPS-5. Due to realignment of IDP road, the reservation area is increased to 20400 sq.m. Remaining 35600 sq.m. is to be provided in declared TPS-6.
	216 _ PG	6600	6600	The reservation is rearranged at its location to make it of proper shape without change in area.
Park	52 _ P	15100	15400	The reservation is rearranged at its own location with little increase in area.
	56 _ P	18900	18900	No change
	105 _ P	24200	24200	No change
	215 _ P	1100	1100	The reservation is shifted close to Forest land to develop land under the concept of Joint Forest Management.
	217_P	5100	5200	There was one existing structure of the landowner on area, hence it is reshaped and located at its own location with little increase in area.
City Park	96_CP (part)	116100*	14800	As per Draft IDP, area of 96_CP is 17.71 Ha. As per sanctioned IDP report area of CP_96 is 15.83 Ha and area of 96A_PG is 5.6 Ha which lies on the same area as per draft IDP Plan total constituting 21.43 Ha. Therefore, there is area variation of 3.59 Ha of CP_96 in sanctioned IDP report. Detailed calculation and explanation is attached as annexure.

Reservation type	No	As per IDP report (Sq.M.)	As per TPS-5 layout (Sq.M.)	Justification
Growth Center	203 _ GC (part)	223000	68000	Part area equivalent to area=67700 sq.m.(autocad) falls in TPS-5. In IDP plan area under 203_GC =190875 sq.m. However, in report total are mentioned under 203_GC = 223000 sq.m. based on available area of plan 68000 sq.m. is located in TPS-5. Remaining 131931 sq.m. is provided in TPS-2.
	206 _ GC (part)	1085000	197800	Part area equivalent to area=194300 sq.m. (autocad) falls in TPS-5. Due to realignment/ channelization of water course/ nallah, area under said reservation is increased.
Forest(JFM)	52_P, 54_P, 234_P, 235_P, 236_P, 237_P, 238_P	381736	372591	Area under forest is reduced due to up gradation of IDP roads/ minor realignment of IDP roads and due to addition of layout roads.
Roads		281600	316900	<p>The road area is changed due to increase in road width at some locations. The IDP road is widen to next level as per availability of area, 20M to 27M, 15M to 20M, 12M to 15 M and 9M to 15M. The alignment of road is slightly modified without changing entry and exit locations (except for 27M and 15M wide road coming from TPS-2) 20M wide road coming from TPS-2 is widen to 27M as connecting 45M wide road in TPS-5.</p> <ul style="list-style-type: none"> • The suggestion was discussed with Arbitrator appointed for TPS-2 and the stretch of this 20M wide road within TPS-2 is also proposed to widen to 27M.

Reservation type	No	As per IDP report (Sq.M.)	As per TPS-5 layout (Sq.M.)	Justification
				<ul style="list-style-type: none"> • 15M wide road coming from TPS-2 at village Vihigar is slightly shifted to protect existing G+1 structure of TPS-5, in consultation with Arbitrator appointed for TPS-2. Both the above modifications reflect no major change in TPS-2 and primarily accepted by arbitrator of TPS-2.

VII. Special treatment for Lands falling within the Urban Village Zone

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

In the TPS-5, at four locations urban village zones are existing. It was the demand of the landowners that as they are having lands with more advantage in the present scenario the same should be protected in the TPS also. Therefore, original plot value of land parcels falling more than 50% in urban village zone has been increased in Form 1 redistribution and valuation statement, so that the net demand from such participating land owners become zero. The land to be returned in terms of FP kept intact i.e. 40% of OP.

9. Content of Draft Town Planning Scheme as per section 64 of the Act

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

Sr. No	Section	Content/particulars	Compliance/provision
1	64(a)	The ownership, area and tenure of each original plot	The 7/12 extracts are considered as ownership document for the purpose of finalizing entitlements. Tenure as mentioned on 7/12 such as class-I, class-II etc are incorporated in the form -1
2	64(b)	Reservation, acquisition or allotment of land required under sub-	Section 59(1)(b)(i) of the Act deals with any of the matters specified in section 22.

Sr. No	Section	Content/particulars	Compliance/provision
		clause (i) of clause (b) of section 59 with a general indication of the uses to which such land is to be put and the terms and conditions subject to which, such land is to be put to such uses	<p>The IDP of NAINA has been sanctioned on 27.04.2017 and DP is sanctioned on 16.09.2019</p> <p>Area of land reserved for public purposes in IDP, such as schools, colleges, PHC, DB, open spaces, playgrounds, roads, public utilities, amenities etc are kept intact with minor modification / re-alignment of roads for proper planning and carrying out of layout. The areas of IDP reservations remained unchanged.</p> <p>The Growth center reservation of an extensive scale is also kept intact in terms of section 22 (g).</p> <p>There is no low lying area or, swampy or unhealthy areas in the scheme. The leveling up of land is included in costing of scheme by engineering section of CIDCO.</p> <p>As per clause (m), special DCR are proposed for effective controlling and regulating the use and development of final plot.</p>
3	64(c)	The extent to which it is proposed to alter the boundaries of the original plots by reconstitution ;	<p>The Final plots are proposed as far as possible at the location of their original land. The land under reservation has been allotted FP on land having ASR rate equal to or more than its OP value.</p> <p>The boundaries of OP has been altered to make the FP regular shape and developable.</p>
4	64(d)	An estimate of the total cost of the scheme and the net cost to be borne by the Planning Authority	Estimate of total cost is given in Form 1 and Form 2 of the Scheme.
5	64(e)	A full description of all the details of the scheme with respect to such matters referred to in clause (b) of section 59 as may be applicable	<p>As per Section 59(1)(b), new roads have been laid out to give access to each final plot. Also, minor diversion, extension, alteration of IDP roads are made to have better connectivity. Existing structures falling under IDP roads, growth centers are proposed to be demolished.</p> <p>The scheme contains approximate 10% OS and 5% amenities apart from IDP reservations. The amenities shall be assigned uses such as DB, Town hall, ESS, etc. as per requirements. Also, 5 schools and attached play grounds will be materialized from the layout OS and amenities.</p> <p>All infrastructure and engineering utilities such as drainage, inclusive of sewerage, surface or</p>

Sr. No	Section	Content/particulars	Compliance/provision
			<p>sub-soil drainage and sewage disposal; lighting; water supply; shall be done in consultation with engineering department of CIDCO.</p> <p>Existing temples are protected.</p> <p>As per sub-section (iii) the corresponding regulations of sanctioned DCPRs of IDP have been suspended by Govt vide letter dated 30.12.2019 for implementation of Special DCR for TPS.</p>
6	64(f)	The laying out or re-laying out of land either vacant or already built upon including areas of comprehensive development	The layout has been prepared on vacant land (excluding land under reservations), taking into consideration comprehensive development of regional linkages such as 45M wide road and reserving spaces for social facilities, utilities, EWS housing etc.
7	64(g)	The filling up or reclamation of low lying swamp or unhealthy areas or leveling up of land	There is no low lying swamp or unhealthy areas. The cost towards leveling up of land is considered in engineering infrastructure estimates
8	64(g-1)	<p>The allotment of land from the total area covered under the scheme, to the extent of,—</p> <p>(i) the reservation of land to the extent of ten per cent. of the total area covered under the scheme, for the purpose of providing housing accommodation to the members of economically weaker section and for lower income group and for persons dispossessed in the scheme;</p> <p>(ii) The allotment of land to the extent of forty per cent. of the total area covered under the scheme, in</p>	<p>In the layout, 5.0% land of the scheme area is reserved for providing housing accommodation to the members of economically weaker section and for lower income group.</p> <p>CIDCO is proposing 10% open space 5% amenity and EWS in the layout as common space, and it is proposed that the land owners need not to provide these spaces again on final plots. Therefore, the land pooled from all land owners for common open spaces, amenity and EWS shall be considered to be carved out from final plots (which is otherwise is going to be provided by land owners from their final plots).</p> <p>Also, there is no loss of land potential as FSI equal to original land holding area is proposed to be given to the owner on final buildable plots, thus on the final plot, FSI works out to 2.5</p> <p>The extent of 40% mentioned in 64(g-1)(ii) is for purposes of roads, parks, playgrounds, garden and open spaces, social infrastructure such as schools, dispensary, fire brigade and public utility place and sale by Planning Authority.</p>

Sr. No	Section	Content/particulars	Compliance/provision
		the aggregate, for any or all of the following purposes, namely: (A) for roads; (B) for parks, playgrounds, garden and open spaces; (C) social infrastructure such as schools, dispensary, fire brigade and public utility place; (D) sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development	It is to submit that, the Growth centers earmarked in IDP are of extensive scale reservations (in terms of section 22-g of the Act) and are meant to recover the cost of these infrastructure along with recovery of cost towards water source development, metro, etc. CIDCO is not reserving any land in layout for sale purpose in terms of section 64(g-1)(ii)(D)
9	64(h)	Any other prescribed particulars.	A buffer along transmission line, Gail pipe line and Mumbai Pune Expressway is mostly kept as open space. At few location part of Guruchran plot falls in buffer, considering that Gurcharan shall be used as open space for grazing cattle.

The total number of Final plots (to be returned to land owners) is 403. Out of this about 310 plots (80% of total plots) are anchored around their original location. The plots which could not anchored are mainly due to the IDP reservations, buffer of GAIL Pipe line and HT line and channelization of tributary. In case of plots affected by Growth center or any other IDP reservation, care is taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot shall be shifted to such location where ASR value is more than the original plot value.

a) Detail of anchoring of plots are as below-

Details of anchoring of Final Plots of Town Planning Scheme-05		
1	Total original plots (7/12 extracts)	583
2	Total final plots (7/12 extracts)	403
3	Total No. of residential Final plot (Excluding forest and masanvata)	382 {403-15(Forest)-6 (Masanvata)}
	Total Anchored Plots	310 (81%)

Details of anchoring of Final Plots of Town Planning Scheme-05		
	Total Relocated Plots	72 (19%)
4	Reasons for relocation	
	i. Due to Reservation	53
	ii. Due to HT line	7
	iii. Due to gas pipe line	0
	iv. Due to building line of Express way	6
	v. Due to Channel alignment	6
	Total Relocated plots	72
5	Relocation in Different villages	17
	i. From Vichumbe to Bhokarpada	8
	ii. From Vichumbe to Bonshet	3
	iii. From Vichumbe to Bonshet/Vihighar	1
	iv. From Shivkar to Bonshet	1
	v. From Shivkar to Vihighar	1
	vi. From Shivkar to Moho	3
6	Relocation in same Villages	55

- b) Estimation of the total cost of the scheme- The scheme layout along with the detail land use of amenities plots, playground and garden plots, public utilities plots and all category of roads are submitted to Engineering department of CIDCO for costing of the scheme. Based on the infrastructure cost and Major capital cost, economist Dept. had workout the revised cost of TPS-5. Based on this revised cost the scheme finance i.e. Form 1 and Form 2 is prepared.
- c) The major land of the scheme area is under cultivation as per the 7/12 extracts. No land is marshy, low laying or unhealthy. The infrastructure within the scheme area will be developed as per the levels designed by Engineering Department.

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

As per Rule No. 4(1) of Town Planning Scheme Rules 1974, owners meet was organized on 5th & 6th March 2020 at NAINA office, Tower No. 10, Floor No. 8, CBD Belapur Railway Station, Complex, CBD Belapur, Navi Mumbai 400614.

All the landowners in Town Planning Scheme no. 5 were invited by:

1. Sending letters through Registered post or by hand delivery.
2. The notice for time table of owner's meet was published in two local newspapers namely "निर्भीड लेख" dated 14/02/2020 and "दैनिक किल्ले रायगड" dated 20/02/2020.
3. Notice along with schedule of public meet was displayed in respective Gram Panchayat offices.
4. Notice along with schedule of public meet was displayed in CIDCO's NAINA office.
5. Notice along with schedule of public meet was uploaded on CIDCO's official website.

The plans and details of Town Planning Scheme no.5 depicting benefits to the landowners, commitment to the landowners during earlier meetings and way forward were displayed in the entrance foyer of NAINA office.

There were overall 583 land parcels (7/12), in the scheme. Before schedule of owners meet 11 land owners have submitted their consent to give them one single plot for the land parcels owned by them jointly or severally within the scheme. Lands in same ownership (though located at different locations) were proposed to be given a single final plot, considering consent of such land owners for giving single plot. After voluntary and deemed consent the numbers of final plots in the scheme were 403 numbers. The 403 land owners of final plot were invited by sending individual letters for eliciting public opinion and suggestions thereon.

For the sake of convenience and handling the land owners in efficient manner, the 403 FP owners were given time slot between 10AM to 5PM on 5th & 6th March 2020.

On all the three days, land owners from village- Bonshet, Bhokarpada(Chipale), Devad, Moho, Shivkar, Vichumbe and Vihighar of Taluka - Panvel have attended the owners meet individually or in groups.

On 5th March, 60 land owners have attended the meeting, on 6th March, 50 land owners have attended the meeting. Another 31 landowners visited the office in next week of owners meet. Thus, in all 141 owners out of 403 i.e. @ 35% owners have attended the meeting.

All the owners participated in public meet were shown location of their final plot and their original land. A presentation for understanding of the draft scheme layout for TPS-5 is made by concerned officer for suggestion and objection. The tentative layout plan is displayed during the meeting indicating the Final plot Numbers. Separate plans in A2 size is prepared for each Final plot with its original location for explaining to the concerned Lands owner; their original plot and the final plot. This is to explain the anchoring of the final plot in respect to the original location and its positioning in the proposed layout plan.

The team of planners explained the landowners about steps, process & timelines of TPS, benefit of having single amalgamated plot, reason for giving back 40 % land, relaxations proposed in DCR, enhanced potential of land without losing FSI potential and overall proliferation of physical and socio economic base of the area due to schemes.



The villagers also raised following demands during owner meet

1. They should be given one month's more time to discuss and submit their objection.
2. TPS shall not made binding on them.
3. The existing unauthorized structures (chawls) shall be protected.
4. No development charges and other charges shall be applicable.
5. The small land holders shall be permitted to sell their unutilized FSI of final plots
6. The land within 200 meter Gaothan shall be given additional FSI benefits.
7. The farmers shall be declared as project affected people and shall be given certificate to this effect.
8. Assured jobs and Certification of farmer shall be given

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

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

The land owners were requested to submit their suggestions within 7 days from the date of owners meet. Therefore, the valid suggestions received till 13.03.2020 is considered for updating the scheme layout. Also the survey numbers inadvertently left out from the scheme, and which have been brought to the notice during owners meet are included and have been given 40% FP.

The summary of suggestions/ objections received till 13.03.2020, with respect to the tentative proposal shown during owners meet is as under:

Application received till 13.03.2020		
	Application Received	Applications Considered
General demand	9	0
Plan related	17	4
Objection to Scheme	6	0
Total Applications	32	4

11. Land use distribution in TPS- 5

The land use distribution in TPS-5 is as under:

Sr. No.	Particular	Area in Ha.	% on overall scheme area
1	Area of the TPS-5 as per 7/12	242.16	
2	Area under non developable such as Nala, Forest, River, already developed area	38.83	
3	Area (Gross) for TPS-5	202.21	100.0%
4	Area under IDP Reservation	84.38	41.7%
	a. Area under IDP road	31.69	15.7%
	b. IDP reservations such as Schools, Hospitals etc.	10.56	5.2%
	c. IDP reservations such as Park, Playgrounds etc.	22.61	11.2%
	d. Area under Growth Centre	19.52	9.7%
5	Area (Net) available for scheme	117.83	58.3%
6	Area under internal Roads (actuals)	14.91	7.4%
7	Area reserved for Recreational open spaces	7.41	3.7%
8	Area reserved towards Amenities / Social facilities	6.25	3.1%
9	Area available for EWS	6.12	3.0%
10	Area to be distributed in the form of final plots (40% of 7/12 area)	83.10	41.1%

Sr. No.	Particular	Area in Ha.	% on overall scheme area
11	Total Numbers of original Plots	583	
12	Total number of Final Plots to landowners	382	

12. Development Control in the Scheme Area

As committed by CIDCO in NAINA scheme and as per approved DCPRs of IDP, no landowner should loose potential of land. The full FSI of land area is permitted to be utilized on land retained by the owners in NAINA scheme. On the same lines it is proposed to permit FSI equal to original plot area on final plot area. Thus the effective FSI on final plot will be 2.5 (since the FP is 40% of OP).

As per the provisions of sub-section (2) of section 159 of the said Act, the State Government may, by notification in the Official Gazette, make Special Development Control Regulations consistent with this Act and the rules made thereunder, for the purpose of implementing any Scheme, Project, Programme or Policy, of the Central or the State Government, in the whole or a part of the State. To enable the land owner to consume the assigned FSI, it is necessary to give certain relaxations in the sanctioned DCPR of IDP to ensure consumption of FSI. This concern has been raised by Architects and land owners at various forums including land owners meet. Such relaxation would probably make the land owners to accept the schemes.

Since the powers of sanctioned of Draft Scheme u/s 68(2) of the Act are delegated to Managing Director, CIDCO vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017, it is proposed to formulate Special Development Control Regulations for TPS-1 consistent with sanctioned DCPRs of IDP as per sub-section (2) of section 159 of the said Act.

Based on special DCRs of preliminary TPS-1 of NAINA approved by Government, the special DCRs of TPS-5 has been prepared. However, considering the requests and demands received from participating land owners and also considering the special DCRs of preliminary TPS-1 of PMRDA approved by Govt, following special DCRs of TPS-5 is proposed with minor modification.

For the special regulations framed for TPS, the Govt vide letter No टीपीएस-१२१९/२३८२/प्र.क्र.१८६/१९/नवि-१२ दि. ३०.१२.२०१९ has granted suspension of corresponding regulations of sanctioned DCPRs of NAINA.

Special Development Control Regulations for Draft TPS-5

In addition to the Development Control and Promotion Regulations, *which are made applicable to the 23 Revenue villages of NAINA vide directives given by Government vide no. TPS-1717/2750/C.R.91/19/UD-12, dated 6/1/2020* (hereinafter called as 'DCPR-2019') under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, the following special Regulations shall be applicable to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.-4. Rest of the provisions of prevailing sanctioned DCPRs of NAINA as amended from time to time shall be applicable. In case of any conflict between the regulations in sanctioned NAINA DCPRs and these special regulations prescribed below arises, then these special regulations shall prevail.

1. The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential zone of the sanctioned Interim Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the sanctioned DCPRs of NAINA.

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

2. Boundaries of the Final Plots shall not be changed, modified or altered during development.
3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.
4. Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plots not allotted to the holders / owners of such original plots.
5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.

6. Internal Sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.
7. The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.
8. The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.
9. The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure- 4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plot.

*Note: 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.*

10. The owners of Final Plots are entitled for monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6(v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.
11. The Base FSI applicable to the 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:

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

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

Provided further that, the 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 lieu of their 60% land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels.

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. Maximum permissible FSI of land owners shall be 4.0.

Max. Perm. FSI on Final Plots

= FSI (as per reg no. 11) + TDR or additional FSI 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.

14. If the FSI permissible in a final plot becomes remain unconsumed due to maintain prescribed marginal distances/ height restriction/ firefighting requirements or any such statutory restrictions, in such cases the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Plot situated in any Town Planning Schemes and phase-I area of NAINA Development Plan subject to;
 - i. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable
 - ii. Such transfer of development right from a final plot to another Final Plot shall be permitted once only.
 - iii. The aggregate FSI in a receiving Final Plot shall not exceed 4.00
 - iv. The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00
 - v. The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future.

- vi. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.
15. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, Primary health center shall be 2.5. Further additional FSI as per Annexure 8 of sanctioned DCPR of NAINA shall be applicable.
16. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00.
17. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as sale plots in this scheme shall be 4.00.
18. 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.

19. 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
20. Side and Rear Marginal Spaces

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
40 M ² to less than 150 M ²	Row houses type	Upto 15 M	0.0	1.5
*Pls refer Special Note	Semi-detached type	Upto 15 M	1.5	1.5
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.				

150 M ² to less than 450 M ²	Semi-detached type	Upto 15 M	1.5	2.25
	Detached type	Upto 15 M	2.25	2.25
		Above 15 M upto 24.0 M	H/5	H/5
450 M ² to the less than 1000 M ²	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
1000 M ² and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00

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

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

21. In final plots of TPS Mechanical/Hydraulic / Stack parking / multi-storeyed parking with or without car lift may be allowed to meet the requirement.
22. In final plots of TPS 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.
23. 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.
24. The service road of the State highways and national highways shall be considered for the access to the plot.
- Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.
- In both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.
25. 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.
26. 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.
27. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
- a. Title Ownership & easement right of the plot on which building is proposed.
 - b. Workmanship, soundness of material & structure safety of building.
 - c. Variation in area from recorded areas of building unit.
 - d. Location & boundary of building unit.

- e. Safety of the user of the building.
- f. NOC from appropriate authority.
- g. Structural reports and Structural drawing.

13. Finance of the Scheme

Sections 97 to 107 of the Maharashtra Regional and Town planning Act, 1966 deal with finance of the scheme. The compensation to be paid to the owners for their lands acquired for public sites, widening of existing roads and for new roads proposed in the Town Planning Scheme is based on NA land rate mentioned in ASR of corresponding year prevailing to the date of declaration of intention of making of this scheme and this date is 7th June 2019. It is observed that as transactions registered during the period of 2010 to 2019, market value (agreement value) of the land involve huge variation. Therefore, for uniformity NA land rate of the village is considered as base for determining Original Plot value in the scheme. This estimation was used to decide the values of the Original Plots.

For the purpose of Semi-Final value of plot, considering regular shape of the plot and proposed access, it is presumes that the value of the land will rise at least two times original value. Therefore, Semi-Final value of the plot is considered as one and half times of NA land rate of ASR 2019-20. The Final Plots were estimated in the draft scheme at the rate of four times of NA land rate of ASR 2019-20.

The re-distribution and valuation statement of original plots as well as of final plots are worked out in form no.1. The same is enclosed herewith for reference.

Finance of the TPS-5 as required under Rules 6 (vii) and 21 (2) of the Maharashtra Town Planning Schemes Rules, 1974 has been prepared under Form No. 2 and is enclosed wherewith for reference.

As per Act provision and formats of TPS rules, the Redistribution and Valuation Statement in the format of Form 1 and Form 2 need to be prepared and constitutes part of draft scheme. It is to mention that, in earlier schemes, the receipts/earning from Growth center and cost of IDP reservations were not considered in redistribution and valuation statement with an assumption that Growth Centre will be take care in subsidizing cost of providing city scale infrastructure. However, the Director of Town Planning as well as appointed arbitrator in the first three schemes have opined that, since CIDCO is getting the IDP reservations as final plots though TPS, the valuation as well as cost of its development need to be considered in the valuation statement of the scheme.

Meanwhile, Sr. Economist (CIDCO) has provided scheme wise income and expenditure including interest for Town Planning Schemes as approved by Hon'ble VC&MD. Based on the infrastructure cost provided by the Sr. Economist the net cost of the Scheme is worked out.

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

- 1) For original plot value of land parcels, ASR of Non-agriculture land of 2019-20 is considered.
- 2) If more than 50% of a particular survey number falls under no construction activity area due to restriction of buffer due to HT line/ pipe line etc, 50% of NA rate mentioned in ASR is considered for original plot value.
- 3) For the already granted CC/permissions by competent Authority, OP value is considered equal to semifinal value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.
- 4) For the land parcels falling 50% or more in 200mts of Gaothan or in urban village, original plot value is considered as 1.1 times ASR of Non-agriculture land of 2019-20, so that the net demand becomes zero for such plots.
- 5) For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2019-20 of OP is considered.
- 6) For original plot value of land parcels along Highway ASR of Highway land of 2019-20 is considered.
- 7) Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2019-20.
- 8) No contribution is levied on plot reserved for public purpose which will be solely for the benefit of the owners/residents within scheme area or purposes of Planning Authority. Plots of as small amenities which are solely for the benefit of residents within scheme area don't attract contribution. The Growth Centre is reserved for purpose of Planning Authority. The economic or commercial activity envisaged through GC shall mainly serve to the benefit of entire IDP. Hence it is assumed that GC shall be beneficial to the general public. Plots carved out for EWS/LIG in the scheme are requirement of scheme as per Act Provision and shall mainly serve to the benefit of entire IDP, hence shall be beneficial to the general public.
- 9) Plot numbers are given to roads only as per the request of Dy. SLR for preparing property cards. No compensation/ contribution is work out on such final plots.
- 10) Plots reserved for Planning Authority such as park, open space, gardens, common play grounds which are non-saleable plots. Hence, semifinal value is considered as ASR and equal to final plot value.

- 11) For survey numbers/ hissa numbers partly in scheme, area as per drawing is considered in scheme.
- 12) Compensation as mentioned in Column no. 11 considered zero since FSI in lieu of compensation is provided. (Modified as per consultation of Director Town Planning Pune)

14. Submission/ Scheme Accompaniments

- a. Declaration of intention under Sub- Section (1) of Section 60 of the said Act by the Board of CIDCO - Resolution No 12189, dated 07.06. 2019
- b. A notice as per provision in Section 60(2) of MR&TP Act, 1966 - published in the extraordinary official Maharashtra Government Gazette (part-II) dated 26.06.2019.
- c. A notice as per provision in Section 60(2) of the Act in the daily newspapers “रायगड नगरी” on 01.07.2019 & English daily newspaper “Newsband” dated 10.07.2019. The notice was also displayed and affixed on Notice Board of CIDCO Bhavan and NAINA office.
- d. Copy of Gazette Notice together with a copy of the plan showing the area to be included in the scheme is dispatched to the Urban Development Department-12 and Director of Town Planning, Maharashtra State.as per provisions of Sub- Section (2) of Section 60 of the Act.

Accompaniments with draft scheme for publication as per section 61(1) of the Act are as under:

- i. The plan no. 1 showing the location of the area under scheme.
- ii. The plan no. 2 showing the Original Plots included in the scheme.
- iii. The plan no.3 showing the Original Plots and the Final Plots allotted in the scheme.
- iv. The plan no. 4 showing the Final Plots allotted in the scheme.
- v. The plan no. 5 showing details of roads & infrastructure to be carried out by the Authority.
- vi. The plan no. 6 showing uses/ zones of final plots and sites reserved for public purposes by the Authority.
- vii. Report on the Scheme.
- viii. Redistribution and Valuation Statement in Form no. 1 and finance of TPS-05 in Form no 2

Ravindrakumar Mankar
Chief Planner, NAINA

नैना प्रकल्पाचा पहिला टप्पा लागूला मार्गी

नवी मुंबई : पुनर्मा

सिडकोच्या नवी मुंबई विभागाच्या प्रथम अधिवेशनात (नैना) प्रकल्पाचा पहिला टप्पा मार्गी लागला. अखेर या प्रकल्पाच्या विकास, नगर रचना यांसारख्या विषयांवर आणखी अधिक माहिती देण्यात आली. यावेळी नैना प्रकल्पाच्या पहिल्या टप्प्याचा विकास, नगर रचना यांसारख्या विषयांवर आणखी अधिक माहिती देण्यात आली. यावेळी नैना प्रकल्पाच्या पहिल्या टप्प्याचा विकास, नगर रचना यांसारख्या विषयांवर आणखी अधिक माहिती देण्यात आली.

जमीन मालकांची सभा आज गुठवारी, शुक्रवारी

सिडकोच्या आगवारी प्रकल्पाच्या पहिल्या टप्प्याच्या विकास, नगर रचना यांसारख्या विषयांवर आणखी अधिक माहिती देण्यात आली. यावेळी नैना प्रकल्पाच्या पहिल्या टप्प्याचा विकास, नगर रचना यांसारख्या विषयांवर आणखी अधिक माहिती देण्यात आली.

नैना प्रकल्पाच्या पहिल्या टप्प्याचा विकास, नगर रचना यांसारख्या विषयांवर आणखी अधिक माहिती देण्यात आली.

नैना प्रकल्पाच्या पहिल्या टप्प्याचा विकास, नगर रचना यांसारख्या विषयांवर आणखी अधिक माहिती देण्यात आली.

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सिडकोच्या नवी मुंबई विभागाच्या प्रथम अधिवेशनात (नैना) प्रकल्पाचा पहिला टप्पा मार्गी लागला.

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'नैना'ची पाचवी टीपी योजना दृष्टिपथात

सात गावांतील २४२ हेक्टरचा समावेश : सहभागी जमीनमालकांची ५, ६ मार्चला सभा

लोकमत न्यूज नेटवर्क

नवी मुंबई : सिडकोने 'नैना' क्षेत्राच्या विकाससाठी नगररचना परियोजना अर्जात टीपी स्कीमचा अंमलबजावणी करण्याचा निर्णय घेतला आहे.

लोकमत न्यूज नेटवर्क

लोकमत न्यूज नेटवर्क

नैनाच्या पहिल्या तीन टीपी स्कीममधील जमीनमालकांच्या संख्येच्या प्रतिसाद मिळत आहे. नैना प्रकल्पाच्या माध्यमातून महाराष्ट्रात प्रथम भूसंपादन अधिनियमाचा वापर न करता, सहभागी जमीनमालकांच्या पाठिंब्याने मंजूर विकास आराखड्यानुसार विकास करण्यात येईल.

लोकमत न्यूज नेटवर्क

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महाराष्ट्र टाइम्स 16 मार्च २०२०

‘नैना’च्या विकासाला गती

पाचव्या नगररचना परियोजनेसाठी सिडको भूसंपादन करणार

म. टा. वृत्तसेवा, नवी मुंबई

नैना क्षेत्राच्या पहिल्या टप्प्यांतर्गत २३ गावांचा विकास नगर रचना परियोजनेच्या (टीपी स्कीम) माध्यमातून साधताना पहिल्या चार नगररचना परियोजनेच्या विकासाला गती दिल्यानंतर सिडकोने आता पाचव्या नगर रचना परियोजना क्षेत्रातील जमिनीच्या भूसंपादनासाठी जमीन मालकांची बैठक येत्या ५ व ६ मार्च रोजी नैना कार्यालयात आयोजित केली आहे. ही पाचवी नगररचना परियोजना ही बोनवरी, मोही, भोकरपूर, देवद, शिवकर, बिबुडे, विहिरा या गावांतील मिळून २४२ हेक्टर क्षेत्रासाठी प्रस्तावित असल्याची माहिती सिडकोचे व्यवस्थापकीय संचालक लोकेश चंद्र यांनी दिली.

नैना क्षेत्रातील एकूण १५५ गावांपैकी पहिल्या टप्प्यात २३ गावांचा विकास ११ नगररचना परियोजनेच्या माध्यमातून करण्याचा संकल्प सिडकोने सोडला आहे. त्याअनुषंगाने सिडकोने नैनातील

लवकरच कंत्राट

सिडकोकडे आतापर्यंत प्रस्तावित करण्यात आलेल्या नऊ नगररचना परियोजनांपैकी एकूण ६५० हेक्टर क्षेत्रासाठी असलेल्या पहिल्या तीन योजनांच्या मसुदा योजनांची मंजूरी मिळाली आहे. त्यामुळे या योजनांच्या क्षेत्रांतर्गत येणाऱ्या जमिनी विकसित करण्यासाठी या जमिनीचे सिडकोस हस्तांतरण करण्यात येत आहे. नगररचना क्र. १ अंतर्गत प्रस्तावित रस्त्यांच्या व अन्य विकासकामांना सुरुवात झाली असून दुसऱ्या व तिसऱ्या क्रमांकाच्या योजनांतील रस्त्यांसाठी लवकरच कंत्राट दिले जाणार असल्याचे ते म्हणाले.

पाठिंब्याने संपूर्ण विकास आराखड्याची अंमलबजावणी एकूण ११ नगररचना परियोजनांद्वारे करण्यात येणार असल्याचे लोकेश चंद्र यांनी सांगितले.

प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळाभोवतालच्या प्रदेशाची होणारी संपादन अनिर्बंध वाढ रोखण्यासाठी रायगड जिऱ्याच्या १५५ गावांतील मिळून ३७३ चौ. मी. क्षेत्राच्या प्रदेशात सिडकोकडे नैना हे पर्यावरणपूरक विकास आराखडा आणतील, निवारी, बाणिज्य, शैक्षणिक इ. सोयीसुविधांची परिपूर्ण असे शहर

विकसित करण्यात येत आहे. नगररचना परियोजनेच्या माध्यमातून या क्षेत्राचा विकास साधताना या योजनांमध्ये सहभागी होणाऱ्या जमीनमालकांना एकूण भूखंडाच्या ४० टक्के भूखंड हा विकसित करण्यात आलेला अंतिम भूखंड म्हणून मिळणार असून त्या भूखंडाच्या विकाससाठी २५ चढई क्षेत्र निर्देशांक दिला जाणार आहे.

अदई, आकुर्ली, नेवारी, शिलोार रायपूर आणि पाली देवद गावांतील ३५० हेक्टर क्षेत्रासाठी प्रस्तावित चौथ्या नगररचना परियोजनेमध्ये सहभागी

होणाऱ्या जमीन मालकांची सभा नुकतीच फेब्रुवारी, २०२०च्या अखेरीस पार पडली. तीन दिवस पार पडलेल्या या सभेस ३९० जमीनमालकांनी उपस्थित राहून सकाऱ्याक प्रतिसाद दिला.

या सभेमध्ये झालेल्या अंशदान शुल्काबाबतच्या चर्चेवेळी जमीनमालकांना कोणताही अचिरंस्त आर्थिक भार सोसावा लागणार नाही, याबाबत त्यांना सिडकोकडे आणखी केल्याची माहिती लोकेश चंद्र यांनी दिली.

नगररचना परियोजना क्रमांक ५मध्ये सहभागी होणाऱ्या सर्व जमीनमालकांना नियोजित सभेबाबत व्यक्तित्व नोटिसा बाजालण्यात आल्या असून वर्तमानपत्रांमध्ये व सिडकोच्या वेबसाइटवरही बैठकीच्या वेळापत्रकाची माहिती प्रकाशित करण्यात आली आहे. तरी संबंधित जमीनमालकांनी या सभेत दिलेल्या वेळेत उपस्थित राहण्याचे आवाहन सिडकोकडे करण्यात आले आहे.

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