



PUNEMETROPOLIS

AAUTADE HANDEWADI

DRAFT TOWN PLANNING SCHEME NO : 03

SANCTIONED UNDER SECTION 68(2) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Vide Notification No.DP/TPS-2, 3, 4, 5/CR-63-66/BR-1/2641/2020, dated 09/01/2020.

SCALE -1:1500



(Signature)
METROPOLITAN PLANNER
(DEVELOPMENT PERMISSION)
PUNE METROPOLITAN REGION
DEVELOPMENT AUTHORITY, PUNE

(Signature)
METROPOLITAN COMMISSIONER
AND CHIEF EXECUTIVE OFFICER
PUNE METROPOLITAN REGION
DEVELOPMENT AUTHORITY, PUNE

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

AAUTADE-HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 03

REPORT, FORM-I & FORM-II

SANCTIONED UNDER SECTION 68 (2) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.
Vide Notification No.DP/TPS-2,3,4,5/CR-63-66/Br-1/2641/2020, dated 09/01/2020



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

स.क्र.१५२-१५३, महाराजा सयाजीराव गायकवाड उद्योग भवन,
३ व ४ मजला, औंध, पुणे — ४११ ००७

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1.PREAMBLE

Whereas, the 1st Town Planning Act enacted by the then Bombay Province in 1915 called as “The Bombay Town Planning Act, 1915”;

Whereas, the Bombay Town Planning Act, 1915 provided for the preparation of TPS for the portions of towns in the course of development;

Whereas, the Act was amended as “The Bombay Town Planning Act, 1954” which enabled preparation of Development Plans, Town Planning Schemes were now prepared within the content of citywide Development Plans. The provision for preparation of Town Planning Schemes was retained;

Whereas, the Act was further amended and “The Maharashtra Regional and Town Planning Act, 1966” introduced yet another level for physical planning viz. Regional Planning. The provisions for the preparation of Town Planning Schemes were once again retained;

Whereas, the Government of Maharashtra has initiated reforms in Maharashtra Regional and Town Planning Act, 1966 in the year 2014 and undertook other reforms to speed up Town Planning Schemes and rapidly deliver serviced urban lands;

Whereas, the Government of Maharashtra, Urban Development Department vide Notification No. TPS-1899/ 1991/C.R.80/99/UD-13, dated 23/07/1999 has declared “*Pune Metropolitan Region*” under the provisions of Part IXA of the Indian Constitution;

Whereas, The Government of Maharashtra, Urban Development Department vide Notification No. TPS-1815/1204/13/C.R.87/15/UD-13, dated 31/03/2015 has constituted PMRDA for “*Pune Metropolitan Region*” under the provision of section 42(C) of the Maharashtra Regional and Town Planning Act, 1966;

Whereas, the Government of Maharashtra enacted the Maharashtra Metropolitan Region Development Authority Act, 2016 (Mah.Act III of 2017) to provide for the establishment of the Authorities for certain areas declared as Metropolitan areas;

Whereas, the Government of Maharashtra, Urban Development Department vide Notification No.TPS-1817/C.R.173/17/UD-13, dated 18/01/2018 has declared Pune Metropolitan Region Development Authority as” Special Planning Authority” for development of its “Notified Area” from the date of its establishment (31-03-2015) under sub-section (1) (d) of section 40 of Maharashtra Regional and Town Planning Act, 1966;

Whereas, in exercise of the powers conferred on the Pune Metropolitan Region Development Authority (PMRDA) under the Maharashtra Regional and Town Planning Act, 1966, the Authority declared the intention to prepare the Town Planning Scheme No. 03, Autade Handewadi under section 60(1) and 60(2) vide Resolution No.1, dated 17/11/2018 which is published in the Maharashtra Government Gazette, Extra Ordinary Part-I, on 20/11/2018 on page No. 1-4;

Whereas, The Government of Maharashtra, Urban Development Department vide Notification No. TPS-1816/309/CR-413/16/UD-13, dated 17/03/2017 has sanctioned the modified width 110m instead of 90 m and alignment of the Ring road proposed by the PMRDA

Whereas, PMRDA prepared tentative proposals of the Draft Scheme and explained in the owners’ meeting on 22/11/2018 & 23/11/2018 under Rule 4(1) of the Maharashtra Town Planning Scheme Rules, 1974, for eliciting public opinion and suggestions on the proposals of the Scheme, and:

Whereas, **PMRDA** finalized the proposals of the Draft Town Planning Scheme considering the opinions, suggestions/objections received from the owners.

Whereas, **PMRDA** has published the Draft Town Planning Scheme No. 3 under section 61(1) of MR &TP Act 1966 Vide notification No. DP/TPS/2,3,4,5/CR-60/12-2017/Br-1/535 Dated-14/06/2019.

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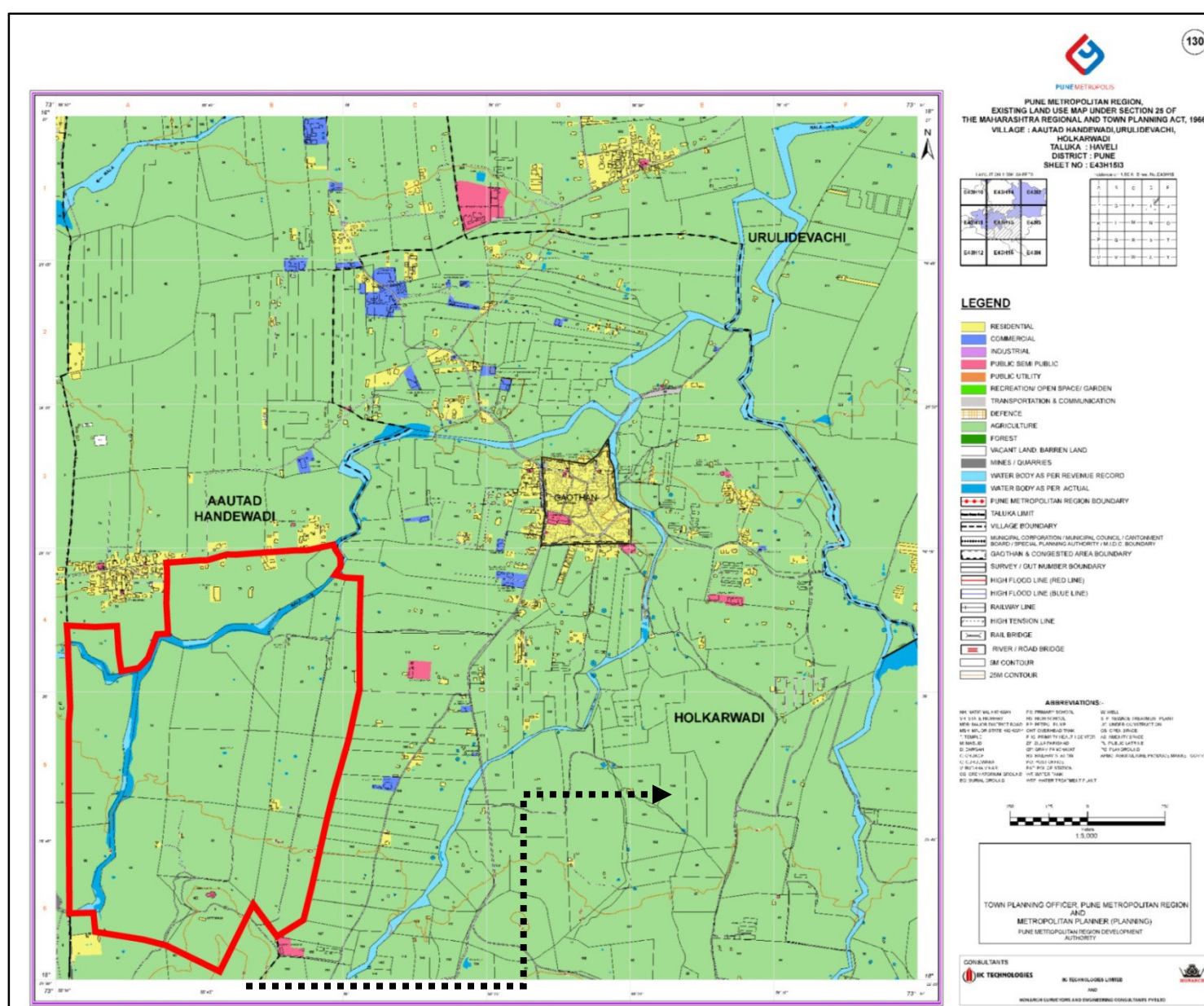
2.BRIEF HISTORY OF THE DRAFT SCHEME

I. INTRODUCTION:-

Pune Metropolitan Region is the fastest evolving urban area in a country undergoing profound economic and social change. It is spread over 10 talukas of Pune District and covers area of 7356.51 Sq.kms. Talukas of Maval, Mulshi, Pune city and Haveli are totally included whereas Bhore, Velhe, Daund, Shirur, Purandar and Khed are partly included within the PMR boundary.

Pune Metropolitan Region consists of important cities Pune and Pimpri-Chinchwad as well as 7 Municipal Councils including Lonavala Hill station, one Nagar Panchayat (Vadgaon Maval) and 3 Cantonment Boards (Khadki, Dehu and Pune). It also includes 842 villages. The population of PMR as per 2011 Census was 7.5 million. The proposed Town Planning Scheme is closely located adjacent to the boundary of Pune Municipal Corporation. The area under proposed town planning scheme is **94.44 Ha.**

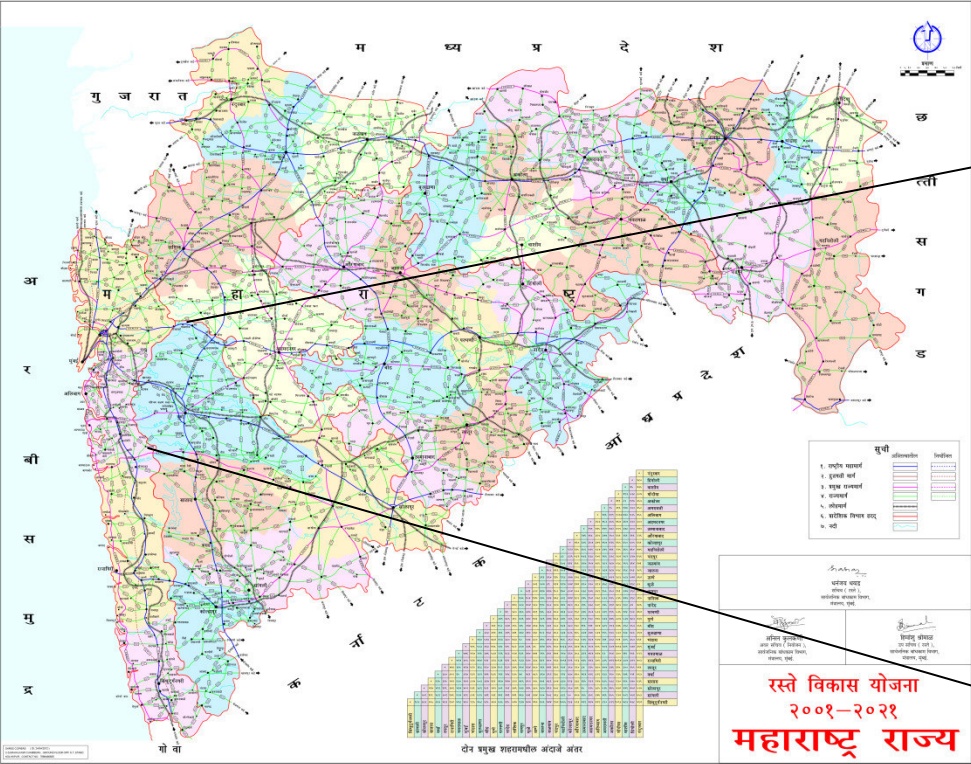
The Existing Land Use of Aautade Handewadi is under agricultural zone. The area under Hills and Hill slopes are proposed as Garden under Town Planning Scheme and the plain terrain area as Final Plots which are buildable, utilizing full FSI.



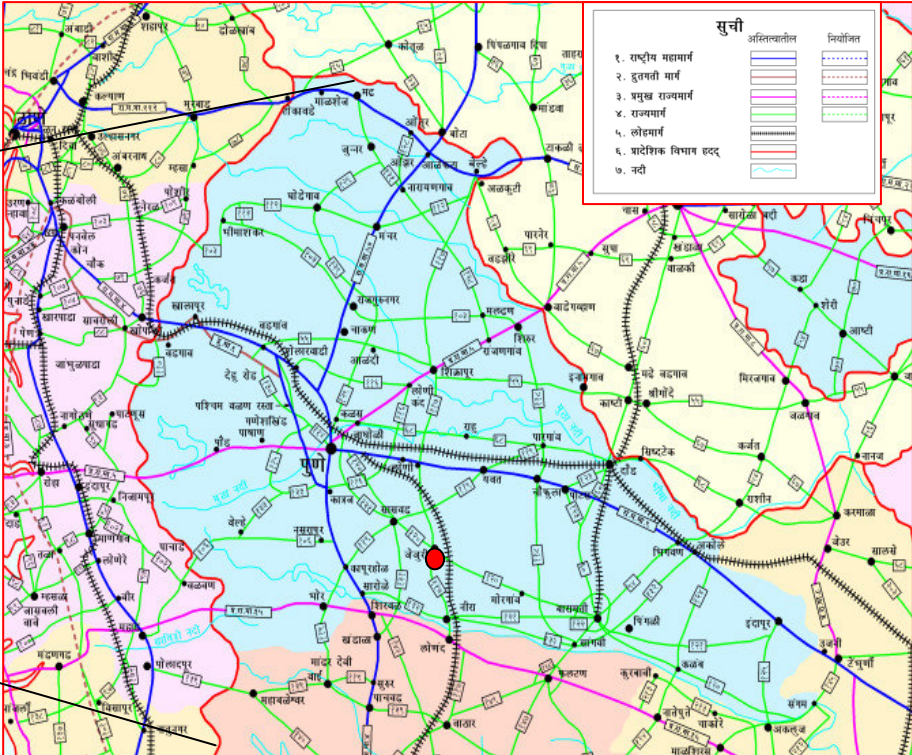
AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

II. CONNECTIVITY:-

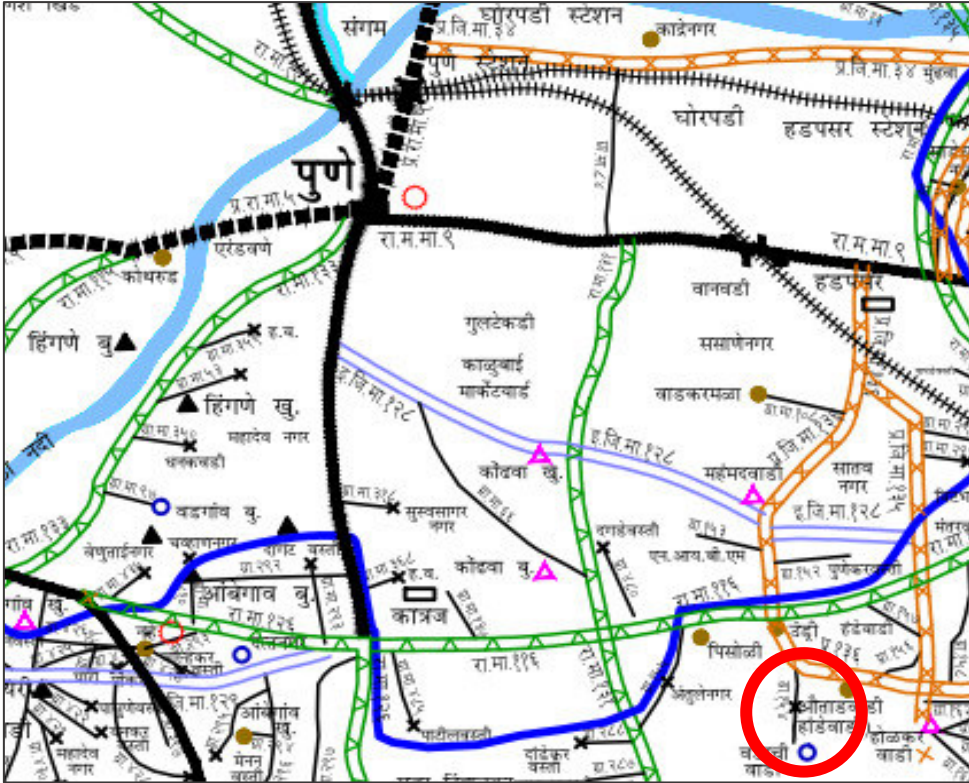
The Connectivity to Aautade- Handewadi from state highway (S.H 116), Katraj to Fursungi. The TPS is located about 2 Kms. from this State highway. Also connecting through Major District Road (MDR.136) and Village road VR 154. A 4 m wide existing/ approach road connects TPS with Aautade Handewadi Gaonthan at a distance of 1.7 km towards North direction which then merges with Katraj Hadapsar Bypass road at a distance of 300m towards North direction.



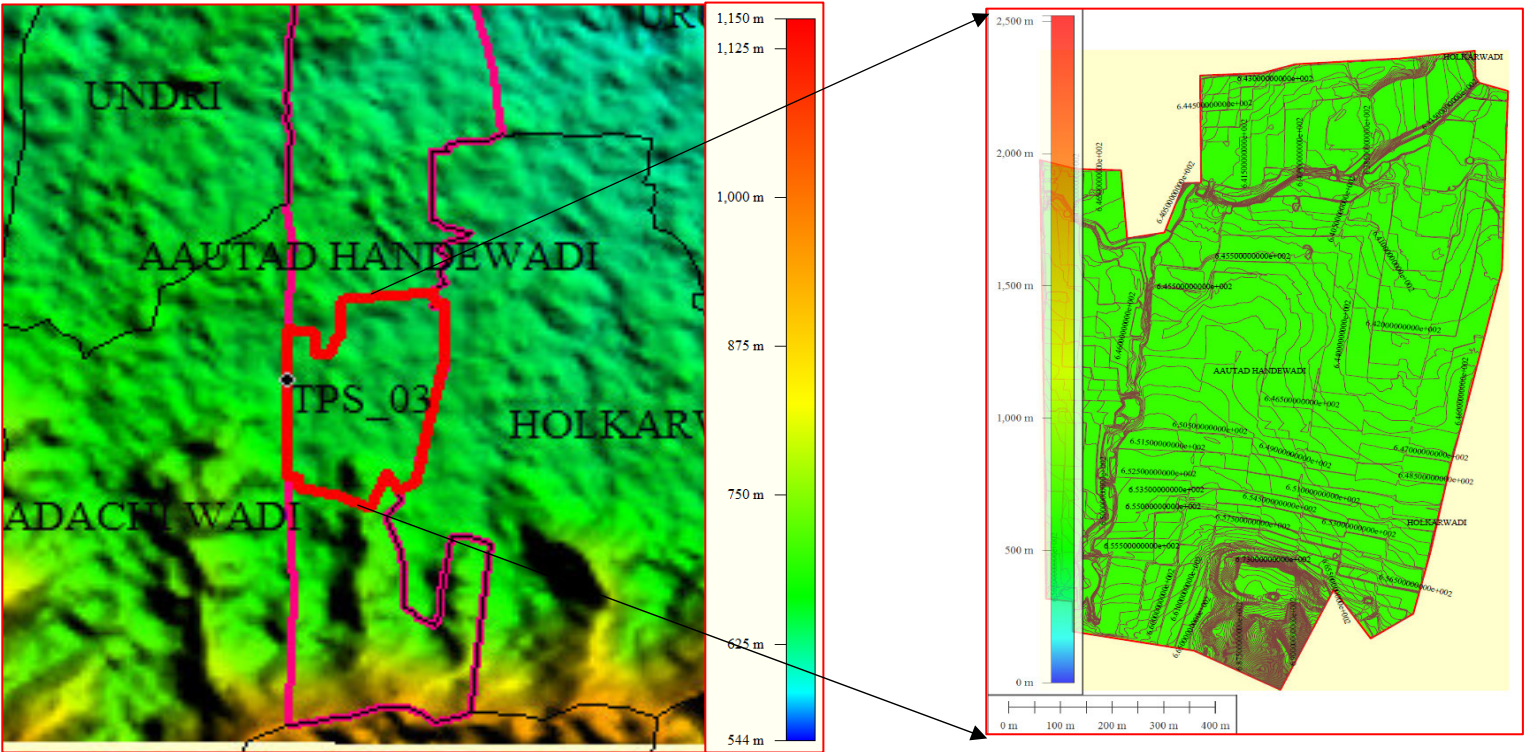
MAP 1 ROAD NETWORK IN MAHARASHTRA



MAP 2 ROAD NETWORK IN PUNE



MAP 3 CONNECTIVY FROM PUNE CITY



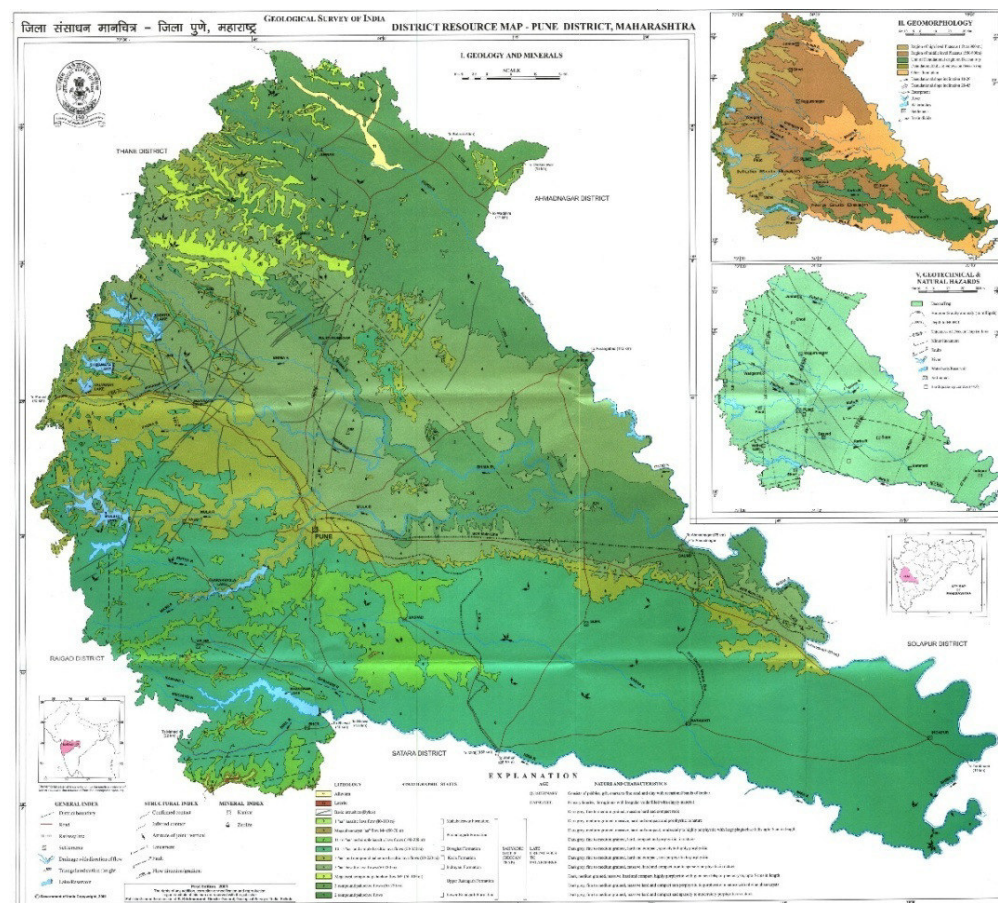
CONTOURS OF TPS

III. PHYSICAL FEATURES:-
a) TOPOGRAPHY: -

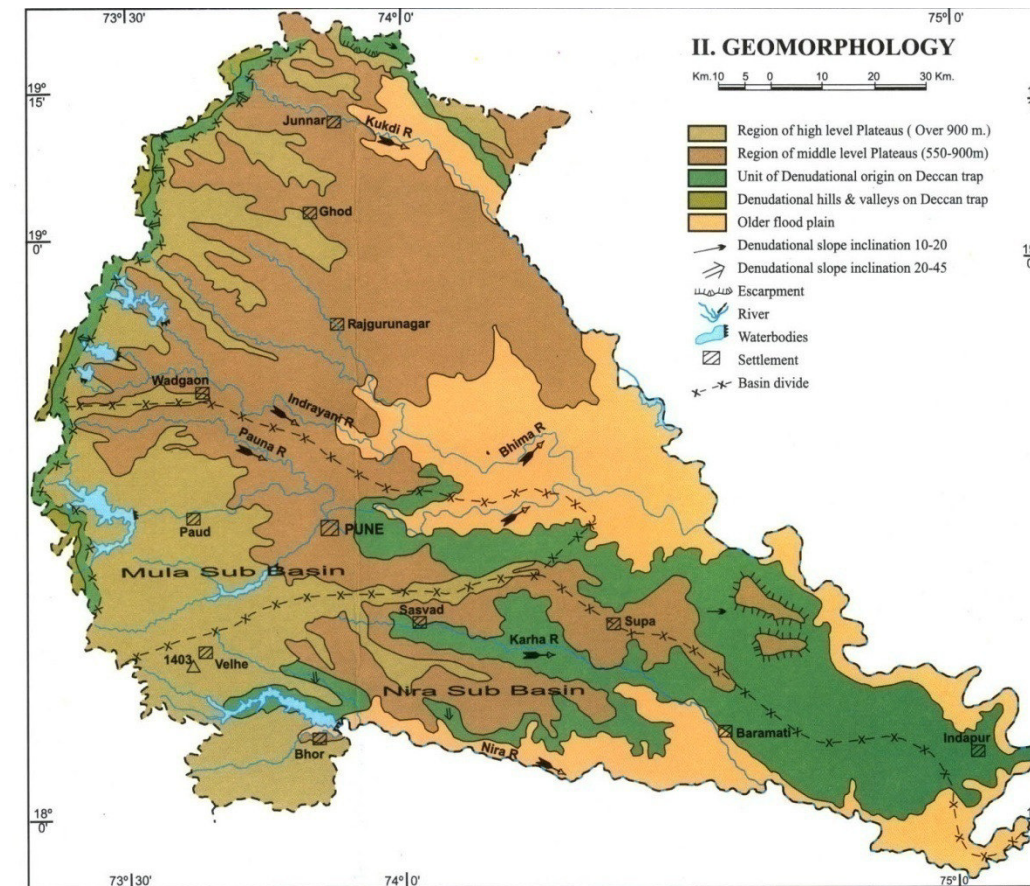
Thematic Map showing contour analysis of proposed town planning scheme is shown here with, where level from above mean sea level is 558 m to 642 m along the length around 1127 m. Topography of the area of the proposed TPS is plain covering maximum TPS area and some part from southern side has Gentle slope towards the North.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

b) GEOLOGY AND GEOMORPHOLOGY:-



1 GEOLOGY OF PUNE DISTRICT



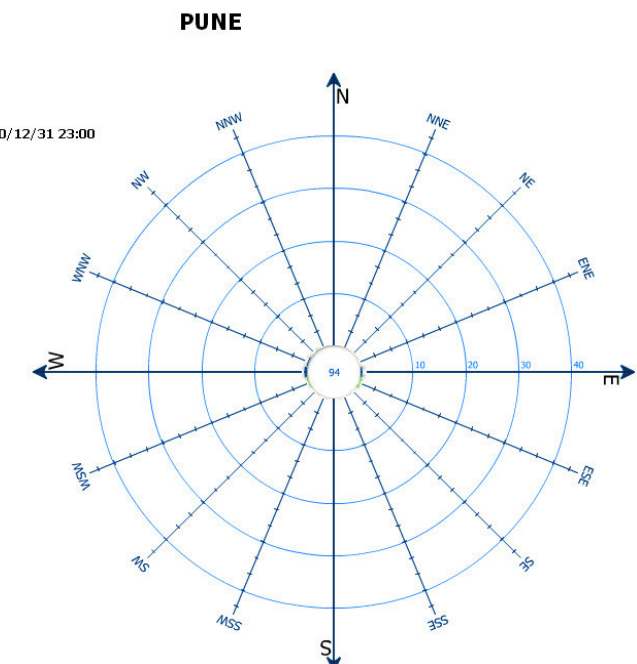
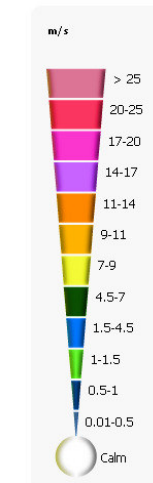
GEOMORPHOLOGY OF PUNE DISTRICT AND TPS AREA

- The main geological formation in the tract is Deccan trap. The Deccan lava flows are found mostly in the form of horizontally bedded sheet. The map showing Stratigraphic status of Pune district as per record of geological survey of India, The Proposed Town Planning scheme area consist basaltic lava flows (50-350m) in Deccan Trap Which forms the Puranadarad Formation it comprises mainly of simple flows 'aa' type data aphyric.
- Geomorphology consists of Region of Middle Level Plateau (550 – 900 mtrs). As shown in the map.

c) WIND:-

- Wind velocity of proposed town Planning Scheme area is of Calm type. As shown in the adjacent wind rose diagram.
- The predominant winds from the West and South, West direction are responsible for the monsoons As they carry moisture-laden clouds from the Arabian Sea
- The area of TP scheme is located in South – South East direction of Pune City

Latitude : 18° 16' N
Longitude : 73° 42' 5" E
Elevation : 559.0 m
Month(s) : 01
Hour(s) : 03
Period : 1971/01/01 00:00 - 2000/12/31 23:00



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IV. NEED FOR PLANNED DEVELOPMENT WITHIN PMR:-

The existing Pune Regional Plan was sanctioned on 25/11/1997 vide notification no. TPS-1895/227/CR26/95/UD-13 and come into force from 10/02/1998. The ground situation has changed drastically since then. Some issues regarding the planning and development of the peripheral areas which were included in the Regional Plan as No Development Zones got excluded from the preview of the ULC Act as being not developed by virtue of their zoning for agricultural purpose. As a result a cluster of illegally constructed building without proper layouts arose in these areas.

With the IT sector growing over the last few years more and more industries are coming to Pune. This has resulted in the rise in population which in turn has led to more construction projects coming up. The population pressure due to increasing migration in PMR has led to the haphazard development and a major impact on the growth of Pune City. In the sanctioned Pune Regional Plan 90 m. wide road was proposed. However due the increasing population in PMR, the width of Ring road is proposed as 110 M. for which modification has been sanctioned by the Govt. It is proposed that the area under proposed ring road is being acquired through T.P. Scheme.

V. MODIFICATION IN SANCTIONED REGIONAL PLAN OF PUNE DISTRICT:-

The area proposed under Town Planning scheme is likely to be in the course of development is falling under Agriculture/No Development Zone in the Sactioned Regional Plan of Pune district. The PMRDA has resolved and decided in Authority Meeting held on 17/11/2018 vide Resolution No.01 to prepare and publish the Autade Handewadi Draft Town Planning Scheme No.03, under sub-section 1 of Section 60 of the Maharashtra Regional and Town Planning Act, 1966. The said declaration of Intention to prepare the Town Planning Scheme was published in the Maharashtra Government Gazette, Extra Ordinary Part-I, Pune Division on 20/11/2018 on page No.1-4 and the same was also published in the local leading newspapers of the city viz. Dainik Hindustan Times and Dainik Lokmat, dated 19/11/2018.

The draft Town Planning Scheme has been prepared by the PMRDA and it was submitted to Director of Town Planning for Consultation as per the provisions of Section 61(1) of The Maharashtra Regional and Town Planning Act, 1966. The Director of Town Planning, Pune has vide their letter dated 02/04/2019 communicated technical remarks and given necessary guidance. Accordingly necessary corrections have been made in the plan as well as in the TPS report .PMRDA will submit the proposal of modification where there is a deviation in the proposal of sanctioned Regional Plan of Pune to Government of Maharashtra under Section 20 of The Maharashtra Regional and Town Planning Act, 1966 as soon as the draft scheme is sanctioned by the Government (the powers of Government under Section 68(2) have been delegated to Commissioner PMRDA).

VI. NECESSITY OF TOWN PLANNING SCHEME: -

Adjoining the existing developed area of town, we see vast undeveloped area comprising number of small individual agricultural holding of irregular size and shape having great NA potential for immediate development. However due to lack of access and irregular boundaries proper and early development becomes difficult. In some cases, plots though of larger size are found unbuildable due to their shapes etc. Regional plan roads do not provide access to each

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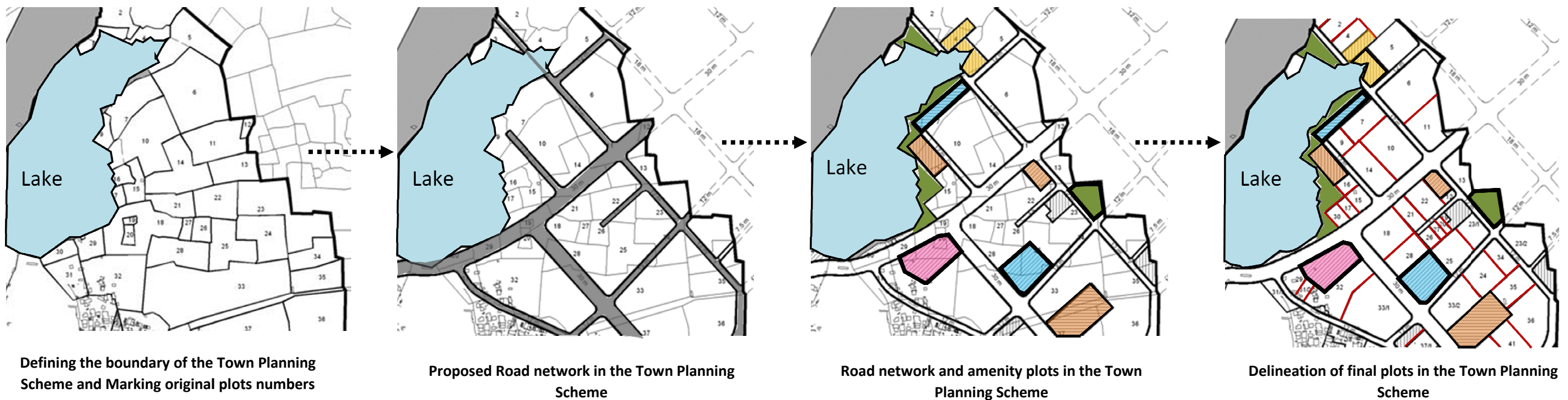
holding in absence of proper combine scheme, the development becomes hazards and isolated. For acquisition of regional Plan roads other course of action open to authority are

1. Acquisition under LARA Act 2013
2. Acquisition by private negotiation

Acquisition act also take considerable time. TP Scheme provide for pooling up all individual holding and their proper reconstitution of boundary and areas with access to the final plots. Hence, the preparation of town planning scheme is the most advantages method of acquisition for development of urban land. PMRDA has proposed town planning schemes to implement 110m Regional Plan Ring Road and planned development in its adjacent area.

VII. WHAT IS TOWN PLANNING SCHEME?

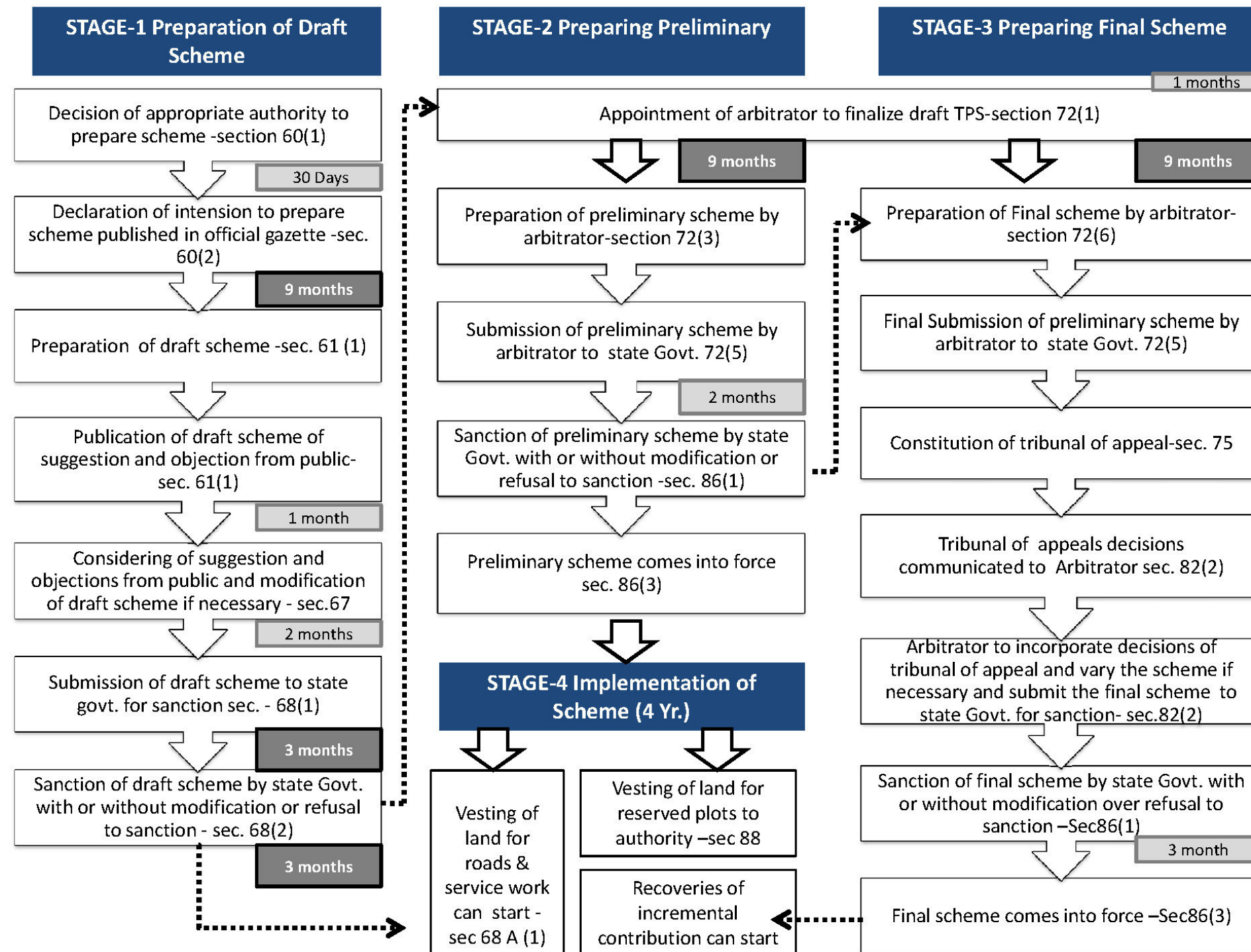
Cities or towns tend to grow in an unplanned and haphazard manner with passage of time due to high rate of urbanization and industrialization which has brought movement of people, goods and services. The cities are more than the Municipal Limits; they have extended to the agglomeration. Thus the actual limits of the cities have more than doubled which has led to unplanned and haphazard growth of the cities and their peripheral areas. To effectively manage the new growth, it is essential that the irregular land holdings and plots will have to be given regular shapes along with proper access, infrastructure services such as water supply, drainage etc . Land must be appropriated for providing roads parks, social amenities and low income housing. This is possible by the mechanism of Town Planning Scheme, which is the micro level planning for appropriating land through land pooling. Town planning scheme is executed following the provisions of the **Maharashtra Regional and Town Planning Act, 1966**.



MAP 2 DEVELOPMENT PROCESS OF TOWN PLANNING SCHEME

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VIII. STAGES of preparation of town planning scheme :



IMPLEMENTATION STRATEGY

The implementation stage of the town planning scheme has three distinct aspects namely,

- A. Procedural
Taking over and handing over possession of final plot to the owners and correction of revenue records
- B. Physical
Constructions of works contemplated under the scheme.
- C. Financial
Collection of incremental contribution and payment of compensation.

Under the act implementation has to be completed within a period of 4 years after the scheme comes into force or within such period as extended by government from time to time.

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IX. PROPOSED TOWN PLANNING SCHEME: -

Village Aautade-Handewadi, Taluka Haveli of Pune district falling in the area of the Pune Metropolitan Region Development Authority and situated to the East of Pune city in the proximity of the PMC Area. In absence of effective planning policies and comparatively lesser pace of development of infrastructure in these areas, there has been haphazard and unplanned growth. To avoid further deterioration of the facilities here, it was felt necessary to have restructuring of the planning approach and ensure comprehensive development.

The proposed Town Planning Scheme area is located towards South-East of the Pune city. It falls just outside the jurisdiction of the Pune Municipal Corporation. A 110 m. proposed Ring Road is passing through TPS and divides TPS area into two parts.

The terrain of the area of the proposed Town Planning Scheme has a uniform gradient to proposed Ring Road & then start hilly area towards south. The northern area of T P Scheme is relatively flat.

The PMRDA has decided to prepare the Aautade-Handewadi Draft Town Planning Scheme No. 03, for the area and implement the proposals in the Scheme especially Ring Road (Sanctioned in Regional Plan 1997) & other connecting roads, well in advance before any further development takes place. The survey and measurement work for the entire Scheme area has been carried out and measurement sheets for the whole of the Scheme area has been carried out by latest method viz. total station method and survey maps have been prepared by computerized system dated on 12/01/2018.

X. DRAFT TOWN PLANNING SCHEME POLICY-

A) Proposed Road network-

- Road network identified in Draft Town Planning Scheme maps no. 3, 4 shows public ROW which shall vest with planning authority.
- Recommended public ROW extended outside the TPS boundary intended for better connectivity with the surrounding area which shall implemented through adjoining TP schemes to be taken up subsequently.
- The width of the bridges and culverts shall be as per specified road width.

B) Reservation-

- Reservation as per section 64 under MR&TP Act 1966 are provided based on amenity standards recommended by Director of Town Planning, M.S. Pune to Govt. of Maharashtra.

C) Deduction-

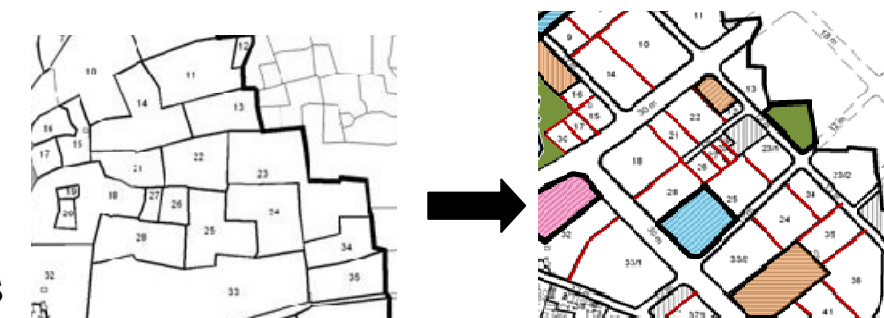
- Deduction of land up to an extent of 50% is considered.
- If the land parcel is developed then deduction from original plot is less than 50% of the area depending on extent of existing development on site to reduce impact/ demolition of existing structure.

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- Shares of owners in F.P. as per their shares in O.P.
- Provisions of minimum plot size under D.C. rules will not be applicable to smaller size F.P.

D) Reconstitution-

- Final plot is given in the area of Original plot or in the proximity of Original plot as far as possible
- In case of fully developed plot the F.P. lines are kept same as O.P. lines.
- Only the land holders/occupiers inside the TPS area will be eligible to get the final plot within the TPS area.



MAP 3 RECONSTITUTION OF OP TO FP

E) Compensation-

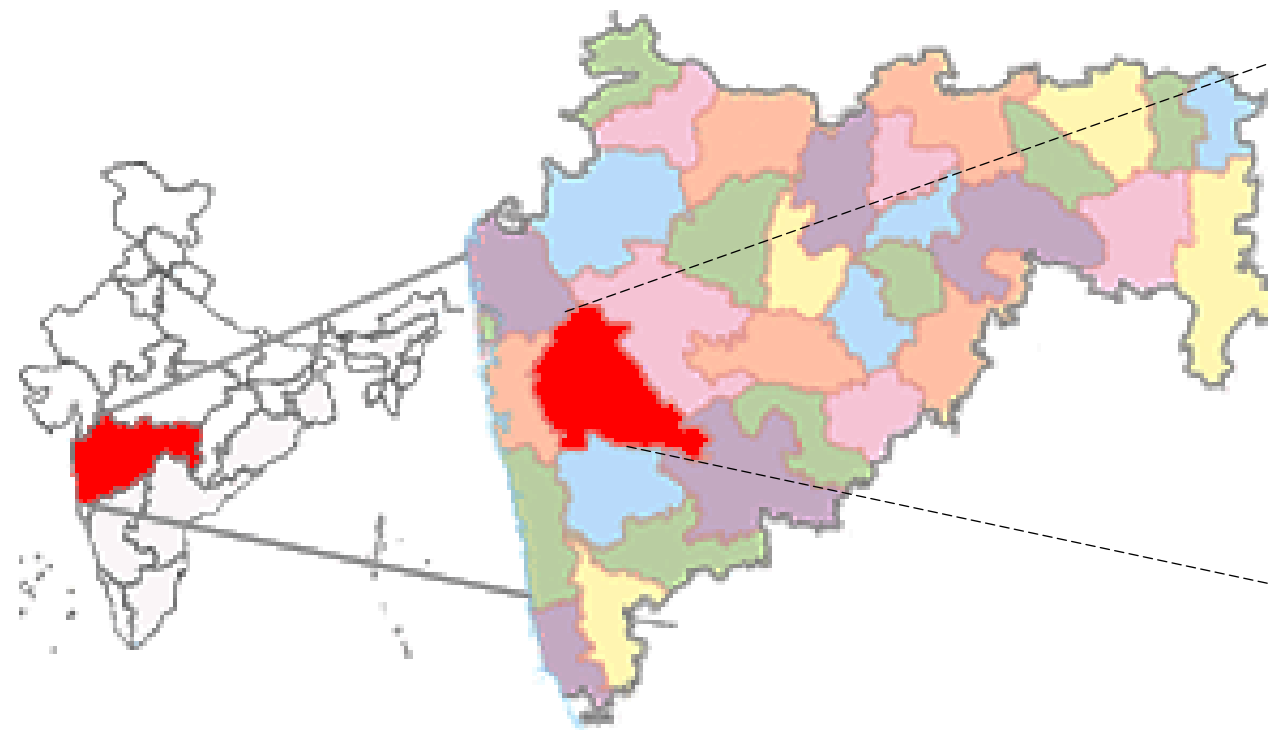
- The compensation amount is calculated based on the sales available prior to 5 years from the Date of Declaration of intension i.e. Date of Valuation
- In case of partial demolition i.e. less than 50% structure is affected & the remaining structure is habitable, compensation shall be paid to affected structure owner specified as per latest ASR and not the entire area.
- In case of full demolition i.e. more than 50% structure is affected, structure owner shall be rehabilitated under identified EWS reservation.

F) Contribution Charges-

- It is resolved vide resolution no.2 dated 24/03/2018 that to waive contribution from land owners shown in column no. 13 of form-1 and to take only notional contribution of Rs.1 (one rupee only) from the respective land owners, as the total cost of the scheme proposed to be met by sale of Authority Plots.

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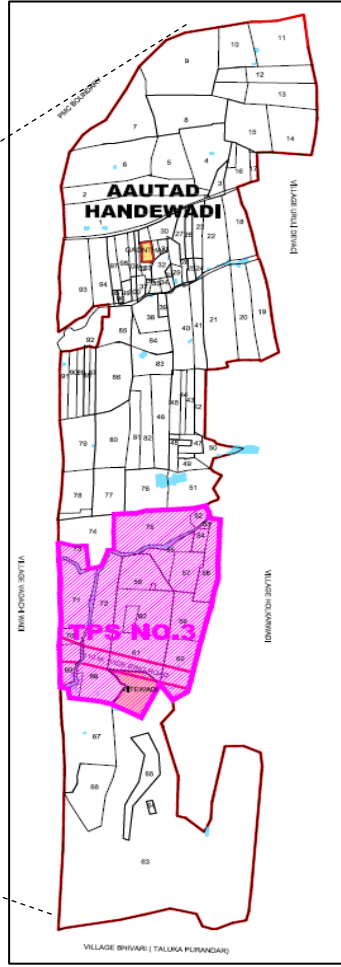
XI. LOCATION MAPS :-



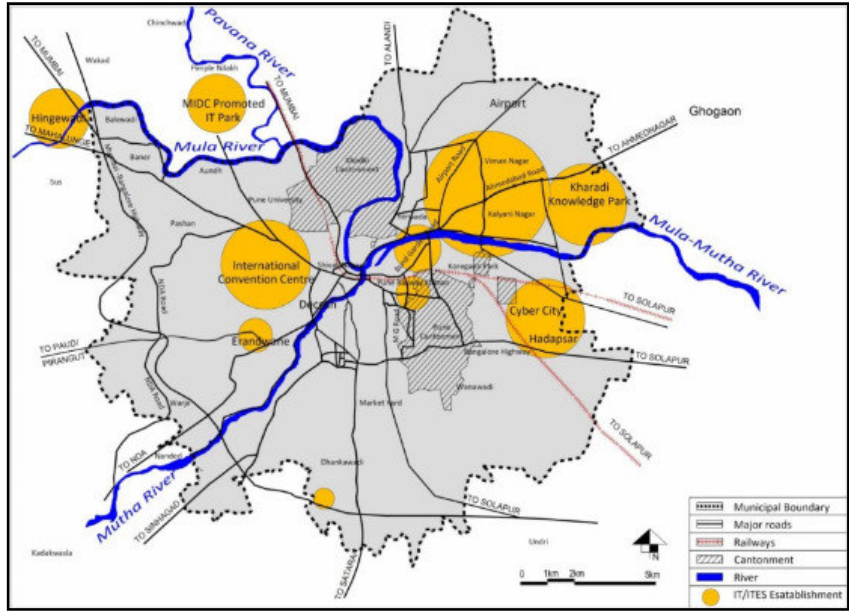
MAP 5 SHOWING PUNE IN MAHARASHTRA



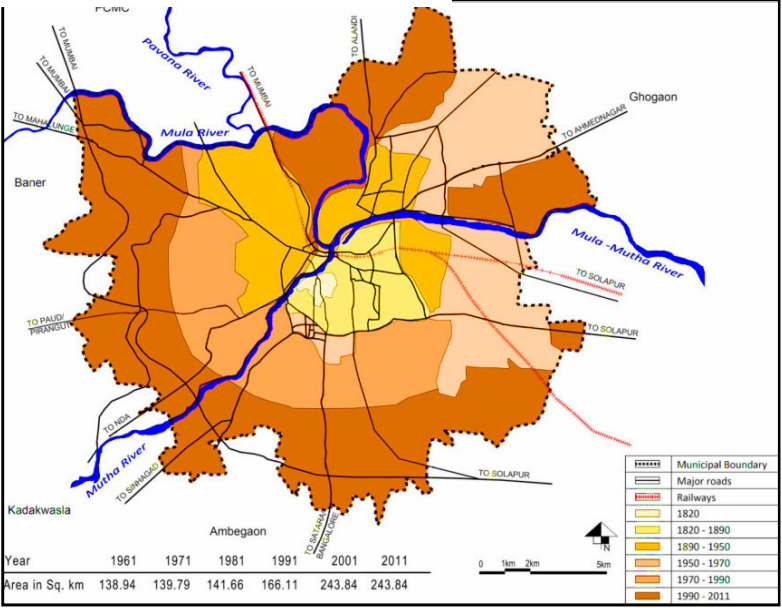
MAP 5 SHOWING PMR REGION IN MAHARASHTRA



ECONOMIC GROWTH DRIVERS OF PUNE CITY



- Pune City is well connected to Mumbai – Financial Capital of India, also well networked to other major cities of the country.
- Pune city is also known as IT Hub. This comprises five foreign direct investment destinations in India.
- Strong manufacturing base across Auto & Engineering.
- Educated citizen of Pune have been instrumental in driving participative governance, one of the best across the Indian Cities.
- Pune has over 811 colleges, more than 30% Graduate workforce, which has triggered the IT revolution in Pune.
- City is one of the top five FDI destinations in India.



CHRONOLOGICAL DEVELOPMENT OF PUNE CITY
FROM 1820- 2011

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

I. PROPOSALS OF AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME No.03:-

A Town Planning Scheme may make provisions for any of the following matters;

- a) Acquisition of land under Ring road.
- b) The laying out or relaying out of land;
- c) The filling up or reclamation of land;
- d) Layout of new streets or roads, constructions, diversions, extension, alteration, improvement and closing up of street and roads and discontinuance of communication.
- e) Construction, alteration and removal of buildings and other structures;
- f) The allotment of reservation of land of roads, open spaces, gardens, recreation grounds, schools, markets, green belts and public purpose of all kinds;
- g) Lighting;
- h) The preservation of objects of historical or national interest or national beauty and of buildings actually used for religious purposes.

The total area of the Draft Town Planning Scheme is **94.44 Hectares**. It is proposed to develop the whole of the Scheme area by providing infrastructure services such as pucca roads, street lights so that the development that takes place in the Scheme area is in planned and healthy manner. Intersections of roads are more or less perpendicular and skewed intersections are avoided wherever it is possible.

The road network is designed to create hierarchy of roads as arterial feeder and neighborhood streets for efficient traffic planning. The 18.0 m. wide East – West road & NW-SE road are proposed below the High Tension lines. The proposed arterial roads are of 24.0 m. and 18.0 m. wide. The neighborhood streets are proposed to be 12.0 m. wide.

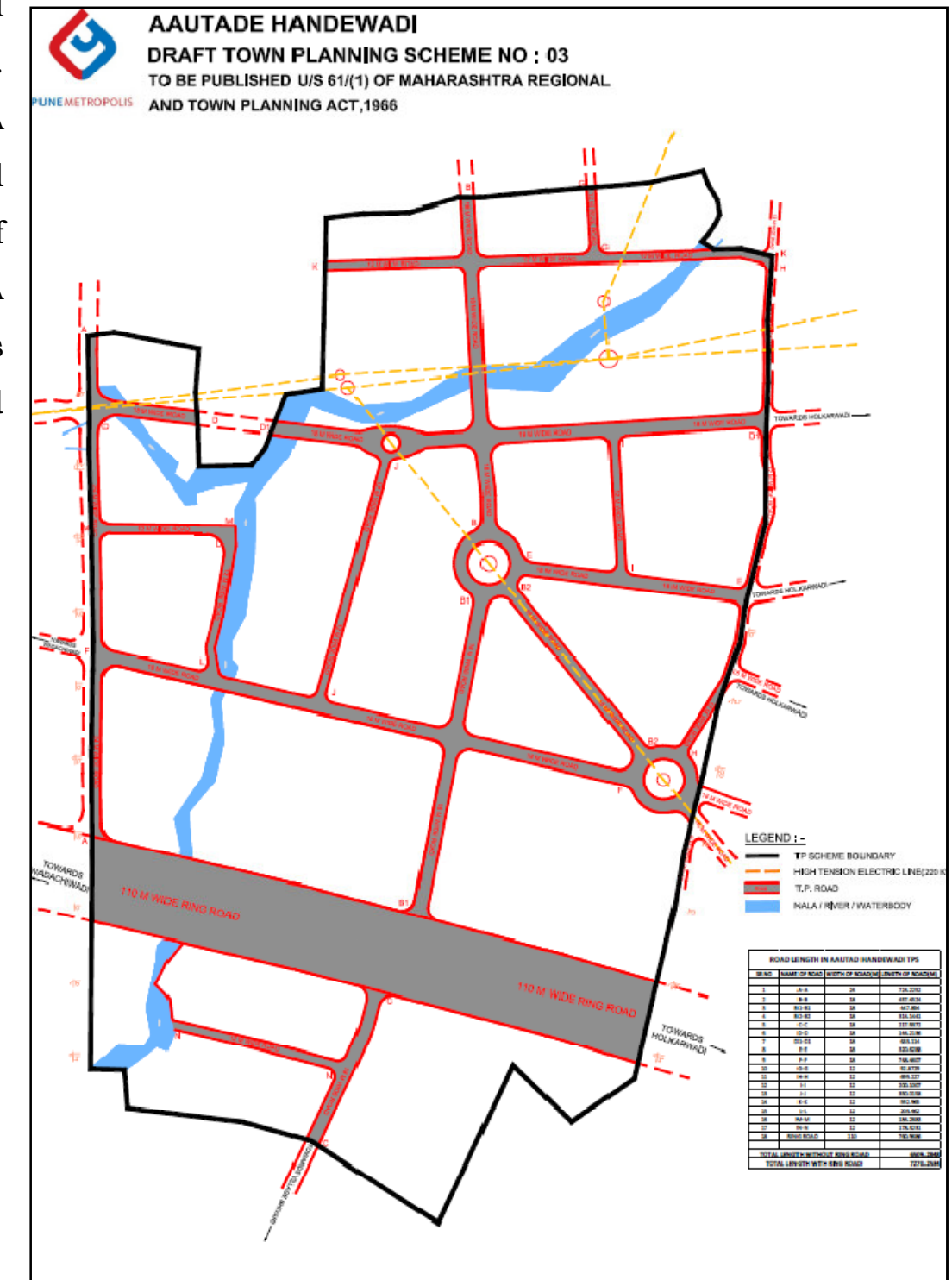
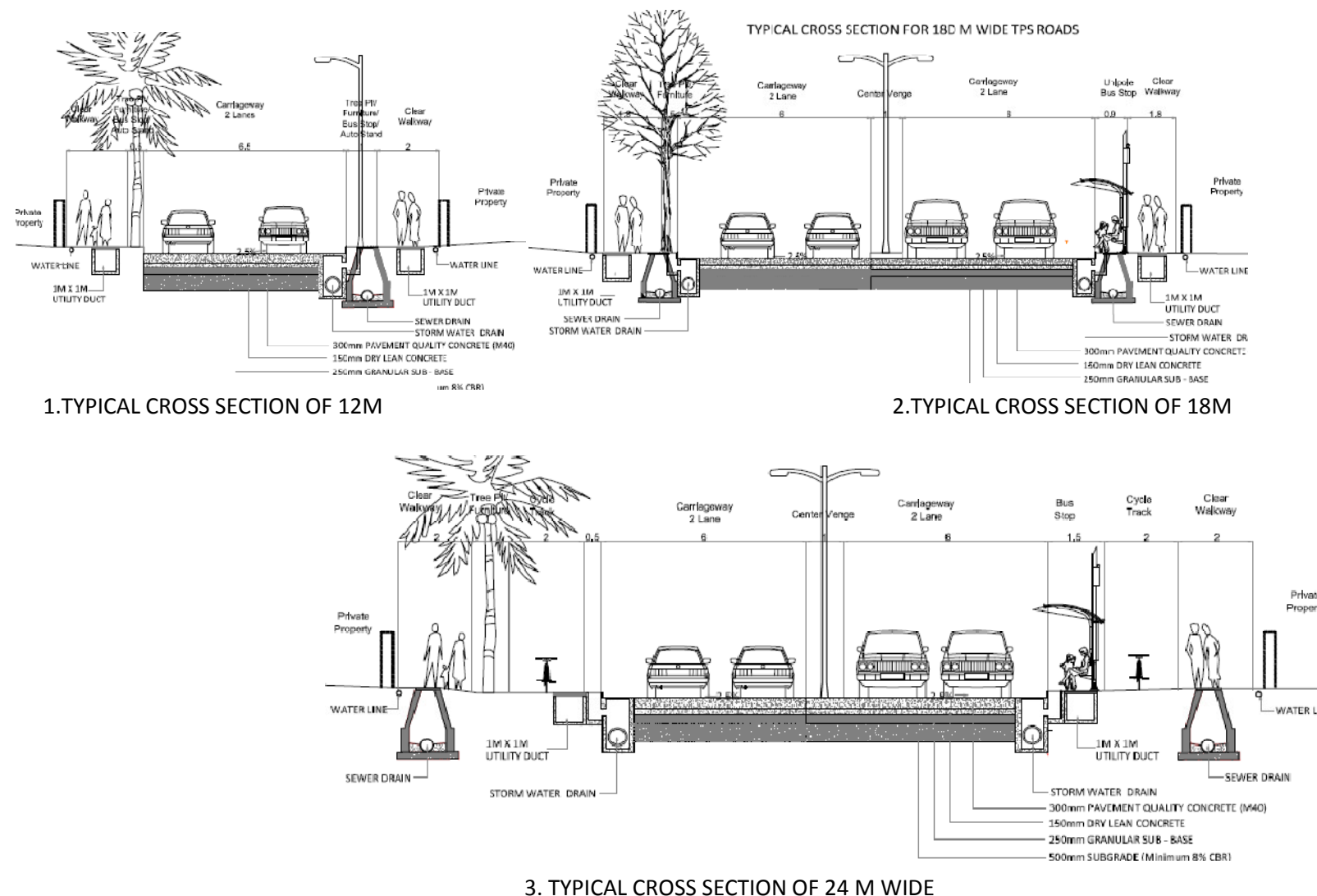
AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

XII. INFRASTRUCTURE LAYOUT

50 % of the total area of the TPS is allotted to the provision of roads and other infrastructure network and utilities within the TPS. Broadly, following are the sectors which are considered for provision of infrastructure facilities

1.ROADS:

Topographical survey of the entire area of TPS has been carried out. Based on this detail engineering of roads is worked out. Total roads proposed at this stage cover upto 18.59 Ha i.e. 20.48% (Including Ring Road) of the total TPS area. Total length of proposed roads is 7.26 km. A length of 0.760 km is under Proposed Ring Road. Where a draft scheme has been sanctioned all lands required by PMRDA for the purpose specified in sub clauses (ii-b), (ii-e), (ii-f), (ii-q) of Clause (b) of Subsection (1) of section 59 of M.R. & T.P. Act 1966 shall vest absolutely in PMRDA free from all encumbrances. The TPS road widths varies from 24.0 m to 12.0 m. Typical cross sections are prepared considering the purpose for which the road will be used and the proposed road widths.

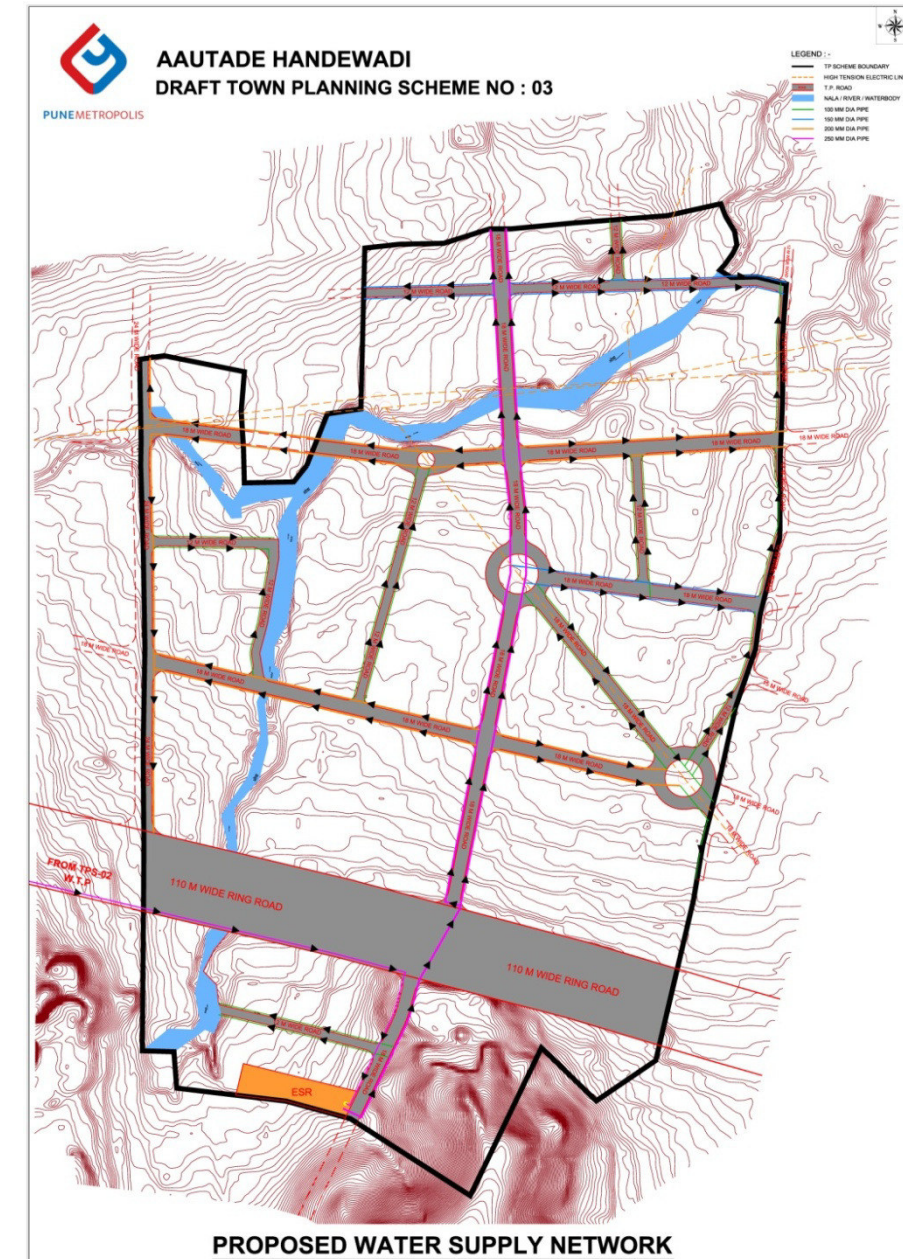
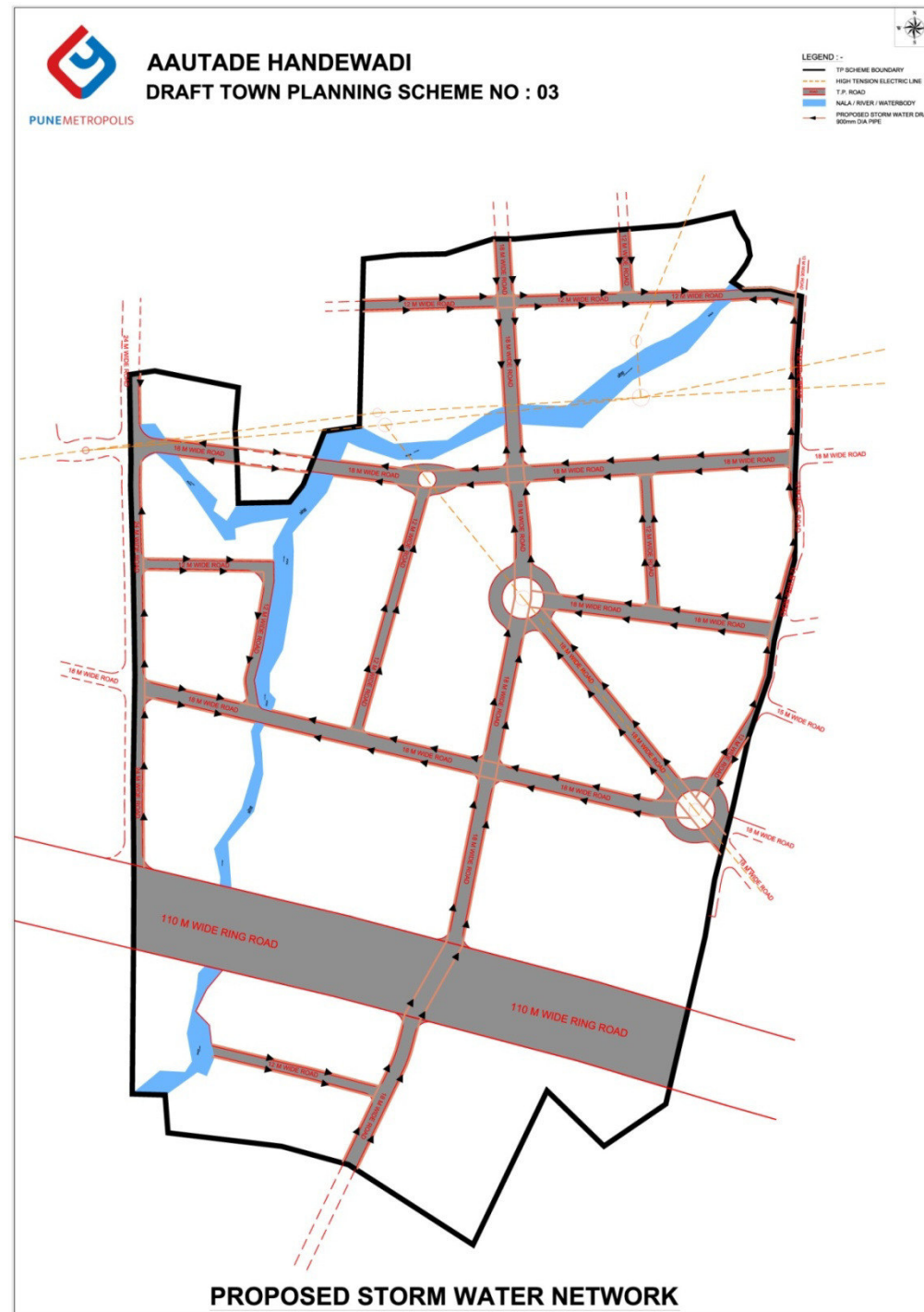


MAP SHOWING PROPOSED ROAD NETWORK

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

2. STORM WATER DRAINAGE

One major Nala running from South West to North East is identified in the scheme area. Length of Nala is 1.97 km. Total length for proposed storm water drain network is 14.53 km out of which 13.01 km is 900 mm pipe drain. Five Cross drainage works are proposed along the roads for TPS.



3. WATER SUPPLY SYSTEM

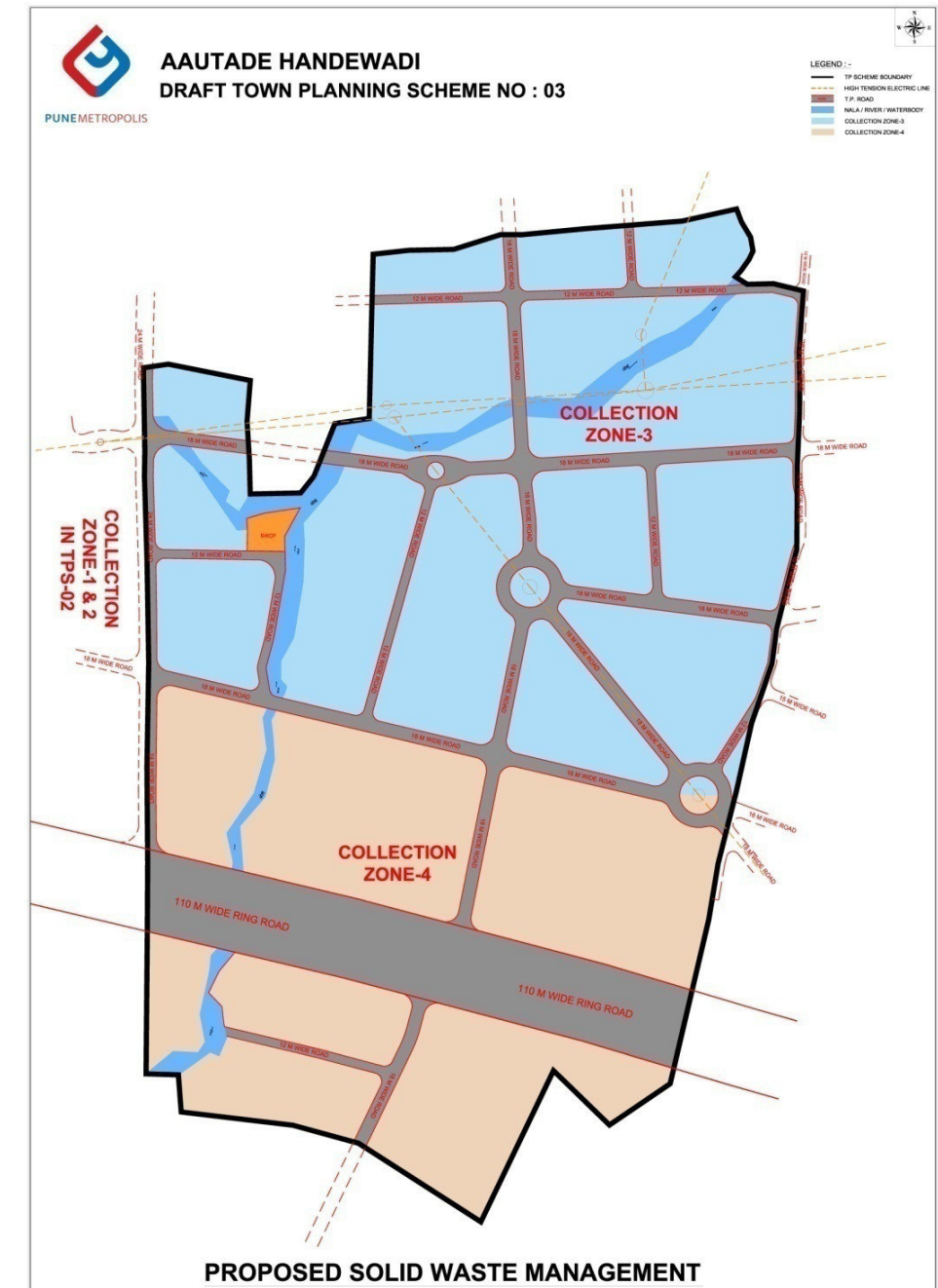
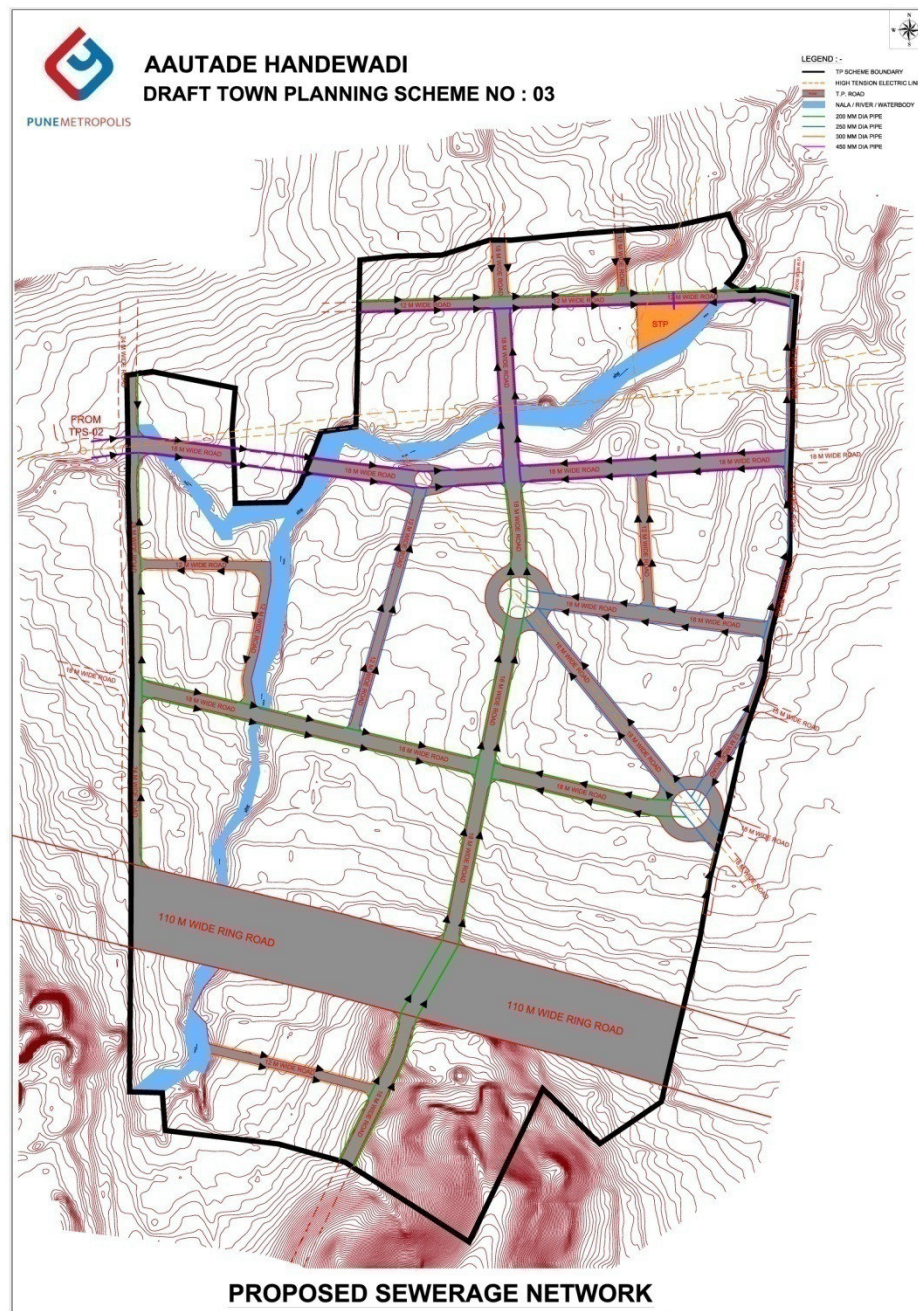
Presently the nearest option for source for water supply is identified at existing lake at Wadachiwadi Town Planning scheme area which is 2.2620 km away from the proposed ESR. Water can be transferred to the proposed ESR from the WTP to be constructed at Wadachiwadi by gravity. Two Elevated Service Reservoirs of 2.625 MLD are proposed on the South side of TPS 3.

Considering the water supply rate of 150 lpcd & losses at 15% a water demand of 9.52 MLD is observed. Considering 24 X 7 water supply, a Water Treatment Plant of 32 MLD is proposed out of which 14 MLD is consider for Aautade-Handewadi. Water supply network is proposed for 14.53 km with diameters ranging from 250 mm to 100 mm.

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4. SEWERAGE SYSTEM

Based on the water supply and population of TPS-2 & TPS-3, sewage generation is estimated $12.6 + 8.4 = 21$ MLD. Hence 1 Sewage Treatment Plants of 21 MLD capacity is proposed. The location of STP is on the Northern side of TPS-3 area and near to the Nala. The sewage collection network has pipe diameter varying from 200 mm to 450 mm with a total length of 14.53 km. 15% of treated water is considered for reutilization.



5. SOLID WASTE MANAGEMENT SYSTEM

The entire TPS-2 & TPS-3 area is divided in 4 zones. It is proposed that two trucks covering a zone of approximate area of 57.13 Ha. will collect the waste from door to door. The authority will collect the waste accordingly and dispose it at the disposal site allotted outside the TPS. area. The authority will do the necessary procedure of waste segregation and treatment.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

6. POWER SUPPLY:

PMRDA with the consent of Maharashtra Electricity Distribution Co. Ltd. will identify the source for supplying power to the TPS. Presently, the electric transmission is considered from source about 28 kms from Lonikand (Wagholi) away from TPS. The power distribution network within the TPS is estimated to be 7.26 km. 1 substation of adequate capacity is proposed within the TPS. The demand of about 218 street lights is considered in the total power demand estimation.

7. ENVIRONMENTAL IMPLICATIONS OF THE TPS:

All the necessary utilities for the estimated population are planned and will be placed in phase wise manner. This will avoid any load in the existing infrastructure and mal functioning of the system. The planned infrastructure and utilities will avoid any degradation to the existing environment. In fact, the allocation of green open spaces will help in bringing in the ecological balance.

8. POPULATION OF TOWN PLANNING SCHEME: -

For the purpose of deciding the areas under social amenities to be provided in the proposed Town Planning Scheme area the forecasted population is to be estimated. The total area of Final Plots to be allotted to land holders is 42.35 Ha. and the area under plots reserved for Economically Weaker Section and Low Income Group as well as dispossessed persons is 8.47 Ha. Hence the total area under residential use will be 50.82 Ha. It is assumed that up to 2.5 F.S.I. will be utilised in the area of Town Planning Scheme, it is further assumed that out of total built up area 80% of area available will be used for residential purpose. Hence total area under residential use will be **(50.82 x 10000 x 80% x 2.5) = 1016400 Sq.m.** The average area of a residential tenement is considered as **80 Sq.m.**, the number of tenements will be **12705**. Considering the size of household as 4 persons, population will be **50820 say 51000**. Considering the floating population of **3000** the estimated total population will be **54000**.

9. ALLOTMENT OF FINAL PLOTS FOR PUBLIC USE:-

After providing necessary road network in the Scheme area, reconstitution of Original Plot is made to the Final Plots within the Original Plot boundary or nearby as far as possible. In this reconstitution mechanism in the open plots about 50 per cent of the area of Original Plot is deducted for the Scheme purposes, while the remaining 50% of the original Plot area is allotted as Final Plot to the concerned owner in the Scheme.

Final Plots for different public uses such as gardens, open space, plots for educational use, plots for public utility and services, plots for EWS and Authority plots etc. are proposed at the appropriate places and allotted to the Authority as per the provision of Maharashtra Regional and Town Planning Act, 1966. Thus, the whole of the Scheme area is laid out into Final Plots of different sizes and uses with suitable road network proposed in the Scheme. The break-up of total area for various uses is as under;

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

3.AREA ANALYSIS TABLE FOR AAUTADE-HANDEWADI TPS NO. 03 :-

Sr. No.	Particular	Area Ha.	Percent	
1	Final Plots area to private land owners	42.35	50.00%	(50% of total Original Plot area)
02	Area under Gardens, Playgrounds, Children Playground, Riverfront Garden and Open spaces	4.65	5.49%	
3	Area under Economically Weaker Section/ Lower Income Group/Dispossessed Persons	8.47	10.00%	
4	Area under Public amenities and Utility	5.64	6.66%	
5	Area under Authority Plots	5.49	6.48%	
6	A Area under proposed TP Roads	10.00	11.81%	21.37%
	B Area under Proposed Ring Road	8.1	9.56%	
	Total developable area under TPS	84.70	100%	
7	Undeveloped Area(Nala)	4.74	--	
8	Area under Govt. land(Vittewadi) is not considered for the purpose of calculating the percentage as required under section 64(G-1) (i)&(ii), as the authority is going to get this land at nominal price of Rs. 1/- as per the G.R. dated ... since it is being used for non remunerative use.	5.00	--	
	Total area under Town Planning Scheme	94.44	--	

***Note:-** The area of Original Plot of Government land Vittewadi is 5.41Ha. out of which 4.71Ha. Final Plot area (5.19% of total developable area) has been shown for public purpose reservation and Non-remunerative use. Thus total deduction from Government land Vittewadi is only 12.93% only. Actual OP area of Landowners is 84.70 ha, with respect to that 42.35 ha FP area (50%) is given to Landowners.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

I. FINANCE OF THE DRAFT TOWN PLANNING SCHEME:-

In the Aautade Handewadi Draft Town Planning Scheme No.03, the financial aspect of the Scheme has been worked out in Redistribution and Valuation Statement Form-I, of the Scheme and the finance of the Town Planning Scheme is given in Form-2 of the Scheme as prescribed in the Maharashtra Town Planning Scheme Rules, 1974. According to this Form the total cost of the Scheme is estimated to be **Rs. 251.36 Cr.** and the total incremental value is estimated to be **Rs. 214.41 Cr.** Since 50% of the Incremental value is less than the total cost of the Scheme as given above, proportion of Increment to be contributed by each plot holder under Section 99 of the Act, is worked out at 50% which gives total incremental contribution to be **Rs. 107.21 Cr.** thus, giving net cost to the Authority to be **Rs. 144.15 Cr.** Out of the total cost of the Scheme given in Form-2, cost of works proposed in the Scheme is estimated to be **Rs. 144.15 Cr.** while compensation payable for land owners under the Scheme is estimated to be **Rs. 102.76 Cr.** and for other expenses of the Draft Scheme including cost of demarcation, salary etc. The estimate is worked out to be **Rs.1.30 Cr.** i.e. total cost of scheme is **Rs. 251.36 Cr.** Deducting the Incremental Contribution Tables by each holder under Section 99 from the total cost of the Scheme, Net cost of Scheme to PMRDA comes to **Rs. 144.15 Cr.** which is proposed to be met by sale of plots allotted to the Authority in the Scheme.

It is resolved vide resolution no. 2 dated 17/12/2018 to give compensation to the dispossessed land owners in the area of T.P. Scheme for their structures (**Rs.0.00 Cr**) as per actual estimated cost on dated 17/11/2018 (Date of Declaration of Intention of TPS). It is also resolved vide Resolution No. 2 dated 17/12/2018 that to waive contribution **Rs. 107.21 Cr** from land owners shown in column 13 of Form 1 and to take only notional contribution of Re. 1 (One rupee only) from the respective land owner as the total expenditure of the scheme **Rs. 251.36 Cr.**, as mentioned above contribution from the owner to be waived **Rs. 107.21 Cr.** i.e. total expenditure **Rs. 251.36 Cr.** Is proposed to be met by sale of Authority Plots. (Authority Plots **Rs. 97.08 Cr.** + EWS Plot **Rs. 137.18 Cr.** + Commercial Plots **Rs. 51.94 Cr.** = **Rs. 286.19 Cr.**).

Reconstitution of Plots and allotment of Final Plots to the owners and to the Authority as proposed in the Draft Town Planning Scheme has been shown in Plan No. 3 and 4 of the Draft Scheme and are as shown in Redistribution and Valuation Statement Form-I. The extent of beneficial nature of each Final Plot for different Public Uses to the Authority has been proposed as shown in Form-I of the Scheme depending upon its location in the Scheme area, its use, etc.

The Authority shall use the proceeds from sale of land allotted to the Authority for sale, to meet the cost of infrastructure. The Draft Town Planning Scheme also includes Development Control Regulations for control of development of Final Plots in the Scheme area. It is proposed to complete and provide infrastructure facilities and services within a period of 4(four) years from the date of sanction of the Draft Town Planning.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

II. VALUATION IN DRAFT TOWN PLANNING SCHEME:

For the purpose of working of the finance of the Scheme, value of the Original Plots in its existing condition, value of Final Plot in undeveloped condition but considering the situation, location and shape of plots, and value of Final Plots in developed condition assuring that the Scheme has been executed are to be estimated as prevailing as on the date of declaration of intention of the Scheme.

On the basis of instances of sales available in the area and surrounding area, the value of Original Plot has been estimated.

In the Draft Scheme proposals three values of each plot has been estimated as prevailing on the date of declaration of intention to prepare the Scheme i.e. 17/11/2018. The value of Original Plots without reference to the value of structures and inclusive of structure (Col. 9(a) and 9(b) of Form-I), value of Final Plot in developed condition is estimated on the assumption that the Scheme has been completed as envisaged in the Scheme proposals without reference to value of structure and inclusive of structure (Col. 10(a) and 10(b) of Form-I). The value of Original Plot with whatever, advantage or disadvantage it has got estimated considering the available instances of sales of land in the area for the past few years and comparing them with the plots in the Scheme area with regards to its size, shape, location, potentiality, etc. These sales are of the year 2015 to 2018 which are in respect of lands in villages Aautade-Handewadi. Values of Final Plots in undeveloped condition popularly known as Semi-final value is again estimated on the basis of the sales available in the area in the vicinity but considering the changes in shape and boundary of the plot while reconstituting it, from the Original Plot and location of the plots as proposed in the Scheme but without considering the effect of improvement contemplated in the Scheme. The third value of plot is the value of the Final Plot estimated with the assumption that the entire Scheme as framed is executed and the plots are opened out for development and they are provided with all basic services and amenities as proposed in the Scheme.

Form-I as prescribed under the Maharashtra Town Planning Scheme Rules, 1974, provides for working out contribution (+), compensation (-) as per Col. 11 of Form-I, Col. 12 of Form-I, gives the incremental value (section 99 of the Act) i.e. to accrue due to making of Scheme which is the difference between value of Final Plots in the developed conditions and value of Final Plots in undeveloped conditions, Col. No.13 of Form-I, gives contribution payable by each owner of plot which is worked out considering the provision of Section 99 of the Act which is in the Scheme 50% of the incremental value. Net demand from (+) or by (-) owner which is the addition of Col 11, 13 & 14 of Form-I, is given in Col. 15 of Form-I. All these values and calculations are worked out and given in Form-I of the Draft Town Planning Scheme in respect of each Final Plot included in the Scheme. The final picture of Form-I with cost of works and services and other cost is given in Form-2, prescribed under the Rules.

As many of the plots included in the Scheme have got no authentic public approach or have got difficult approach, the provision of Scheme roads will open out with the whole of Scheme area for development and all the plots in the Scheme will get access by public roads, thus removing bottleneck in development of Scheme area. Provision of approach and access to all plots and provision of infrastructure facilities in the Scheme area will lead to higher value of Final Plots in developed condition.

Plan No. 3 of the Scheme shown the Final Plots against each Original Plot. Plan No.4 shows the picture that would finally emerge when the scheme is executed under which all plots are reconstituted into Final Plot of regular shape and size getting frontage on public road which is provided with street lights, getting other facilities of social infrastructure in public sites as proposed in the Scheme.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

Plan No. 7(a) to 11 indicates the services proposed to be provided in the Scheme area and works to be executed in Scheme proposals. On the study of all these plans and existing site conditions it can be conveniently envisaged as to what will be the effect of Scheme roads provided in the Scheme as made available to each and every Final Plot. Form-2 of the Scheme gives the total cost of the Scheme which enables to evaluate the final value in its developed condition included in the Scheme.

Under the Scheme the works and amenities which are to be provided are of following categories.

- (i) New road making them *pucca* tar roads, thus opening out the Scheme area for development which gives great impact to the value of final plot.
- (ii) Providing Electric Street lights on Town Planning Scheme roads.
- (iii) Allotment of sites for public purposes such as plots for Primary school, EWS/dispossessed, open space, garden, sale of plots, etc.

Besides the works, in the Scheme, provisions have been made for allotment of public sites for different public uses as shown on the Scheme Plan No. 3 & 4 and as enumerated in Form-I of the Draft Town Planning Scheme. Depending upon the location of such sites in the Scheme area with reference to surrounding area its use for which it has been allotted in the Scheme, it is considered as to what extent the plots allotted for public use in the Scheme are beneficial to the owner and residents of the Scheme area and to the general public.

III. DEVELOPMENT CONTROL REGULATIONS OF DRAFT TOWN PLANNING SCHEME: -

For control of development in the Town Planning Scheme area Development Control Regulations have been framed which are described in Chapter No.11 of the Scheme report. The Draft Town Planning Scheme so prepared by the Authority will regulate, guide and promote planned and healthy development and will give impetus to the development activities in the adjoining area.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

4.LEGAL FORMALITIES

The PMRDA had submitted, Autade Handewadi Draft Town Planning Scheme No. 03 to The Director of Town Planning M.S. Pune for consultation as required under section 61(1) of MRTP Act, 1966. The Director of Town Planning M.S. Pune informed vide their letter No. TPV/1/6449 dated 15/11/2018 that the Authority has not published the declaration of intension in Official Gazette within the stipulated time limit as per the provision of section 60 (2). Therefore, the intension u/s 60 of the said Act has been lapsed. Hence the Authority has made a fresh declaration of intension for the same area limit of TPS as per provision of section 61 (2) of MRTP Act, 1966.

The PMRDA has resolved on 17/11/2018 vide Resolution No.01 to prepare and publish the Autade Handewadi Draft Town Planning Scheme No.03, under sub-section 1 of Section 60 of the Maharashtra Regional and Town Planning Act, 1966. The said declaration of Intention to prepare the Town Planning Scheme was published in the Maharashtra Government Gazette, Extra ordinary, Part-I, on 20/11/2018 on page No.1-4 and the same was also published in the local leading newspapers of the city viz. Dainik Hindustan Times and Dainik Lokmat, dated 19/11/2018

The Authority has sent such copies of advertisement to be posted at the concerned village Gram Panchayat and also PMRDA's notice board. The copy of the declaration of Intention along with the plan showing the area of the Scheme was also submitted to the State Government and Hon. Director Town Planning, M.S., Pune on 24/12/2018. A copy of the Plan dispatched to the State Government was also kept open for the inspection of the public during office hours on all working days in the office of the PMRDA. Thus the requirements of Section 60 of the Act have been fulfilled after declaration of the Intention of the Scheme.

After making the declaration of intention to prepare Draft Town Planning Scheme, the Authority prepared the tentative proposals of the said Scheme No. 03 after collecting the requisite data available and on the basis of information and data furnished by the owners. To solicit the general public opinion and obtain suggestions/objections of the lands owners on the said tentative proposals of the Draft Scheme. Owner's meeting was held on 22/11/2018 & 23/11/2018 by issue of a public notice in the newspapers of this city viz. daily Lokmat and the Indian Express, as well as individual notices to the concerned land owners were issued.

In such a meeting the tentative proposals of the Draft Town Planning Scheme were explained in detail to the land owners with specific reference to the deduction up to 50 per cent of the Original Plot area while reconstituting the Final Plots to the owners. The owners were requested to file their suggestions/objections on such proposals in writing within a period of 30 days. The applications so received have been considered on merits and suitable modifications have been made in the Draft Town Planning Scheme proposals.

In all 04 applications were received by the Authority. Most of the applications were pertaining to the allotment of plots as per their ownerships, hissas and reduction/deduction of area for the purpose of the scheme, taking into consideration Original Plot area as per 7/12 extract. Considering the evidences produced the proposals of the Draft Town Planning Scheme have been finalized after making suitable modifications on the merits.

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TABLE: SHOWING DATE WISE LEGAL FORMALITIES.

Sr.No.	Description	Time Period as per MR&TP Act, 1966	Date
1	Date of Resolution No 1 of Declaration of Intention under Section 60(1) of the Maharashtra Regional and Town Planning Act, 1966.	-	17.11.2018
2	Date of publication of declaration of intention to prepare the Town Planning Scheme No.03 in the Maharashtra Government Gazette under Section 60(2) of the Maharashtra Regional and Town Planning Act, 1966.	1 Month from date of declaration of intention (17.11.2018)	20.11.2018
3	Date of publication of declaration of intention in the local newspapers daily Lokmat and Hindustan times under Section 60(2) of the Maharashtra Regional and Town Planning Act, 1966.	1 Month from date of declaration of intention (17.11.2018)	19.11.2018
4	Date of owners meeting under Rule 4 of the Maharashtra Town Planning Scheme Rules, 1974.	-	22.11.2018 & 23.11.2018
5	Date of submission of the Draft Town Planning Scheme to the Director of Town Planning, Maharashtra state, Pune for consultation under Section 61 (1) of the MR&TP Act, 1966	Within 6 months from date of declaration of intention (17.11.2018)	16.05.2019
6	Final date of publication of draft scheme under Section 61 (1).	Within 9 months from date of declaration of intention (17.11.2018)	14.06.2019
7	Final date of publication of draft scheme u/s 61(1) with extension of time limit	3 month extension	17.11.2019
8	Suggestion and Objection from Landowner and Hearing Date		03.09.2019

After consultation with Director of Town Planning, Pune, Maharashtra, and the scheme has been published dated on 14.06.2019 in Authority Meeting held on 14/06/2019 via vide Resolution No.01. The owners were requested to file their suggestions/objections on such proposals in writing within a period of 30 days. In all 17 applications were received by the Authority. Most of the applications were pertaining to the allotment of plots as per their ownerships, hissas and reduction/deduction of area for the purpose of the scheme, taking into consideration Original Plot area as per 7/12 extract. Considering the evidences produced the proposals of the Draft Town Planning Scheme have been finalized after making suitable modifications on the merits as per provision of section 67 of MRTP Act, 1966.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

5.SALIENT FEATURES OF THE SCHEME

1. AREA SUMMARY: -

Sr. No.	Particulars		Unit	Area/No
1	Total area of the Scheme		Hectares	94.44
2	Total number of Original Plots		Nos.	107
3	Total number of Final Plots		Nos.	156
4	Total area of Original Plots		Ha	90.12
5	Total area of Final Plots (excluding the area under plots allotted to PMRDA)		Ha	42.35
6	Deductions from Original Plots while reconstituting		%	50%
7	Total number of Final Plots allotted to PMRDA		Nos.	47
8	Total area of Final Plots allotted to PMRDA		Ha	24.25
9	Total area of Final Plots allotted to PMRDA for Open Spaces, Garden		Ha	4.65
10	Total area of Final Plots allotted for Public Amenities and Utilities		Ha	5.64
11	Total area of Final Plots allotted to PMRDA for sale		Ha	5.49
12	Total area of Final Plots allotted to PMRDA for E.W.S		Ha	8.47
13	Rate of Original Plots per sq.m.			2880 to 4800
14	Rate of Final Plots per sq.m. in developed condition			4321 to 16438
15	Total amount of compensation payable (Column 11 of Form-I)		Cr	102.76
16	Total cost of the Scheme (Form-2)		Cr	251.36
17	Total Incremental contribution by Plot owners (Column 13 of Form-I)		Cr	107.21
18	Net cost of the Scheme to the Authority			144.15
19	Total area of roads provided in the Scheme		Ha	18.57
20	Length of Roads	110 m	km	0.76
		24 m	km	0.691
		18 m	km	3.148
		12 m	km	2.399

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

2. AMENITIES AND FACILITIES: -

PMRDA will hold some land parcels to develop the social amenities and recreational facilities required at the neighborhood level to serve the estimated population of one Lakh in as phase wise development. Various social facilities for which plots have been reserved under different categories are as given in the table below: -

Sr. No.	Particulars	Final Plot. NO.	Area (Sq.m.)	Percentage
1	Area Under Economical Weaker Section /Lower Income Group/ Dispossessed People	110,111,112,113,114,115,116,117, 118	84716.1197	9.33%
2	Garden	119, 120, 121, 123, 124, 125, 126	74447.0961	8.20%
3	Green Belt	122	379.2787	0.04%
4	Children Play Ground	130	1500	0.17%
5	Play Ground	127	10702.5503	1.18%
6	Open Space	128, 129	4669.192	0.51%
7	Fire Station	131	2376.1451	0.26%
8	Elevated Storage Reservoir	132	5390.40899	0.59%
9	Solid Waste Conveyance Plot	133	2921.04226	0.32%
10	Sewage Treatment Plant	134	3211.38773	0.35%
11	Cremation & Burial	135	3126.57752	0.34%
12	Electric Substation	136	2000	0.22%
13	Shopping Centre	137	5887.0153	0.65%
14	Informal Market	138, 139, 140	3299.5671	0.36%
15	Vegetable Market	141, 142, 143	4728.5457	0.52%
16	Parking	144, 145	3226.1118	0.36%
17	Bus Stops	146, 147	2133.8378	0.24%
18	Primary School	148	8441.73311	0.93%
19	Dispensary/Hospital	149, 150	8326.4895	0.92%
20	Cultural and Community Centre	151	2716.71348	0.30%
21	Authority Plot	152, 153, 154, 155, 156	54980.2972	6.06%
22	Road Area (TP Roads + Ring Road)	-	185819.98	20.47%
TOTAL			475000.089	52.32%

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

PHASEWISE INFRASTRUCTURE DEVELOPMENT

a) PHASE's OF INFRA. DEVELOPMENT (Values in Cr.) :-

Phase Wise Expenditure						
Sr. No.	Particulars	Phase 1 (1 st Year)	Phase 2 (2 nd Year)	Phase 3 (3 rd Year)	Phase 4 (4 th Year)	Total Cost
1	Roads and Transportation	16.28	9.04	9.04	11.05	45.41
2	Storm water drainage	17.08	4.45	5.20	0.00	26.73
3	Sewerage and STP	4.10	3.21	2.65	0.00	9.96
4	Water Supply and WTP	1.26	2.08	2.90	0.00	6.25
5	Electricity and Streetlight	0.00	3.07	2.55	0.00	5.62
6	Solid Waste	0.00	0.84	0.84	0.00	1.68
7	Construction of Fire Station and Fire Vehicle with ladder	0.00	0.00	3.06	3.94	7.00
8	Cost of Development of amenity plots& construction of compound wall (Approx.)	0.00	0.00	7.39	9.35	16.74
	Subtotal A	38.72	22.70	33.63	24.34	119.39
	Escalation Cost : @ 15 %					17.91
	Subtotal (B)					137.30
	Misc. Expenses in 4 years					10
	Total Cost of Infrastructure of T. P. Scheme					147.30

Note: - It is proposed to develop the Town Planning Scheme in 4 Phases. PMRDA will finance the first two phases through self funding. For subsequent phases and the gap funding the source of funds will be from sale of Authority plots.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

6.VALUE OF PLOTS IN THE SCHEME AND REASONS OF THE SAME

i. Original value:

It means value of original plot without reference to any improvements contemplated in the scheme. According to the provisions of [Sec.97(1)(f)] of Maharashtra Regional and Town Planning Act of 1966 it is the market value of the plots included in the scheme as on the date of declaration of intention to prepare a scheme. The date of valuation is considered as 17/11/2018

ii. Semi-final value:

It means value of Final plot without reference to any improvements contemplated in the scheme other than:

“Improvements due to alteration of boundaries i.e. to say value of Final plot as a result of improvement in its shape [Sec.97 (1)(f)]

In short this represents the value of plot arising out of reconstitution of the boundaries irregular boundaries made regular due to addition or subtraction of land) and to be estimated as of the relevant date of declaration of intention to make a scheme.

iii. Final value:

It means value of Final plot with reference to the assumptions that all improvements contemplated in the scheme have been completed with relevant date, as date of declaration of intention to make a scheme.

For the purpose of estimating the fair and reasonable market value of the original plots under Autade Handewadi Town Planning Scheme no.3 as on the date of declaration of intention i.e. 17/11/2018, the instances of sales in respect of the lands situated within the TPS area and which have taken place during the last five years from the date declaration of intention to prepare scheme have been collected.

VALUATION OF ORIGINAL PLOTS:

The land under the town planning scheme possess necessary potentialities for urban use. The areas of land under valuation of original plots are ranging from 139.36 sq.m to maximum 58310.991 sq.m. "For the purpose of valuation as on the date of valuation ie. 17.11.2018 ,the following instances of sales in respect of the lands which are situated within the town planning scheme area and which have taken place during last four years from the date of declaration of intention have been collected. These sale instances are executed during years 2015 to 2018. All lands under the sales are located within scheme area which is under agricultural zone of sanctioned regional plan of Pune. These sales are shown in the table below:

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Sr. No.	Village	Survey No.	Plot No.	Area	Actual Consideration	Rate (As per consideration) Per Sq.M.	Dast No.	Date	Multiplying Factor	Rate as on 2018	Remarks
				(Sq.m)	(in RS.)					Per SqM.	
a	b	c	d	e	f	g=f/e	h	i		j	k
1	Aautade Handewadi	69/4	-	2100	3820000	1819	7054/2015	31-10-2015	1.37	2494	inside
2	Aautade Handewadi	59/6/3	-	4000	9800000	2450	2995/2017	17-07-2017	1.16	2849	inside
3	Aautade Handewadi	60/4	-	1800	4050000	2250	744/2018	19-01-2018	1.10	2477	inside

Source: 1 Inspector General of Registration (IGR)

Land comprised in TPS are mostly bulk land. It is seen from the above instances of sale that there are only three sales of bigger areas ranging from 1800 sq.m to 4000 sq.m. Sale at Sr.No.1 which is registered in the year 2015 which shows land rate at Rs. 1819 per sq.m. Land under this sale is located on the southern part of the TPS. Giving general rise of 12% rate per year to this rate, the updated rate works out to be Rs. 2494 per sqm as on the date of valuation.

Sale at Sr.No. 2 and 3 were executed in the year 2017, year 2018 respectively, which shows land rates at Rs. 2450 and Rs. 2250 per sq.m. respectively. The updated rate works out to be Rs. 2849 per sq.m and Rs. 2477 per sq.m. respectively as on the date of valuation. It is seen from this instances that though there is a vast difference in the area under sale, the rates are nearly same. The land under these sales instances is located towards middle east part of town planning scheme area.

It is seen from the above sales at Sr.No. 1,2 and 3 that these are having area ranging from 1800 sq. m to 4000 sq.m. The sale instances executed during the years 2015 to 2018 shows the land rates are ranging from Rs. 2477 per sq.m to Rs 2849 per sq.m . The average rate as on the date of valuation works out to **Rs. 2607 per sq.m. (1) by direct sale comparison.**

Most of the sales of small open plots from unauthorized layout of Survey No. 74/10A/1, 75/9 and 78/5/1 of village Autade Handewadi are available which can be used for valuing Original Plots by Developers Method giving due consideration to factors such as size of plots, cost of development, etc. The

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

undeveloped land rate derived from this method can be used as an indicative rate and it can be directly applicable to the land having residential potentiality. The statement of sales is given below:

Serial No.	Village	Survey No.	Plot No.	Area	Actual Consideration	Rate (As per consideration) Per Sq.M.	Dast No.	Date	Multipling Factor	Rate as on 2018	Remarks
				(Sq.m)	(in RS.)					Per SqM.	
a	b	c	d	e	f	g=f/e	h	i		j	k
4	Aautade Handewadi	74/10A/1	-	100	585000	5850	26/2018	01-01-2018	1.10	6462	outside
5	Aautade Handewadi	74/10A/1	-	200	1170000	5850	25/2018	01-01-2018	1.10	6462	outside
6	Aautade Handewadi	74/10A/1	-	46.46	292500	6296	1280/2018	01-01-2018	1.10	6955	outside
7	Aautade Handewadi	74/10A/1	-	92.93	585000	6295	1279/2018	01-01-2018	1.10	6954	outside
8	Aautade Handewadi	75/9	-	92.93	585000	6295	5790/2018	01-05-2018	1.07	6736	inside
9	Aautade Handewadi	75/9	-	92.93	585000	6295	5791/2018	01-05-2018	1.07	6736	inside
10	Aautade Handewadi	75/9	-	111.52	702000	6295	12430/2018	01-08-2018	1.04	6547	inside
11	Aautade Handewadi	78/5/1	-	139.4	975000	6994	7210/2018	01-08-2018	1.04	7274	outside

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12	Aautade Handewadi	78/5/1	-	139.4	975000	6994	7211/2018	01-08-2018	1.04	7274	outside
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Sale at Sr.No. 4 to 7 were executed in the year 2018, which shows land rates at Rs. 5850 , Rs. 5850, Rs. 6296 and Rs. 6295 per sq.m. respectively. The updated rate works out to Rs. 6462 . Rs. 6462, Rs. 6955, and Rs. 6954 per sq.m. respectively as on the date of valuation. The land under these sales are of small building plot from unauthorized layout of **survey no 74** and it is located outside TP scheme area towards northern side. The development is carried out by certain extent in piece meal manner in this survey no. without having proper roads, open spaces, amenity space as required under development control rule. From the above four sales, it is seen that the average rate works out to **Rs. 6700 per sq.m.**

Sale at Sr.No. 8 to 10 were executed in the year 2018, which shows land rates at Rs. 6295 per sq.m. each. The updated rate works out to Rs. 6736, Rs. 6736, and Rs. 6547 per sq.m. respectively as on the date of valuation. The land under these sales are of small building plot from unauthorized layout of **survey no 75/9** and it is located towards northern side of TPS. The development is carried out by certain extent in piece meal manner in this survey no. without having proper roads, open spaces, amenity space as required under development control rule. From the above three sales, it is seen that the average rate works out to Rs. 6673 per sq.m **say Rs. 6700 per sq.m .**

Sale at Sr.No. 11 and 12 were executed in the year 2018, which shows land rates at Rs. 6994 per sq.m. each. The updated rate works out to **Rs. 7274 per sq.m.** each as on the date of valuation. The land under these sales are of small building plot from unauthorized layout of **survey no 78/5/1** and it is located outside TPS area towards northwest side. The development is carried out by certain extent in piece meal manner in this survey no. without having proper roads, open spaces, amenity space as required under development control rule.

It is seen from the above instances of sales that these are executed during the year 2015 to 2018. There are unauthorized development in survey number **75/9** which is located inside TPS area and survey number-, **74/10A/1** , **78/5/1** which are located outside the northern boundary of TPS area. The location of plots under these sales could not be shown on the plan and hence detail description of each and every plot under the sale has not been mentioned. The size of land parcels under the sales is from 46.46 Sq.m. to 200 Sq.m. From the above instances of sales the semi developed land rates in the northern part of TPS area and which are nearer to existing developed area are ranging from **Rs. 6700 per Sq.m. to Rs. 7274 per Sq.m.** as on the date of valuation.

From the above sales from survey no **74 ,75/9,78/5/1** it is seen that the average rate works out to Rs. 6891 per sq.m. **say Rs. 6900 per sq.m.**

Generally, the wholesale price of the bulk original land with building potentiality could be fixed at 1/3rd to ½ of the retail price fetched by genuine sale of building plot in the developed layout which is as per the provisions of development control rules and depending upon the nature of the development taken place in such layout. While estimating the rates for original plots under Wadachiwadi TPS the sales of bulk land were not available for comparison

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but, so many sale instances of small land parcel from survey no. 33/2 were available for comparison. In the absence of comparable sales of bulk land, instances of small building plots have been used for arriving at fair value of undeveloped agricultural land by developer's method. And it shows that the rate of undeveloped agriculture land is half of the rate of semi-developed land.

Hence, for the sake of calculation and judgments, the rate of undeveloped original plot can be taken at ½ the average rate worked out from the above sales. So, the rate of undeveloped agriculture lands which are located near the semi developed area from the northern side of TPS area works out at the rate of **Rs. 3450 per sq.m..... (2) by developers method.**

LAND VALUE AS PER ANNUAL STATEMENT OF RATES 2018

Value Zone of ASR 2018	Survey Number (as mentioned in ASR)	Rates as per ASR	Concerned OP Numbers
Value zone no. 6 (Jirayat Land)	52,53,54,55,56,57,58,59, 60,61,62,68,69,70,71,72, 73,75	Rs. 11602000 /- per Ha.	13, 96, 98, 99, 100, 35, 36, 37, 38, 39,49, 20, 21, 18, 19, 22, 23, 41, 42, 24, 43, 44, 45, 53. 54. 64, 65, 56, 57, 58, 59, 60, 61, 50, 97, 91, 92, 93, 94, 95, 68, 69, 70, 71, 51, 55, 62, 67, 14, 52, 25, 46, 32, 33, 34, 66, 63, 72, 16, 17, 15, 28, 29, 30, 27, 40, 48, 2, 4, 5, 7, 8, 9, 6, 10, 3, 1, 26, 11, 12, 88, 89, 90, 87, 86, 85, 84, 101, 102, 103, 104, 105, 106, 107, 31, 47, 73, 74, 75, 76,77, 78, 79, 80, 81, 82, 83 ,84,
Value zone no. 11.2 (Lands near gaothan but not fronting on highway)	59,60,61,62,68,69,70,71, 72,	Rs. 5850/- per Sq.m.	68, 69, 70, 71, 55, 62, 67, 14, 15, 16, 17, 72, 66, 63, 2, 5 , 3, 54, 64, 65, 56, 57, 58, 59, 60, 61, 22, 21, 20, 19, 18, 13, 12 ,73, 74, 75, 4, 23

As per the Annual Statements of Rates (ASR) 2018, Survey no- 59, 60, 61, 62, 68, 70, 71, and 72 of village Autade Handewadi are falling in zone no. 11.2 and the land rate shown is at **Rs. 5850 per sq.m.(3) by ASR**

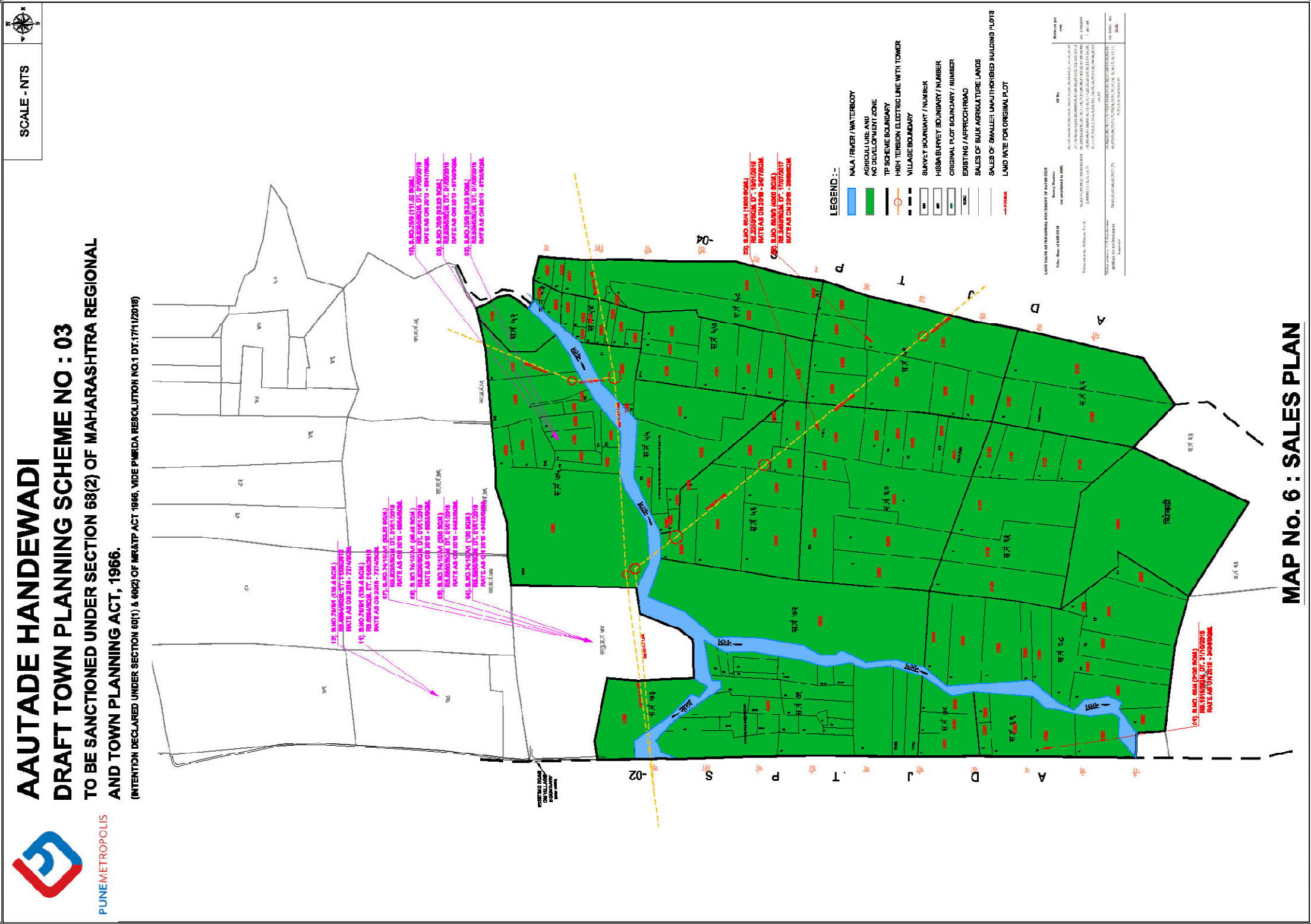
The remaining lands under the TPS have not been shown in the value zone 11.2. The rate of agriculture Jirayat land is shown at Rs. 11602000 per Ha. i.e. Rs.1160/sq.m. That means, the rate shown in the ASR **(3)** is more than the average rate arrived from the above sales **(1), (2)**. Also, on the basis of only three sales of bulk land available, the real value of the undeveloped agriculture land cannot be estimated. The rate for undeveloped agricultural lands within the adjoining TPS area Wadachiwadi has already been estimated by using developer's method. Considering the merits and demerits of all the original plots and comparing its size, shape, location etc.,the rate worked for different Original plots at Rs. 3120 to Rs. 5200 per sq. m. The lands under Wadachiwadi TPS are of more potential than the lands under Autade Handewadi TPS due to its proximity to existing developed area.

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After considering the rates arrived from above i.e. Rs. 2607 per sq.m , Rs. 3450 per sq., Rs. 5850 per sq.m. and the rate of agricultural land under the adjoining wadachiwadi TPS area which is fixed at Rs. 3120 to Rs. 5200 per sq.m , the maximum rate of undeveloped agricultural original plot is fixed at **Rs.4800 per sq.m** for the lands which are located towards north side of TPS area and which are nearer to the existing development. Further the lands which are located towards southern side of TPS is derived after deduction of 5% to 40% from the maximum rate fixed as above i.e Rs. 4800 per sq.m and giving due regards to the characteristic of original plot like size, shape , location etc. as shown below:

SR. NO.	NO. OF ORIGINAL PLOTS	PERCENTAGE DECREASE	RATE FIXED FOR ORIGINAL PLOT PER SQ.M.	REMARKS
1	3		5	8
1	(100,99,98,96,97,95,103,102,101,33,32)	-	4800	The detail of description of the Original Plots is given in Chapter (Value of the plots in the Scheme and reasons for the same)
2	(24,28,29,30,27,26,25,36,42,43,44)	5	4560	
3	(1,34,31,35,88,89,90,87,86,85,84,2)	10	4320	
4	(41,39,40)	15	4080	
6	(23,57,58,59,60,61,76,77)	25	3600	
7	(38,37,91,92,93,94,105,106,104,107,81,80,78,82,83,59,50,49,48,51,52,47,46,45,62,63,54,64,3,7,9,10,6,5,4,18,19,20,21,22,53,8)	30	3360	
8	(79,65,66,67,68,69,70,71,75,73,74)	35	3120	
9	11,12,13,14,16,15,72,17)	40	2880	

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SEMI FINAL VALUE OF FINAL PLOT

For estimating the semi-final value of final plot following facts have been considered.

- Plot with rectangular shape,
- Buildable plot size.
- Change in zone from No Development Zone to Development Zone without premium

Semi-final value of final plot is decided considering the original characteristics of the original plots regarding its shape. For fixing the semi-final rate 5% to 40% increase in the maximum rate of original plot is considered. The semi-final rates are fixed as shown in the table below.

Sr.No.	Characteristic of Land	% increase on Original Plot Value	Following % increase on Original Plot value in addition to Values in Column No.3	
1	2	3	4	
1	Original Plot having long Strips/irregular shape	25	Shape of Rectangular F.P. 1:1 to 1:1.5	15
2	Original Plot nearer to semi developed area	20		
3	Original Plot affected by H.T. Line	10	Shape of F.P. above 1:1.5	10
4	Original Plot on sloping ground	15	Shape of F.P. other than rectangle	5
5	Original Plot adjoining to Nala	15		

The Semi-Final value of a final Plot is ranging from **Rs. 2475 per Sqm to Rs. 10000 per Sqm**

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FINAL VALUE OF FINAL PLOT:-

For estimating the final value of final plot, following facts have been considered.

- Estimated developed value of Final Plots as on the date of declaration of intention to prepare the Scheme on the assumption that the Scheme with all the works contemplated therein has been completed
- Considering the amenities to be provided in the Town Planning Scheme like new roads, water supply, schools, hospitals, gardens, playground, etc.
- Investment in infrastructure development and planned layout shall increase land values.

The final value of final plot is fixed considering the road frontage and access road to the plot. The final values of final plots are fixed as shown below

Sr. No.	Characteristic of Final plot	Percentage rise on semi-final rate
1	Frontage on 36m & above wide road	50%
2	Frontage on 24m wide road	40%
3	Frontage on 18m wide road	30%
4	Frontage on 12m or 9m wide road	10%

Final value of final plot is fixed after adding per sq.m. cost of infrastructure i.e. **Rs. 3478 per sq.m.** in the rate calculated after giving percentage rise as shown in table above.

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot								
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.			Value in Rupees				
								Undeveloped			Developed			
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M	
1	4			5	6 (a)	7	8			9 (a)			10 (a)	
1	76	Located on flat terrain,regular in shape	0.75	4000	3600	1	5400	shape of FP other then rectangle	1.05	3780	Fronting on 110 m road	1.5	8672	
	73-P1	Located on flat terrain,regular in shape, half of the plot is affected by 110 M Ring road	0.65	1000	3120				1.05	3276				
	73-P3	Located on flat terrain,regular in shape, half of the plot is affected by 110 M Ring road	0.65	5800	3120				1.05	3276				
				10800				* Avg. Rate of Semi-Final Value= Total Semi Final Value of All OP's / Total FP						
2	75-P1(part1)	Located on flat terrain,regular in shape, in proximity to 110 M wide Ring road	0.65	2600	3120	2	2900	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3588	Fronting on 110m road	1.5	8860	
	73-P5(part1)	Located on flat terrain,regular in shape, half of the plot is affected by 110 M Ring road	0.65	3200	3120					3588				
				23400										
3	73-P5(part2)	Located on flat terrain,regular in shape, half of the plot is afted by 110 M Ring road	0.65	1000	3120	3	1600	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3588	Fronting on 110m road	1.5	8860	
			0.65	2200	3120					3588				
				3200										
4	71	Located on sloping terrain,regular in shape, 1/3rd of the plot is affected by 110 M Ring road	0.65	4100	3120	4	7000	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4056	Fronting on 110m road	1.5	9950	
			0.65	4100	3120				1.30	4056				
	61-P1	Located on flat terrain,regular in shape	0.75	2900	3600				1.30	4680				
			0.75	2900	3600				1.30	4680				
				14000										
5	85-P1(part1)	Located on flat terrain,rectangular in shape	0.90	1800	4320	5	7600	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	5399	Double frontage on 9m & 18m road	1.4	9414	
	83-P1(part2)	Located on flat terrain,rectangular in shape, affected by HT line.	0.70	2000	3360				1.25	4199				
	79-P1(part3)	Located on flat terrain, bulk parcel of regular shaped plot, affected by HT line	0.65	3700	3120				1.25	3899				

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Statement showing Value of plots in the scheme and reasons for the same													
Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped			Developed	
1	4			5	6 (a)	7	8			9 (a)			10 (a)
	73-P2	Located on flat terrain,regular in shape, half of the plot is affted by 110 M Ring road	0.65	1400	3120				1.25	3899			
	22	Located adjoining to nala, flat terrain,regular in shape	0.70	6300	3360				1.25	4199			
				15200									
6	74-P1(part1)	Located on flat terrain,regular in shape, half of the plot is affected by 110 M Ring road	0.65	19400	3120	6	9700	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3588	Fronting on 110m road	1.5	8860
7	39-P2(part4)	Located adjoining to nala, flat terrain,irregular in shape	0.85	2100	4080	7	5200	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	6324	Fronting on 110m road	1.5	11247
	62-P1(part5)	Located on flat terrain,bulk land irregular in shape	0.70	1200	3360				1.55	5208			
	67-P1(part1)	Located on sloping terrain ,bulk land irregular in shape	0.65	5500	3120				1.55	4836			
	67-P1(part5)	Located on sloping terrain ,bulk land irregular in shape	0.65	1600	3120				1.55	4836			
				10400									
8	85-P1(part1)	Located on flat terrain,rectangular in shape	0.90	1800	4320	8	7000	shape of FP having width to length ratio in 1:1 to 1:1.5	1.43	6166	Double frontage on 18m & 110m road	1.8	12163
	628-P1(part2)	Located on flat terrain,bulk land irregular in shape	0.70	1200	3360				1.43	4796			
	628-P1(part6)	Located on flat terrain,bulk land irregular in shape	0.70	3800	3360				1.43	4796			
	67-P1(part4)	Located on sloping terrain ,bulk land irregular in shape	0.65	3000	3120				1.43	4453			
	62-P1(part4)	Located on flat terrain,bulk land irregular in shape	0.70	1200	3360				1.43	4796			
	67-P1(part2)	Located on sloping terrain ,bulk land irregular in shape	0.65	3000	3120				1.43	4453			
				11000									
	95-P1(part2)	Located on flat terrain,rectangular in shape, adjoining to HT line, in proximity to nala	1.00	1300	4800				1.26	6025			

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
									Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
9	19-P1(part2)	Located on flat terrain,rectangular in shape, adjoining to nala, completely affected by 110 M wide ring road	0.70	1400	3360	9	8250	shape of FP having width to length ratio in 1:1 to 1:1.5	1.26	4217	Fronting on 18m road	1.3	9079
	83-P1(part3)	Located on flat terrain,rectangular in shape, affected by HT line.	0.70	2000	3360				1.26	4217			
	85-P1(part3)	Located on flat terrain,rectangular in shape	0.90	1800	4320				1.26	5422			
	79-P1(part4)	Located on flat terrain, bulk parcel of regular shaped plot, affected by HT line	0.65	10000	3120				1.26	3916			
				16500									
10	74-P1(part2)	Located on flat terrain,regular in shape, half of the plot is affected by 110 M Ring road	0.65	2200	3120	10	1100	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3588	Fronting on 18m road	1.3	8142
11	59	Located on flat terrain,rectangular in shape,	0.75	5600	3600	11	2800	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4140	Fronting on 18m road	1.3	8860
12	62-P1(part3)	Located on flat terrain,bulk land irregular in shape	0.70	1200	3360	12	4000	shape of FP having width to length ratio in 1:1 to 1:1.5	1.46	4899	Double frontage on 18m & 18m road	1.6	11100
	62-P1(part7)	Located on flat terrain,bulk land irregular in shape	0.70	3700	3360				1.46	4899			
	67-P1(part3)	Located on sloping terrain ,bulk land irregular in shape	0.65	3100	3120				1.46	4549			
				8000									
13	0	Located on flat terrain,rectangular in shape,affected by HT line	0.70	1800	3360	13	900	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	4200	Fronting on 18m road	1.3	8938
14	55-P1(part2)	Located on flat terrain,regular in shape	0.70	829	3360	14	1614.5	shape of FP other then rectangle	1.31	4402	Fronting on 18m road	1.3	9201
	48-P1(part3)	Located on flat terrain,irregular in shape,affected by HT line	0.70	2400	3360				1.31	4402			

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
									Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
				3229									
15	63	Located on flat terrain,bulk parcel of land,rectangular in shape	0.70	10900	3360	15	9200	shape of FP other then rectangle	1.05	3528	Fronting on 18m road	1.3	4471
	61-P2	Located on flat terrain,regular in shape	0.75	200	3600				1.05	3780			
	65-P1(part1)	Located on flat terrain,rectangular in shape, half of the plot is affected by 110 M Ring road	0.65	6700	3120				1.05	3276			
	80-P1(part1)	Located on flat terrain,regular in shape	0.70	600	3360				1.05	3528			
				18400									
16	43	Located on flat terrain,regular in shape, adjoining HT line	0.95	600	4560	16	2300	shape of FP having width to length ratio in 1:1 to 1:1.5	1.19	5422	Fronting on 18m road	1.3	9285
	40-P4	Located on flat terrain,irregular in shape, adjoining to nala	0.85	300	4080				1.19	4852			
	58	Located on flat terrain,rectangular in shape	0.75	1850	3600				1.19	4281			
			0.75	1850	3600				1.19	4281			
				4600									
17	93	Located on flat terrain,narrow rectangul in shape, affected by HT line	0.70	1200	3360	17	5900	shape of FP other then rectangle	1.06	3562	Fronting on 18m road	1.3	8703
	84	Located on flat terrain,regular in shape	0.90	5300	4320				1.06	4580			
	82	Located on flat terrain,regular in shape	0.70	5300	3360				1.06	3562			
				11800									
18	78-P1(part2)	Located on flat terrain,regular in shape, affected by HT line	0.70	1387	3360	18	6276	shape of FP having width to length ratio in 1:1 to 1:1.5	1.23	4130	Fronting on 18m road	1.3	8768
			0.70	2715	3360				1.23	4130			
	78-P2	Located on flat terrain,regular in shape, affected by HT line	0.70	3900	3360				1.23	4130			
			0.70	1950	3360				1.23	4130			
	75-P1(part2)	Located on flat terrain,regular in shape, in proximity to 110 M wide Ring road	0.65	1833	3120				1.23	3835			
			0.65	767	3120				1.23	3835			

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Statement showing Value of plots in the scheme and reasons for the same													
Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
									Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M	
1	4			5	6 (a)	7	8		9 (a)			10 (a)	
				12552									
19	83-P1(part1)	Located on flat terrain,rectangular in shape, affected by HT line.	0.70	2000	3360	19	6450	shape of FP other then rectangle	1.16	3882	Double frontage on 18m & 12m road	1.4	4321
	79-P1(part1)	Located on flat terrain, bulk parcel of regular shaped plot, affected by HT line	0.65	9500	3120				1.16	3605			
	19-P1(part1)	Located on flat terrain,rectangular in shape, adjoining to nala, completely affected by 110 M wide ring road	0.70	1400	3360				1.16	3882			
				12900									
20	79-P1(part2)	Located on flat terrain, bulk parcel of regular shaped plot, affected by HT line	0.65	2000	3120	20	1000	shape of FP other then rectangle	1.15	3588	Fronting on 12m road	1.1	7425
21	103	Located on flat terrain, bulk parcel of regular shaped	1.00	2600	4800	21	2100	shape of FP having width to length ratio in 1:1 to 1:1.5	1.26	6046	Double frontage on 18m & 12m road	1.4	10975
	105	Located on flat terrain, irregular in shape, affected by HT line.	0.70	600	3360				1.26	4232			
	104-P1(part3)	Located on flat terrain, irregular stripped shaped,bulk parcel of land	0.70	1000	3360				1.26	4232			
				4200									
22	104-P4(part2)	Located on flat terrain, irregular stripped shaped,bulk parcel of land	0.70	300	3360	22	2250	shape of FP other then rectangle	1.30	4368	Double frontage on 18m & 12m road	1.4	9593
			0.70	300	3360				1.30	4368			
			0.70	200	3360				1.30	4368			
			0.70	200	3360				1.30	4368			
			0.70	100	3360				1.30	4368			
			0.70	100	3360				1.30	4368			
			0.70	100	3360				1.30	4368			
			0.70	100	3360				1.30	4368			
			0.70	100	3360				1.30	4368			
			0.70	1500	3360				1.30	4368			
	104-P7	Located on flat terrain, irregular stripped shaped,bulk parcel of land	0.70	1500	3360				1.30	4368			
				4500									
		Located on flat terrain, irregular											

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.		Value in Rupees		Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
								Undeveloped		Developed			
							Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M				
1	4			5	6 (a)	7	8			9 (a)			10 (a)
24	104-P4(part1)	Located on flat terrain, irregular stripped shaped,bulk parcel of land	0.70	1500	3360	24	3243.5	shape of FP having width to length ratio in 1:1 to 1:1.5	1.44	4829	Fronting on 12m road	1.1	9714
	78-P1(part1)	Located on flat terrain,regular in shape, affected by HT line	0.70	300	3360				1.44	4829			
			0.70	1387	3360				1.44	4829			
	27	Located on flat terrain,irregular in shape, adjoining nala	0.95	2600	4560				1.44	6554			
	31	Located on flat terrain,irregular narrow strip shape plot, adjoining nala	0.90	700	4320				1.44	6209			
					6487								
25	104-P3(part2)	Located on flat terrain, irregular stripped shaped,bulk parcel of land	1.00	1000	4800	25	3350	shape of FP other then rectangle	1.24	5971	Double frontage on 18m & 12m road	1.4	10727
	104-P3(part2)	Located on flat terrain, irregular stripped shaped,bulk parcel of land	1.00	3100	4800				1.24	5971			
	80-P1(part3)	Located on flat terrain,regular in shape	0.70	1500	3360				1.24	4180			
	17	Located on flat terrain,triangular in shape, adjoining 110 M wide ring road	0.60	1100	2880				1.24	3583			
					6700								
26	88-P2	Located on flat terrain,rectangular in shape	0.90	300	4320	26	4450	shape of FP having width to length ratio in 1:1 to 1:1.5	1.31	5672	Double frontage on 18m & 12m road	1.4	11419
	89	Located on flat terrain,narrow rectangular striped shape plot	0.90	2800	4320				1.31	5672			
	90	Located on flat terrain,irregular in shape	0.90	5800	4320				1.31	5672			
				8900									

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
27	91	Located on flat terrain, Square in shape	0.70	1000	3360	27-1	500	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3864	Fronting on 12m road	1.1	9431
	100	Located on flat terrain, Square in shape	0.70	1000	4800	27-2	500	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	6000	Fronting on 12m road	1.1	9431

28	94	Located on flat terrain,irregular long stripped shape plot	0.70	1200	3360	28	9500	shape of FP other then rectangle	1.18	3970	Fronting on 12m road	1.1	8134
	87-P1(part1)	Located on flat terrain,regular in shape	0.90	4400	4320				1.18	5104			
	106-P1(part1)	Located on flat terrain,irregular long stripped shape plot	0.70	4700	3360				1.18	3970			
	106-P1(part3)	Located on flat terrain,irregular long stripped shape plot	0.70	2500	3360				1.18	3970			
	106-P1(part5)	Located on flat terrain,irregular long stripped shape plot	0.70	1500	3360				1.18	3970			
	105	Located on flat terrain,irregular small plot	0.70	100	3360				1.18	3970			
	81	Located on flat terrain,regular in shape	0.70	4600	3360				1.18	3970			
				19000									

29	86	Located on flat terrain,regular in shape	0.90	4800	4320	29	7600.00	shape of FP other then rectangle	1.05	4536	rectangular in shape, Double frontage on 18m & 12m road	1.4	8877
	77	Located on flat terrain,regular in shape,	0.75	5500	3600				1.05	3780			
	73-P4	Located on flat terrain,regular in shape, half portion affected by 110 m wide ring road	0.65	4900	3120				1.05	3276			
				15200									

30	44	Located on flat terrain,regular in shape	0.95	600	4560	30	2000	shape of FP other then rectangle	1.26	5757	rectangular in shape, Double frontage on 18m & 12m road	1.4	9459
	61-P4	Located on flat terrain,irregular in shape	0.75	400	3600				1.26	4545			

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
1	4			5	6 (a)	7	8			9 (a)			10 (a)
	68	Located on flat terrain,irregular in shape	0.65	3000	3120				1.26	3939			
				4000									

31	40-P10	Located on flat terrain,irregular in shape, adjoining to nala	0.85	1200	4080	31	1150	shape of FP having width to length ratio in 1:1 to 1:1.5	1.52	6218	Fronting on 12m road	1.1	10107
	40-P7	Located on flat terrain,irregular in shape, adjoining to nala	0.85	700	4080				1.52	6218			
	46	Located on flat terrain,triangular in shape	0.70	400	3360				1.52	5120			
				2300									

32	2-P-19	Located on flat terrain,irregular in shape, adjoining to nala	0.90	1000	4320	32	10100	shape of FP having width to length ratio above 1:1.5	1.31	5640	Double frontage on 18m & 12m road	1.4	10110
	2-P-11	Located on flat terrain,irregular in shape, adjoining to nala	0.90	900	4320				1.31	5640			
				600	4320				1.31	5640			
	47-P1(part2)	Located on flat terrain,regular in shape, affected by HT line	0.70	12600	3360				1.31	4386			
	40-P8	Located on flat terrain,irregular in shape,adjoining nala	0.85	4200	4080				1.31	5326			
	1-P10	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	900	4320				1.31	5640			
				20200									

33	70	Located on flat terrain,regular in shape, completely affected by 110 m wide Ring Road.	0.65	3600	3120	33	2000	shape of FP having width to length ratio in 1:1 to 1:1.5	1.19	3713	Fronting on 18m road	1.3	8453
	40-P5	Located on flat terrain,irregular in shape,adjoining nala	0.85	400	4080				1.19	4855			
				4000									

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
									Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
34	40-P1	Located on flat terrain,irregular in shape,adjoining nala	0.85	2000	4080	34	4050	shape of FP having width to length ratio in 1:1 to 1:1.5	1.46	5976	Double frontage on 18m & 12m road	1.4	11462
	39-P1(part1)	Located on flat terrain,irregular in shape,adjoining nala	0.85	4000	4080				1.46	5976			
	49	Located on flat terrain,triangular in shape	0.70	600	3360				1.46	4922			
	80-P1(part4)	Located on flat terrain,regular in shape	0.70	1500	3360				1.46	4922			
				8100									
35	42	Located on flat terrain,irregular in shape, adjoining nala	0.95	600	4560	35	4525	shape of FP other then rectangle	1.13	5171	Double frontage on 18m & 18m road	1.6	9923
	40-P3	Located on flat terrain,irregular in shape,adjoining nala	0.85	400	4080				1.13	4627			
	40-P6	Located on flat terrain,irregular in shape,adjoining nala	0.85	900	4080				1.13	4627			
	57-P1(part1)	Located on flat terrain,regular in shape	0.75	1950	3600				1.13	4082			
	60	Located on flat terrain,narrow rectangular in shape	0.75	1800	3600				1.13	4082			
	69-P1(part1)	Located on flat terrain,regular in shape, adjoining 110m wide ring road	0.65	3400	3120				1.13	3538			
				9050									
36	35	Located on slopping terrain towards north and flat towards south of the plot,irregular in shape, affected by HT line	0.90	8900	4320	36	4450	shape of FP having width to length ratio above 1:1.5	1.60	6912	Fronting on 18m road	1.3	12464
37	33	Located on flat terrain,regular in shape	1.00	2100	4800	37	1050	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	5520	Fronting on 18m road	1.3	10654
38	26	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	2100	4560	38	1150	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	7524	Double frontage on 18m & 12m road	1.4	14012
	24-P1(part10)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	200	4560				1.65	7524			
				2300									

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Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
39	34-P2	Located on undulating terrain on the north and flat on the south part of the plot,irregular in shape, affected by HT line , adjoining nala	0.90	8900	4320	39	4450	shape of FP other then rectangle	1.70	7344	Fronting on 12m road	1.1	11556
40	40-P1	Located on flat terrain,irregular in shape,adjoining nala	0.85	4000	4080	40	2850	shape of FP other then rectangle	1.45	5916	Fronting on 18m road	1.3	11169
	41	Located on flat terrain,irregular in shape, adjoining nala	0.85	1700	4080				1.45	5916			
				5700									
41	39-P2(part1)	Located on flat terrain,irregular in shape,adjoining nala	0.85	2200	4080	41	2150	shape of FP having width to length ratio above 1:1.5	1.30	5304	Fronting on 18m road	1.3	10373
			0.85	2100	4080				1.30	5304			
				8600.43									
42	40-P2	Located on flat terrain,irregular in shape,adjoining nala	0.85	1800	4080	42	4525	shape of FP having width to length ratio in 1:1 to 1:1.5	1.23	5017	Fronting on 18m road	1.3	10059
	88-P1	Located on flat terrain,rectangular in shape	0.90	5300	4320				1.23	5312			
	57-P1(part2)	Located on flat terrain,regular in shape	0.75	1950	3600				1.23	4426			
				9050									
43	39	Located on flat terrain,irregular in shape,adjoining nala, affected by intersection of 3 HT line	0.70	7100	3360	43	3550	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	5544	Fronting on 18m road	1.3	10416
				7100									
44	99.00	Located on flat terrain,irregular in shape,adjoining nala	1.00	1500	4800	44	2350	shape of FP other then rectangle	1.55	7440	Double frontage on 18m & 12m road	1.4	11590
	92.00	Located on flat terrain,irregular in shape,adjoining nala, affected by HT line	0.70	2200	3360				1.55	5208			
	80-P1(part2)	Located on flat terrain,regular in shape	0.70	1000	3360				1.00	3360			

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
									Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
45	39-P2(part3)	Located on flat terrain,irregular in shape,adjoining nala	0.85	2100	4080	45	1050	shape of FP other then rectangle	1.40	5712	Fronting on 12m road	1.1	9761
46	98	Located on flat terrain,regular in shape,adjoining nala	1.00	1500	4800	46	5850	shape of FP other then rectangle	1.28	6133	Fronting on 12m road	1.1	10225
	102	Located on flat terrain,regular in shape,adjoining nala	1.00	1100	4800				1.28	6133			
	104-P2	Located on flat terrain, irregular stripped shaped,bulk parcel of land	1.00	3100	4800				1.28	6133			
	104-P5	Located on flat terrain, irregular stripped shaped,bulk parcel of land	1.00	3000	4800				1.28	6133			
	104-P8	Located on flat terrain, irregular stripped shaped,bulk parcel of land	1.00	3000	4800				1.28	6133			
				11700									
47	100	Located on flat terrain,irregular in shape,adjoining nala	1.00	1000	4800	47	1250	shape of FP other then rectangle	1.45	6960	Fronting on 12m road	1.1	11134
	99	Located on flat terrain,irregular in shape,adjoining nala	1.00	1500	4800				1.45	6960			
				2500									
48	36	Located on flat terrain,irregular in shape,adjoining nala, adjoining HT line.	0.95	2100	4560	48	4750	shape of FP other then rectangle	1.53	6972	Fronting on 12m road	1.1	11181
			0.95	6600	4560				1.53	6972			
	96	Located on flat terrain,rectangular in shape, adjoining to HT line, in proximity to nala	1.00	800	4800				1.53	7339			
				9500									
49	28	Located on flat terrain,irregular in shape	0.95	1700	4560	49	6200	shape of FP other then rectangle	1.41	6434	Double frontage on 12m & 12m road	1.2	11018
	29	Located on flat terrain,irregular in shape	0.95	2800	4560				1.41	6434			
	25	Located on flat terrain,rectangular in shape, affected by HT line, adjoining to nala	0.95	2400	4560				1.41	6434			
		Located on undulating terrain on the											

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Statement showing Value of plots in the scheme and reasons for the same													
Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
1	4			5	6 (a)	7	8			9 (a)			10 (a)
	34-P1	north and flat on the south part of the plot,irregular in shape, affected by HT line , adjoining nala	0.90	5500	4320				1.41	6095			
				12400									
50	55-P1(part1)	Located on flat terrain,regular in shape	0.70	2475	3360	50	6087.5	shape of FP other then rectangle	1.19	4011	Double frontage on 18m & 12m road	1.4	10803
	24-P1(part1)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	3500	4560				1.19	5443			
	32	Located on flat terrain,regular in shape	1.00	2050	4800				1.19	5730			
			1.00	50	4800				1.19	9600			
			1.00	150	4800				1.19	5730			
			1.00	400	4800				1.19	5730			
			1.00	200	4800				1.19	5730			
			1.00	200	4800				1.19	5730			
			1.00	350	4800				1.19	5730			
	30	Located on flat terrain,regular in shape	0.95	2800	4560				1.19	5443			
				12175									
51	24-P1(part6)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	6500	4560	51	3250	shape of FP other then rectangle	1.55	7068	Double frontage on 18m & 12m road	1.4	13373
52	24-P1(part5)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	850	4560	52	5075	shape of FP other then rectangle	1.55	7068	Fronting on 12m road	1.1	11253
			0.95	800	4560				1.55	7068			
			0.95	750	4560				1.55	7068			
			0.95	200	4560				1.55	7068			
			0.95	200	4560				1.55	7068			
			0.95	1500	4560				1.55	7068			
			0.95	300	4560				1.55	7068			
			0.95	100	4560				1.55	7068			
			0.95	200	4560				1.55	7068			
			0.95	5250	4560				1.55	7068			
				10150									
53	40-P11	Located on flat terrain,irregular in shape,adjoining nala	0.85	200	4080	53	3250	shape of FP other then rectangle	1.49	6085	Fronting on 12m road	1.1	10202
	1-P2	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	100	4320				1.49	6443			

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Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
53	48-P1(part1)	Located on flat terrain,irregular in shape,affected by HT line	0.70	2400	3360			rectangle	1.49	5012			
	24-P1(part3)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	3800	4560				1.49	6801			
				6500									
54	24-P1(part7)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	1200	4560	54	1100	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	7524	Fronting on 12m road	1.1	11754
			0.95	1000	4560				1.65	7524			
				2200									
55	24-P1(part4)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	10450	4560	55	5225	shape of FP having width to length ratio above 1:1.5	1.55	7068	Fronting on 12m road	1.1	11253
56	24-P1(part8)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	1750	4560	56	2375	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	7524	Fronting on 12m road	1.1	10001
			0.95	1500	4560				1.65	2475			
			0.95	1500	4560				1.65	7524			
				4750									
57	24-P1(part9)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	6500	4560	57	3250	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	7524	Fronting on 18m road	1.3	13259
58	1-P12	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	900	4320	58	1550	shape of FP other then rectangle	1.55	6696	Fronting on 24m road	1.4	12852
	1-P3	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	900	4320				1.55	6696			
	1-P6	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	100	4320				1.55	6696			
	1-P15	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	1200	4320				1.55	6696			
				3100									
59	1-P18	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	1800	4320	59	1800	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	6048	Fronting on 24m road	1.4	11945
	1-P20	Located on flat terrain,regular in shape	0.90	1800	4320				1.40	6048			

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Statement showing Value of plots in the scheme and reasons for the same													
Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.		Value in Rupees				
									Undeveloped		Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
				3600									
60	53-P1(part4)	Located on flat terrain,regular in shape	0.70	2300	3360	60	2300	shape of FP other then rectangle	1.33	4452	Fronting on 24m road	1.4	10131
	2-P23-(part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	2300	4320				1.33	5724			
					4600								
61	53-P1(part5)	Located on flat terrain,regular in shape	0.70	2300	3360	61	2300	shape of FP other then rectangle	1.33	4452	Fronting on 24m road	1.4	10629
	2-P23 (part2)	Located on flat terrain,irregular in shape, adjoining to nala	1.00	2300	4320				1.33	5724			
					4600								
62	2-P2-(PART1)	Located on flat terrain,irregular in shape, adjoining to nala	0.70	3700	4320	62	4700	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	6696	rectangular in shape, Double frontage on 24m & 12m road	1.5	13522
	2 P1-(PART-2)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	1700	4320				1.55	6696			
	2-P17	Located on flat terrain,irregular in shape, adjoining to nala	0.90	4000	4320				1.55	6696			
				9400									
63	2-P15 (part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	4400	4320	63	2850	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	6696	rectangular in shape, Double frontage on 24m & 12m road	1.5	16438
	2-P13(part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	500	4320				1.55	6696			
	2-P1(part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	800	4320				1.55	6696			
				5700									
64	2-P14	Located on flat terrain,irregular in shape, adjoining to nala	0.90	1600	4320	64	1950	shape of FP having width to length ratio in 1:1 to 1:1.5	1.57	6785	Fronting on 24m road	1.4	12976
	2-P15(PART1)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	1500	4320				1.57	6785			
	1-P8	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	800	4320				1.57	6785			
				3900									

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Statement showing Value of plots in the scheme and reasons for the same													
Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
65	2-P16	Located on flat terrain,irregular in shape, adjoining to nala	0.90	1500	4320	65	1000	shape of FP having width to length ratio above 1:1.5	1.53	6696	Fronting on 24m road	1.4	15574
	1-P4	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	500	4320				1.53	6696			
				2000									
66	2-P09	Located on flat terrain,irregular in shape, adjoining to nala	0.90	6500	4320	66	3650.00	shape of FP other then rectangle	1.46	6311	rectangular in shape, Double frontage on 24m & 18m road	1.70	14207
	1-P11	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	800	4320				1.46	6311			
				7300									
67	2-P19 (part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	1500	4320	67	1637.50	shape of FP having width to length ratio in 1:1 to 1:1.5	1.49	6426	Fronting on 12m road	1.1	10565
	2-P1(PART5)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	850	4320				1.49	6426			
			0.75	850	4320				1.49	6426			
	1-P7(part2	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	1.00	25.00	4800				1.49	7140			
			1.00	25.00	4800				1.49	7140			
			1.00	25.00	4800				1.49	7140			
				3275.00									
68	2-P18(PART2)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	1500	4320	68	1750	shape of FP having width to length ratio in 1:1 to 1:1.5	1.36	5857	Fronting on 12m road	1.1	9921
	2-P1(PART4)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	1600	4320				1.36	5857			
	1-P1	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	200	4320				1.36	5857			
	1-P5	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	200	4320				1.36	5857			
				7000.35									
	2-P1(PART1)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	2300	4320				1.45	6268			

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
									Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
69	2-P18(part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	400	4320	69	1362.5	shape of FP other then rectangle	1.45	6268	Fronting on 12m road	1.1	10373
	1-P7(part1)	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	25	4320				1.45	6268			
				2725									
70	2-P18(PART-3)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	4850	4320	70	4475	shape of FP having width to length ratio above 1:1.5	1.50	6480	Fronting on 12m road	1.1	10606
	2-P1(PART1)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	4100	4320				1.50	6480			
				8950									
71	2-P5 (part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	950	4320	71	1950	shape of FP having width to length ratio in 1:1 to 1:1.5	1.47	6364	Fronting on 12m road	1.1	10478
			0.90	950	4320				1.47	6364			
	2-P5(part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	2000	4320				1.47	6364			
				3900									
72	42	Located on flat terrain,irregular in shape, adjoining nala	0.75	58100	3600	72	29050	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	5580	Fronting on 12m road	1.1	9616
73	53-P1(part6)	Located on flat terrain,regular in shape	0.70	2400	3360	73	1200	shape of FP having width to length ratio in 1:1 to 1:1.5	1.05	3528	Fronting on 18m road	1.3	8064
74	53-P1(part3)	Located on flat terrain,regular in shape	0.70	2300	3360	74	1150	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3864	Fronting on 18m road	1.3	8501
75	53-P1(part1)	Located on flat terrain,regular in shape	0.70	2300	3360	75	2550	shape of FP having width to length ratio in 1:1 to 1:1.5	1.19	3996	rectangular in shape, Double frontage on 18m & 12m road	1.4	9229
	53-P1(part2)	Located on flat terrain,regular in shape	0.70	2300	3360				1.19	3996			
	2-P23 (part3)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	500	4320				1.19	5137			
				5100									
	47-P1(part1)	Located on flat terrain,regular in shape, affected by HT line	0.70	2900	3360	76	3150	shape of FP having width to length ratio in	1.47	4925	rectangular in shape,		

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Statement showing Value of plots in the scheme and reasons for the same													
Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
76	24-P1(part2)	Located on flat terrain,irregular in shape, affected by HT line , adjoining nala	0.95	3400	4560	76	3150	width to length ratio in 1:1 to 1:1.5	1.47	6684	Double frontage on 18m & 18m road	1.6	12877
				6300									
77	45	Located on flat terrain,irregular in shape, affected by HT line	0.70	5700	3360	77	3650	shape of FP having width to length ratio in 1:1 to 1:1.5	1.50	5040	Fronting on 12m road	1.1	9022
	48-P1(part2)	Located on flat terrain,irregular in shape,affected by HT line	0.70	1600	3360				1.50	5040			
				7300									
78	52	Located on flat terrain,regular in shape, affected by HT line	0.70	6300	3360	78	3150	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	4200	Fronting on 18m road	1.3	8938
79	97	Located on flat terrain,regular in shape	1.00	1600	4800	79	9750	shape of FP having width to length ratio above 1:1.5	1.30	6238	Double frontage on 18m & 12m road	1.4	10216
	40-P2	Located on flat terrain,irregular in shape,adjoining nala	0.85	2200	4080				1.30	5302			
	40-P3	Located on flat terrain,irregular in shape,adjoining nala	0.85	900	4080				1.30	5302			
	50	Located on flat terrain,regular in shape, affected by HT line	0.70	3700	3360				1.30	4366			
	101	Located on flat terrain,irregular in shape	1.00	1500	4800				1.30	6238			
	106-P1(part2)	Located on flat terrain,irregular long stripped shape plot	0.70	4800	3360				1.30	4366			
	106-P1(part4)	Located on flat terrain,irregular long stripped shape plot	0.70	1500	3360				1.30	4366			
	56-P1(part1)	Located on flat terrain,rectangular in shape,affected by HT line	0.70	3300	3360				1.30	4366			
				19500									
80	54	Located on flat terrain,irregular in shape,	0.70	1500	3360	80	2750	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4704	rectangular in shape, Fronting on 18m road	1.3	9593
	54	Located on flat terrain,irregular in shape,	0.70	4000	3360				1.40	4704			
				5500									
	62	Located on flat terrain,regular in shape,	0.70	5350	3360	81	5350	shape of FP having width to length ratio in	1.15	3864	rectangular in shape,		

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
81	62	Located on flat terrain,regular in shape	0.70	5350	3360	81	5350	width to length ratio in 1:1 to 1:1.5	1.15	3864	Double frontage on 18m & 12m road	1.4	8888
				10700									
82	54	Located on flat terrain,irregular in shape,	0.70	7800	3360	82	3930.5	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4700	rectangular in shape, Double frontage on 18m & 18m road	1.6	10998
	78-P1(part3)	Located on flat terrain,regular in shape, affected by HT line	0.70	61	3360				1.40	4700			
				7861									
83	38	Located on slopping terrain,triangular in shape, adjoining nala	0.70	300	3360	83	9350	shape of FP having width to length ratio in 1:1 to 1:1.5	1.37	4604	Double frontage on 18m & 18m road	1.6	11073
	40-P9	Located on flat terrain,irregular in shape,adjoining nala	0.85	500	4080				1.37	5591			
	39-P2(part2)	Located on flat terrain,irregular in shape,adjoining nala	0.85	2200	4080				1.37	5591			
	62-P1(part8)	Located on flat terrain,bulk land irregular in shape	0.70	3700	3360				1.37	4604			
	51	Located on flat terrain,regular in shape, affected by HT line.	0.70	2200	3360				1.37	4604			
	56-P2	Located on flat terrain,rectangular in shape,affected by HT line	0.70	4800	3360				1.37	4604			
	62-P1(part1)	Located on flat terrain,bulk land irregular in shape	0.70	5000	3360				1.37	4604			
				18700									
84	61-P3	Located on flat terrain,regular in shape	0.75	700	3600	84	7950	shape of FP having width to length ratio in 1:1 to 1:1.5	1.39	5004	Double frontage on 18m & 110m road	1.8	11356
	66	Located on flat terrain,irregular in shape,half affected by 110 m wide ring road	0.65	15100	3120				1.39	4337			
	2-P3 (part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.70	100	4320				1.39	6005			
				15900									
85	69-P1(part2)	Located on flat terrain,regular in shape	0.65	3400	3120	85	1700	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3588	Fronting on 110m road	1.5	8860

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)

86	67-P1(part6)	Located on sloping terrain ,bulk land irregular in shape	0.65	3100	3120	86	1550	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	4836	Fronting on 110m road	1.5	10732
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87	65-P2(part2)	Located on flat terrain,rectangular in shape, half of the plot is affected by 110 M Ring road	0.65	2200	3120	87	2100	shape of FP having width to length ratio in 1:1 to 1:1.5	1.21	3774	Fronting on 110m road	1.5	9242
	104-P1(part4)	Located on flat terrain, irregular stripped shaped,bulk parcel of land	0.70	1000	3360				1.21	4064			
	65-P3	Located on flat terrain,rectangular in shape, half of the plot is affected by 110 M Ring road	0.65	1000	3120				1.21	3774			
				4200									

88	104-P1(part1)	Located on flat terrain, irregular stripped shaped,bulk parcel of land	0.70	1000	3360	88	3800	shape of FP having width to length ratio in 1:1 to 1:1.5	1.21	4064	Fronting on 110m road	1.5	9576
	65-P2(part1)	Located on flat terrain,rectangular in shape, half of the plot is affected by 110 M Ring road	0.65	3600	3120				1.21	3774			
	104-P6	Located on flat terrain, irregular stripped shaped,bulk parcel of land	0.70	3000	3360				1.21	4064			

89	39	Located on flat terrain,regular in shape,plot is affected by 110 M Ring road	0.70	10200	3360	89	5100	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3864	Fronting on 110m road	1.5	9274
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90	2-P1-(PART3)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	1500	4320	90	2850	shape of FP other then rectangle	1.52	6552	Fronting on 18m road	1.3	11996
	2-P3(part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.70	400	4320				1.52	6552			
	1-P14	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	800	4320				1.52	6552			
	1-P16	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	400	4320				1.52	6552			

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Statement showing Value of plots in the scheme and reasons for the same

Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
1	4			5	6 (a)	7	8			9 (a)			10 (a)
	1-P17	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	1000	4320				1.52	6552			
	1-P21	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	1600	4320				1.52	6552			
				5700									
91	2-P15-P2(part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	2400	4320	91	1950	shape of FP other then rectangle	1.49	6430	Double frontage on 18m & 24m road	1.7	14409
	1-P13	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	400	4320				1.49	6430			
	1-P19	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	1100	4320				1.49	6430			
				3900									
92	2-P13-P1(part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	700	4320	92	2000	shape of FP having width to length ratio in 1:1 to 1:1.5	1.48	6372	Fronting on 24m road	1.4	11953
			0.90	700	4320				1.48	6372			
			0.90	700	4320				1.48	6372			
			0.90	700	4320				1.48	6372			
	2-P1(PART2)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	400	4320				1.48	6372			
									1.48	6372			
	2-P1(part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.75	200	4320				1.48	6372			
			0.75	200	4320				1.48	6372			
			0.75	200	4320				1.48	6372			
			0.75	200	4320				1.48	6372			
				4000									
93	2-P18-(part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.90	2750	4320	93	1375.00	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	6696	Fronting on 24m road	1.4	12852
	2-P2	Located on flat terrain,irregular in shape, adjoining to nala	0.70	100	4320				1.53	6598			
	2-P3(part1)	Located on flat terrain,irregular in shape, adjoining to nala	0.70	2400	4320				1.53	6598			

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Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
1	4			5	6 (a)	7	8			9 (a)			10 (a)
94	1-P9(part1)	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	900	4320	94	2750	shape of FP having width to length ratio above 1:1.5	1.53	6598	Fronting on 24m road	1.4	12715
	2-P3(part2)	Located on flat terrain,irregular in shape, adjoining to nala	0.70	1500	4320				1.53	6598			
	1-P9(part2)	Located on flat terrain,irregular in shape, adjoining nala, affected by 2 HT line	0.90	600	4320				1.53	6598			
				5500									
95	4	Located on flat terrain,regular in shape, affected by 110M wide ring road	0.70	2700	3360	95	2000	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3864	rectangular in shape, Fronting on 24m road	1.4	8888
			0.70	1300	3360				1.15	3864			
				4000									
96	3	Located on flat terrain,regular in shape, affected by 110M wide ring road	0.70	1000	3360	96	2350	shape of FP other then rectangle	1.05	3528	Double frontage on 24m & 110m road	1.9	10181
			0.70	1700	3360				1.05	3528			
			0.70	1000	3360				1.05	3528			
			0.70	1000	3360				1.05	3528			
				4700									
97	7	Located on flat terrain,regular in shape, completely affected by 110M wide ring road	0.70	1500	3360	97	2700	shape of FP other then rectangle	1.05	3528	Fronting on 110m road	1.5	8770
	6	Located on flat terrain,regular in shape, almost affected by 110M wide ring road	0.70	1400	3360				1.05	3528			
	9	Located on flat terrain,regular in shape, affected by 110M wide ring road	0.70	2500	3360				1.05	3528			
				5400									
98	18	Located on flat terrain,regular in shape, almost affected by 110M wide ring road	0.70	5300	3360	98	2800	shape of FP other then rectangle	1.05	3528	Fronting on 110m road	1.5	10606
	13-P1(part1)	Located on flat terrain,regular in shape, affected by 110M wide ring road	0.70	300	2880				1.05	3024			
				5600									
	16-P1(part1)	Located on steep slopping terrain,irregular in shape,	0.60	1500	2880				1.32	3788			
	8-P1(part1)	Located on flat terrain,regular in shape, completely affected by 110M	0.70	2000	2360				1.32	4410			

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Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Description of FP	Value in Rupees				
									Undeveloped		Developed		
1	4			5	6 (a)	7	8			9 (a)			10 (a)
99	5-P1(part1)	shape, completely affected by 110M wide ring road	0.70	2900	3360	99	2950	width to length ratio in 1:1 to 1:1.5	1.32	4419	Fronting on 110m road	1.5	9866
	5-P1(part1)	Located on flat terrain,irregular in shape, affected by 110M wide ring road	0.70	1500	3360				1.32	4419			
				5900									
100	16-P1(part3)	Located on steep slopping terrain,irregular in shape	0.60	1975	2880	100	3912.5	shape of FP having width to length ratio in 1:1 to 1:1.5	1.31	3784	Fronting on 110m road	1.5	9862
	8-P1(part3)	Located on flat terrain,regular in shape, completely affected by 110M wide ring road	0.70	3875	3360				1.31	4415			
	5-P1(part2)	Located on flat terrain,irregular in shape, affected by 110M wide ring road	0.70	1975	3360				1.31	4415			
				7825									
101	9-P1(part1)	Located on flat terrain,irregular in shape, affected by 110M wide ring road	0.70	2500	3360	101	5850	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4704	Double frontage on 110m & 18m road	1.7	11475
	9-P1(part2)	Located on flat terrain,irregular in shape, affected by 110M wide ring road	0.70	2100	3360				1.40	4704			
	10-P1(part1)	Located on flat terrain,irregular in shape	0.70	2100	3360				1.40	4704			
	10-P1(part2)	Located on flat terrain,irregular in shape	0.70	5000	3360				1.40	4704			
				11700									
102	15-P1(part1)	Located on flat terrain,irregular in shape	0.60	6100	2880	102	3050	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4032	Double frontage on 12m & 18m road	1.4	9123
103	14-P1(part1)	Located on flat terrain,irregular in shape	0.60	3800	2880	103	1900	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4032	Fronting on 12m road	1.1	7691
104	14-P1(part2)	Located on flat terrain,irregular in shape	0.60	4000	2880	104	2000	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4032	Fronting on 12m road	1.1	7913
105	13	Located on flat terrain,narrow rectangular in shape	0.60	5500	2880	105	2750	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3312	Fronting on 12m road	1.1	7121

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Statement showing Value of plots in the scheme and reasons for the same													
Serial Number	Original Plot					Final Plot							
	Number	Description of OP	Multiplying factor	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Number	FP Area in Sq.m.	Value in Rupees					
								Undeveloped			Developed		
								Description of FP	Multiplying Factor	Rate of Semi-Final Value Per Sq. M	Description of FP	Multiplying factor	Rate of Final Plot Value in Sq. M
1	4			5	6 (a)	7	8			9 (a)			10 (a)
106	87-P1(part2)	Located on flat terrain,regular in shape	0.90	4300	4320	106	8550	shape of FP other then rectangle	1.26	5451	Fronting on 12m road	1.1	7978
	11	Located on flat terrain,irregular in shape, adjoining nala	0.60	2800	2880				1.26	3634			
	15-P1(part2)	Located on flat terrain,irregular in shape	0.60	10000	2880				1.26	3634			
				17100									
107	12	Located on flat terrain,irregular in shape	0.60	8100	2880	107	4050	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4032	Fronting on 12m road	1.1	7913
108	13-P1(part2)	Located on flat terrain,regular in shape, affected by 110M wide ring road	0.70	7200	2880	108	3600	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3312	Fronting on 12m road	1.1	7121
109	16-P1(part2)	Located on steep slopping terrain,irregular in shape	0.60	625	2880	109	1237.50	shape of FP having width to length ratio in 1:1 to 1:1.5	1.31	3785	Fronting on 18m road	1.3	9011
	8-P1(part2)	Located on flat terrain,regular in shape, completely affected by 110M wide ring road	0.70	1225	3360				1.31	4416			
	5-P1(part3)	Located on flat terrain,irregular in shape, affected by 110M wide ring road	0.70	625	3360				1.31	4416			
				2475									

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

FINAL VALUE OF AUTHORITY PLOTS:-

The Final Plots which are reserved in Town Planning Scheme by Planning Authority for sale i.e. for residential & commercial use valued at the rate estimated below:

Sr. No.	Purpose	F.P. Number	Area in Sqm	Frontage on major Road	Frontage on other Roads	Max. Semi-Final Rate for F.P.	% rise on Semi-Final rate	Cost of Infrastructure per Sqm	Rate Fixed for Final Plot in Rs per Sqm
1	EWS/DP-1	110	16498.0238	18M		10000	30	3478	16478
2	EWS/DP-2	111	8393.3329	18M	18M	10000	60	3478	19478
3	EWS/DP-3	112	8650.2453	18M	12M	10000	30	3478	16478
4	EWS/DP-4	113	8929.5786	12M	12M	10000	20	3478	15478
5	EWS/DP-5	114	7918.0723	12M		10000	10	3478	14478
6	EWS/DP-6	115	17063.471	12M		10000	10	3478	14478
7	EWS/DP-7	116	8333.6543	18M		10000	30	3478	16478
8	EWS/DP-8	117	3578.4299	12M		10000	10	3478	14478
9	EWS/DP-9	118	5351.3116	18M		10000	30	3478	16478
10	Authority Plot-1	152	16740.7042	18M	18M	10000	60	3478	19478
11	Authority Plot-2	153	6752.2186	12M		10000	10	3478	14478
12	Authority Plot-3	154	10655.5185	18M	18M&12m	10000	70	3478	20478
13	Authority Plot-4	155	7250.532	12M		10000	10	3478	14478
14	Authority Plot-5	156	13581.3239	110M		10000	70	3478	20478
15	Informal Market-1	138	935.2379	12M		10000	10	3478	14478
16	Informal Market-2	139	1500	18M		10000	30	3478	16478
17	Informal Market-3	140	864.3292	18M	12M	10000	40	3478	17478
18	Vegetable Market-1	141	1172.1119	18M	12M	10000	40	3478	17478
19	Vegetable Market-2	142	1957.5815	18M		10000	30	3478	16478
20	Vegetable Market-3	143	1598.8523	12M		10000	10	3478	14478
21	Shopping Centre	137	5887.0153	18M		10000	30	3478	16478
22	Primary School	148	8441.7331	12M		10000	10	3478	14478
23	Cultural & Community Centre	151	2716.7135	18M		10000	30	3478	16478
24	Dispensary /Hospital-1	149	3437.5141	18M	18M	10000	60	3478	19478
25	Dispensary /Hospital-2	150	3591.4861	12M		10000	10	3478	14478
TOTAL									

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

FINAL VALUE OF PUBLIC AMENITY PLOTS:-

The Final Plots which are reserved in Town Planning Scheme by Planning Authority for public amenities valued at the rate estimated below.

Sr. No.	Purpose	F.P. Number	Area in Sqm	Frontage on major Road	Frontage on other Roads	Max. Semi-Final Rate for F.P.	% rise on Semi-Final rate	Cost of Infrastructure per Sqm	Rate Fixed for Final Plot in Rs per Sqm
1	Garden -1	119	1166.7959	18M	18M	10000	60	3478	19478
2	Garden -2	120	1500	18M	18M	10000	60	3478	19478
3	Garden -3	121	14836.0844	18M	12M	10000	10	3478	14478
4	Green Belt	122	379.2787	18M	12M	10000	10	3478	14478
5	Garden -4	123	1201.9389	18M		10000	30	3478	16478
6	Garden-5	124	3100.4751	110M	18M	10000	90	3478	22478
7	Garden-6	125	3100.4751	110M		10000	90	3478	22478
7	Garden-7	126	5555.5144	110M		10000	90	3478	22478
9	CPG	130	1500	12M	18M	10000	40	3478	17478
10	Play Ground	127	10702.5503	18M		10000	30	3478	16478
11	Open Space - 1	128	2463.0086	18M		10000	30	3478	16478
12	Open Space - 2	129	2206.1834	18M	12M	10000	30	3478	16478
13	Fire Station	131	2376.1451	12M		10000	10	3478	14478
14	Elevated Storage Reservoir	132	5390.4090	18M		10000	30	3478	16478
15	Cremation and burial ground	135	3126.5775	18M		10000	30	3478	16478
16	Electric Substation	136	2000	18M		10000	30	3478	16478
17	SWCP	133	2921.0423	12M	12M	10000	10	3478	14478
18	STP	134	3211.3877	12M		10000	10	3478	14478
19	Bus Stop-1	146	1133.8378	110M		10000	30	3478	16478
20	Bus Stop-2	147	1000	18M	18M	10000	60	3478	19478
21	Parking- 1	144	1526.1118	18M	12M	10000	40	3478	17478
22	Parking- 2	145	1700	18M		10000	30	3478	16478

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

AREA & PERCENTAGE DEDUCTION TABLE

Sr. No	Survey Number	Original Plot		Final Plot		Deducted Area in Sq. m	Percentage Deduction (%)	Remark
		Number	Area in Sq. m.	Number	Area in Sq. m			
1	2	3	4	5	6	7	8	9
Note: The Original Plots where percentage deduction is other than 50% are as shown below:								
1	Vittewadi (No survey number is allotted)	72	54073.14	125	47086.2874	8916.64 (for ring road & 18 m. road =4837.1334 FP 101 &102 area =4079.5069 Sq. m)	12.93 %	Since, the land under Vittewadi seems to be govt. land hence reserved for non remunerative purpose i.e playground and Garden.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

7.LIST OF STRUCTURES IN TPS:-

SR. NO.	Survey number	Hissa number	Type of structure	Name Of owner	Plinth Area	Number of Floors	Total Built-Up Area	Age of structure	Present Rate as per ASR	Cost of New Structure	Deprici ati-on Factor	Present Cost
					SQ M		SQ M	Years				In Rs
1	55	55/5	LB (pakka)	Subhash Thite	86.75	1.00	86.75	10.00	16456.00	1427622.18	0.85	1213478.85
		55/5	Kucha	Subhash Thite	10.81	1.00	10.81	3.00	6776.00	73275.66	0.95	69611.88
		55/11	LB (pakka)	Subhash Thite	3.27	1.00	3.27	4.00	16456.00	53728.84	0.95	51042.40
		55/15	Kucha	Subhash Thite	18.45	1.00	18.45	3.00	6776.00	125007.71	0.95	118757.33
		55/5	Kucha	Sopan Thite	2.71	1.00	2.71	4.00	6776.00	18361.60	0.95	17443.52
		55/11	Kucha	Sopan Thite	4.79	1.00	4.79	2.00	6776.00	32433.32	0.95	30811.66
		56/3	Kucha	Vikas Subhash Aautade	1.84	1.00	1.84	1.00	6776.00	12461.06	0.95	11838.01
2	57	57/2	LB (kucha)	Parshuram Dashrat Bhadale	39.39	1.00	39.39	8.00	11616.00	457554.24	0.85	388921.10
	57	57/2		Baburao/ Parshuram Dashrat Bhadale	2.24	1.00	2.24	11.00	6776.00	15204.67	0.95	14444.43
3	59	59/7	RCC	Joy Dongar Dive	271.83	3.00	815.50	1.00	19360.00	15788060.64	1.00	15788060.64
	59	59/8	Kucha	Baburao Dashrat Bhadale	3.76	1.00	3.76	3.00	6776.00	25445.24	0.95	24172.97
	59	59/8	Kucha	Tukaram Dashrat Bhadale	15.06	1.00	15.06	3.00	6776.00	102058.08	0.95	96955.18
	59	59/6/3	LB (kucha)	Suresh Kerba Surve	22.81	1.00	22.81	4.00	11616.00	264945.86	0.95	251698.57
	59	59/8	LB (pakka)	Tukaram Dashrat Bhadale	3.92	1.00	3.92	2.00	16456.00	64489.42	1.00	64489.42
	59	59/6/1 p1	LB (kucha)	Shivaji Kerba Surve	2.63	1.00	2.63	15.00	11616.00	30512.91	0.75	22884.68
4	Vittewadi	-	RCC	Shrirang Baban Thite	365.32	2.00	730.64	10.00	19360.00	14145159.42	0.85	12023385.51
			LB (kucha)	Shrirang Baban Thite	63.35	1.00	63.35	10.00	11616.00	735845.72	0.95	699053.44
			LB	Shrirang Baban	13.30	1.00	13.30	10.00	16456.00	218896.07	0.90	197006.46

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

			(pakka)	Thite								
			Kucha	Shrirang Baban Thite	132.48	1.00	132.48	10.00	6776.00	897694.64	0.85	763040.45
			RCC	Shrirang Baban Thite	20.39	1.00	20.39	10.00	19360.00	394781.38	0.85	335564.17
												14018050.02
5	61	61/2	Kucha	Vishal Anant Zambre	40.02	1.00	40.02	7.00	6776.00	271195.85	0.85	230516.47
		68/3	LB (kucha)	Dnyneshwar Zambre	28.41	1.00	28.41	10.00	11616.00	330026.82	0.90	297024.14
		68/3	LB (kucha)	Indabai Zambre	24.91	1.00	24.91	10.00	11616.00	289325.52	0.90	260392.97
		61/2	RCC	Rajaram Ramchandra Zambre	16.21	1.00	16.21	5.00	19360.00	313885.62	0.95	298191.34
		61/7	Kucha	Sunil Baban Thite	23.10	1.00	23.10	2.00	6776.00	156535.76	1.00	156535.76
		61/7	LB (kucha)	Shrirang Baban Thite	3.89	1.00	3.89	50.00	11616.00	45182.76	0.30	13554.83
		61/7	LB (kucha)	Shrirang Baban Thite	13.28	1.00	13.28	8.00	19360.00	257085.31	0.90	231376.78
6	71	5	Kucha	Baghwan Dagdu Aautade	11.59	1.00	11.59	6.00	6776.00	78566.36	0.85	66781.41
		71/18/1	LB (kucha)	Haribhau Baburao Aautade	17.56	1.00	17.56	6.00	11616.00	204031.56	0.85	173426.82
7	73	73/15	LB (kucha)	Sahebrao Baburao Aautade	2.55	1.00	2.55	8.00	11616.00	29603.38	0.85	25162.87
		73/11	LB (kucha)	Mukadam Dagdu Aautade	0.73	1.00	0.73	40.00	11616.00	8502.91	0.45	3826.31
8	75	75/1 P3	RCC	Kumar Aautade	140.60	2.00	281.21	1.00	19360.00	5444155.90	1.00	5444155.90
		75/1 P8	Kucha	Vaibhav Mahadu Aautade	50.07	1.00	50.07	5.00	6776.00	339241.12	0.95	322279.06
			LB (Kucha)	Vaibhav Mahadu Aautade	9.62		9.62	8.00	11616.00	111712.23	0.85	94955.40
		75/1 p5	RCC	Kisan Aautade	64.48	1.00	64.48	7.00	19360.00	1248297.95	0.90	1123468.16
		75/1 - P5	RCC	Shantaram Aautade	99.58	1.00	99.58	10.00	19360.00	1927801.04	0.90	1735020.94
		75/1	LB (pakka)	Shantaram Aautade	26.26	1.00	26.26		16456.00	432070.38	0.90	388863.34
		75/1	LB	Mahadu Aautade	10.28	1.00	10.28	8.00	11616.00	119381.12	0.85	101473.95

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

		p8	(Kucha)									
		75/1 p8	LB (Kucha)	Mahadu Aautade	732.0 6	1.00	732.06	4.00	11616.00	8503629.87	0.95	8078448.38
		75/1 p9	Kucha	Uttam Aaudate	2.34	1.00	2.34		6776.00	15829.41	0.95	15037.94
		75/1 p6	RCC	Prakash Aaudate	89.39	2.00	143.26	9.00	19360.00	2773416.80	0.90	2496075.12
		75/5	RCC	Sangita Gawali	115.2 4	1.00	115.24	3.00	19360.00	2231067.70	0.95	2119514.31
		75/3	RCC	Ganapat Anant Ghare	171.7 2	1.00	171.72	5.00	19360.00	3324547.60	0.95	3158320.22
		75/8	RCC	Ganapat Anant Ghare	103.3 5	1.00	103.35	10.00	19360.00	2000759.20	0.90	1800683.28
		75/9	LB (Kucha)	Ganapat Anant Ghare	109.0 4	1.00	109.04	10.00	11616.00	1266662.07	0.85	1076662.76
		75/12	LB (Kucha)	Ganapat Anant Ghare	63.77	1.00	63.77	10.00	11616.00	740734.90	0.85	629624.66
		75/3	LB (Kucha)	Uttam Zambre	35.10	1.00	35.10	2.00	11616.00	407757.61	0.95	387369.73
		75/12	Kucha	Ganapat Anant Ghare	9.00	1.00	9.00	3.00	6776.00	60984.00	0.95	57934.80

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

8.ESTIMATED COST OF WORKS PROPOSED

A)PROPOSED ROADS

Right Of Way	Length (km)
24M	0.691
18M	3.148
12M	2.399
TOTAL (approx)	6.238
Total Road area	10.2064 Ha.
	102064 sq. m.
Entire cross section With Utility and all structures (Water, Sewer, Electrical)	Rs 4000/ sq. m.
Amount for construction of Roads	40.83 Crore

B) PROPOSED CULVERTS

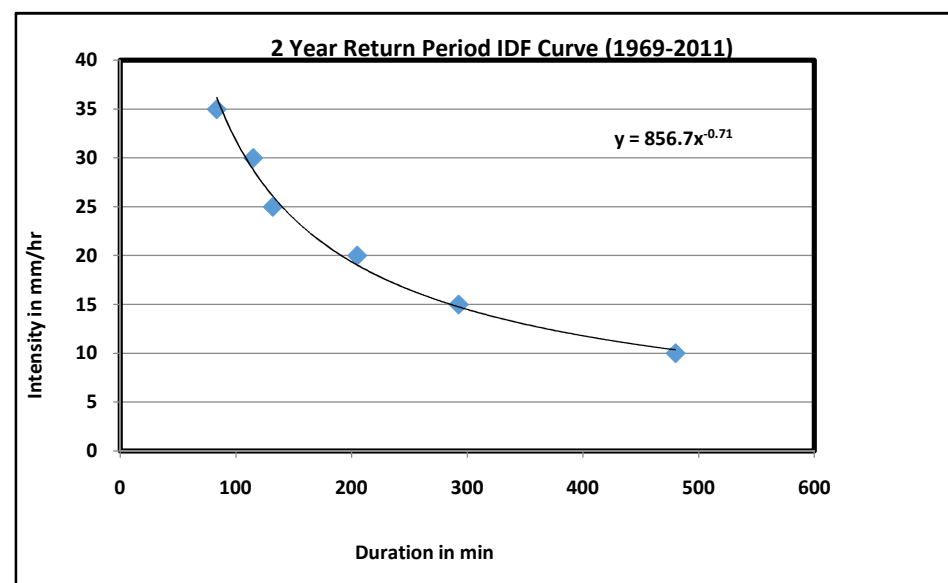
Sr. No.	Culvert No	Proposed Width of Road	Proposed Nala Width	Culvert Type	Total Cost (Lakh)
1	Culvert 1	24 m	61.0m	Slab	457.80
2	Culvert 2	18 m	35.0 m	Slab	
3	Culvert 3	18 m	23.0 m	Slab	
4	Culvert 4	18 m	12.0 m	Slab	
5	Culvert 5	12 m	24.0 m	Slab	
Total					457.80 (4.57 Cr)

Note: The fund for construction of Ring Road will made available from Central Govt. Hence the area under 110 m Ring Road is not considered for estimating the cost of construction of roads.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

1 - STORM WATER DRAINAGE

Intensity-Duration Table	
Duration in min.	Rainfall Intensity (mm/hr)
5	273
10	167
15	125
20	102
30	77
40	62
50	53
60	47
70	42
90	35
100	33
120	29
150	24
180	21
210	19
240	17
300	15



Catchment Area & Nalla in TP Limit
(As per Toposheet)

- The Rainfall Data -IMD, Pune
- Hourly Rainfall data for all days in a year from year 1969 to year 2011, i.e. 43 years.

Formula used for Hydraulic Design

Computation of Runoff

Rational Method" is proposed for the computation of design runoffs

$$Q = 10 C x I x A$$

Where Q = Runoff in cum/hr,
C = Runoff Coefficient

(Depends on catchment type)

I = Intensity of rainfall in mm/hr

A = Contributory area in Ha.

Drain Capacity

Hydraulic capacity of the drains is computed by using Manning's Formula having the following expression:

$$V = (1/n) R^{2/3} S^{1/2}$$

Where V = Velocity in m/sec,
R = Hydraulic radius in m,
S = Invert slope,
n = Manning's Coefficient of Roughness.

Coefficient of Roughness

Box RCC Drain (Manning 'n') = 0.015
RCC pipe (Manning 'n') = 0.011

Free Board

Free board = 0.30 m

Runoff

$$(Q) = V x A$$

R = Hydraulic Radius, S = Slope,
n = Manning's coefficient

Velocity

Velocity Limit - 0.80m/Sec to 3.0M/Sec

- 15 minute or High Rainfall data for years from 1969 to 1973 and from years 1977 to 1979, i.e. 8 years data.

• Analysis by Step Method

Sr. No.	Diameter of Proposed Dia in mm (RCC, MP3)	Proposed length (Km)	Cost Per Km (Lakh)	Total Cost (Lakh)
1	900 mm	14.52	52.73	765.64
Total		14.52	52.73	765.64
Nala Development		1.971	967.77	1907.47
Total				2673.11 (26.73 Cr)

2 -WATER SUPPLY SYSTEM

COMMON WTP AT WADACHIWADI FOR TPS-2 &3

Population for TPS 2 =84000

Population for TPS 3 =54000

Total Population =1,38,000

ASSUMPTIONS	1,38,000	UNIT
Water Supply	150	lpcd
Add 15% losses	176	lpcd
Population	1,38,000	Ultimate stage
Water Demand (14.78+9.52)	24.30	MLD
Water Supply Source is existing lake at Wadachiwadi		
WTP Capacity if required in future (19.48+12.52)	32	MLD
Area Required for WTP site	1.2	Ha
Assumed Intermediate Demand	50%	
Intermediate demand	12.15	MLD
ESR Capacity	3.45	MLD
24 X 7 Gravity Based Distribution System		

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

WATER SUPPLY SCHEME

Sr. No.	Component	Proposed Component	Block Cost in Lakhs
1	Construction of Jack well, intake well, inspection well & pump house	Proportionate cost (170 X 0.3913)	66.521
2	Leading Main from Wadachiwadi lake to Proposed WTP	500 MM DI, length 0.60 Km Proportionate cost (46.91 X 0.3913)	18.36
3	Leading pure water Main from WTP to ESR	500 MM DI, length 2.262 Km	17.68
4	Elevated Storage Reservoirs at AautadeHandewadi	2 Nos., Capacity -2.625 MLD, Staging 15.00 Mt, Outlet - 3 # 250 MM	45.18
5	Distribution Network		257.73
	PIPE DIA	LENGTH IN KM	
	100	5.0	
	150	6.56	
	200	1.44	
	250	1.52	
	TOTAL	14.5	
6	WTP of 32 MLD capacity for TPS 2 & 3 Total cost Rs.560 Lacks, Proportionate cost (560 x 0.3913)		219.13
Total RS.			624.601 L. (6.25 Cr.)

*Block Costs from MJPDSR

Note : the cost of TP is proportionately distributed in TPS-2 and TPS-3 in proportionate to their requirement of water

Total Population for TPS -3	54000	Persons
Water Supply	150	lpcd
Add 15% losses	176	lpcd
Population	54000	Ultimate stage
Water Demand	10	MLD
Water Supply Source is from Wadachiwadi existing lake		
WTP Capacity if required in future	14	MLD
Area Required for WTP site	1.2	Ha
Assumed Intermediate Demand	50%	
Intermediate demand	5.50	MLD
ESR Capacity	3.0	MLD
24 X 7 Gravity Based Distribution System		

3 SEWERAGE COLLECTION & TREATMENT SYSTEM

Population	54000	Persons
Water supply	150	lpcd
Sewage Generation	8.1	MLD
STP Required	8.1 X 1	MLD
Diameter of Sewer		Length
200 mm		5.0 km
250 mm		6.56 Km
300 mm		1.44 Km

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

SEWERAGE TREATMENT PLANT

COSTING		
Sr. No.	Name of Sub-work	Block Cost in Lakh
1	Sewer Net Work of RCC NP III class pipes from 200 mm dia to 450 mm dia. Total Length 14.52 Km	544.89
2	Wet well with over head pump house, Sewage Pumps and constructing STP (SBR technology) 1 NO (21 MLD capacity)(14.78+9.52) Total cost = 1002 Lakh, Proportionate cost for 9 MLD	400.8
3	Misc Works like fencing, approach road Electric Supply, land scaping etc	50
	Total	995.69 (9.96 Cr)

**Block Costs from MJPDSR*

4 SOLID WASTE MANAGEMENT SYSTEM

Collected at Transfer Station

Waste is sorted at Transfer station

1. Transferred to PMC for treatment.
2. Composting + Landfill (PMC)
3. Waste to energy Plant

Solid waste collection from 2 zones

SOLID WASTE MANAGEMENT SYSTEM

Solid Waste Generation for TPS 2 (34)& TPS 3 (26)	60	Tonne per day
Organic (60%)	36	Tonne per day
Inorganic + Recyclable (40%)	40	Tonne per day
Collection Zones	4	Zones
No of trucks required	4+1	
No of sorting platforms required	6	
Space required	720	Sqm
Cost of Collection Rs	650	Per tonne per day
Rs.	39000	Per Day
Cost of Trucks	4	Crore Rs
Cost of Sorting Platforms	0.30	Crore Rs
Total		
Proportionate Cost for TPS 2 is 2.62	4.30	Crore Rs
Proportionate Cost for TPS 3 is 1.68		

A) (PROVIDING ELECTRICITY STREET LIGHT WITH UNDERGROUND WIRING, PAINTING, COW LAMP FITTING ETC. COMPLETE PROVIDED AT EVERY 30 M. DISTANCE)

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

Sr. No	Road Width	Length in Metres	Type of Lane	No. of Poles required	Pole height	Rate for Poles	Amount in Rs.
1	24 m	720	Two Lane	24	10 m	40000	960000
2	18 m	3280	Two Lane	110	9 m	40000	4373333
3	12 m	2500	Two Lane	84	9 m	35000	2916667
						Total	8250000
						For A.E.C. Connection	412500
						Total	8662500
						Add 20% for adjoining TPS	1732500
						Total	10395000
						Add 7% physical cont. + work Charges	727650
						Total	11122650
						Add 15% price ECS for 5 years	1668398
						Total	12791048
						Add 10% adm. charges	1279105
						Total	14070153 1.4 cr
Note: The above work shall be completed within a period of 4 years from the date of sanction of Draft Scheme							

B) POWER SUPPLY -PMRDA with the consent of Maharashtra Electricity Distribution Co. Ltd. will identify the source for supplying power to the TPS. Presently, the electric transmission is considered from source about 28 kms from Lonikand (Wagholi) away from TPS. The power distribution network within the TPS is estimated to be 7.26 km. 1 substation of adequate capacity is proposed within the TPS. The demand of about 218 street lights is considered in the total power demand estimation.

1. Electric transmission to TPS - 200(Lakh)
2. substation – 1-200 (Lakh)
3. Electricity distribution- 22 (Lakh)
4. Total B422 (Lakh)
5. **Total (A+ B) - 562 Lakh (5.62 Cr)**

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

ABSTRACT OF ESTIMATE FOR COST OF WORKS

(Expenses under section 59 (B))

Sr. No.	Name of work	Total cost (Rs) in cr.
1	Construction of road including excavation, soling metalling, carpeting and sill coat etc. complete and transportation	45.41
2	Storm water drainage	26.73
3	Sewage collection and Sewage Treatment Plant	9.96
4	Water supply system and Water Treatment Plant	6.25
5	Providing electricity street light with underground wiring, painting, cow-lamp fittings at every 30 m. Distance. Providing substation and electricity connectivity etc.	5.62
6	Solid waste Management System	1.68
7	Construction of fire station and fire vehicle with ladder	7.00
8	Development cost of amenity plots and construction of compound wall	16.74
	Sub Total A	119.39
9	Escalation cost – 15%.	17.91
	Sub Total B	137.30
10	Miscellaneous Expenses in 4 years	10.00
	TOTAL COST OF WORK IN TP SCHEME-	RS. 147.30 Cr.

NOTE – All the works in the scheme referred to above shall be completed within a period of four (4) years from the date on which the draft scheme is sanctioned.

9.REDISTRIBUTION AND VALUATION STATEMENT - FORM-I

Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
1	परशुराम दशरथ भाडळे	1	59/8	76	4000	3600	1,44,00,000	1,45,85,618	1	5400	3463	69,25,320	71,10,938	8,672	1,73,43,980	1,75,29,598	-7474680	1,04,18,660	52,09,330	0	-22,65,350	
	विठ्ठल दशरथ भाडळे																					
	बाबुराव दशरथ भाडळे																					
	तुकाराम दशरथ भाडळे																					
	किसाबाई केरबा दगडे																					
	कलाबाई दशरथ भाडळे																					
	परशुराम दशरथ भाडळे	1	62/1	73-P	1000	3120	31,20,000	31,20,000				17,31,330	17,31,330		43,35,995	43,35,995	-1388670	26,04,665	13,02,333	0	-86,338	
	विठ्ठल दशरथ भाडळे																					
	बाबुराव दशरथ भाडळे																					
	तुकाराम दशरथ भाडळे																					
	किसाबाई केरबा दगडे																					
	कलाबाई दशरथ भाडळे																					
	परशुराम दशरथ भाडळे	1	62/5	73-P	5800	3120	1,80,96,000	1,80,96,000				1,00,41,714	1,00,41,714		2,51,48,771	2,51,48,771	-8054286	1,51,07,057	75,53,529	0	-5,00,758	
	विठ्ठल दशरथ भाडळे																					
	बाबुराव दशरथ भाडळे																					
	तुकाराम दशरथ भाडळे																					
	किसाबाई केरबा दगडे																					
	कलाबाई दशरथ भाडळे																					
					10800		3,56,16,000	3,58,01,618				1,86,98,364	1,88,83,982		4,68,28,746	4,70,14,364		2,81,30,382	1,40,65,191		-28,52,445	
2	महाराष्ट्र राज्य भूविकास बँक	1	62/3A	75-P	2600	3120	81,12,000	81,12,000	2	2900	3588	46,64,400	46,64,400	8860	1,15,18,000	1,15,18,000	-3447600	68,53,600	34,26,800	0	-20,800	
	इतर अधिकारातील नावे-																					
	नाना रामचंद्र काळे																					
	श्रीमती.सुवर्णा संतोष काळे																					
	प्रिया संतोष काळे																					
	सौ.शामा नाना काळे																					
	महाराष्ट्र राज्य भूविकास बँक																					

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95
(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
	म्हस्कू साधू सुर्वे	1	62/7A	73-P	3200	3120	99,84,000	99,84,000				57,40,800	57,40,800		3,17,89,680	3,17,89,680	-4243200	2,60,48,880	1,30,24,440	0	87,81,240		
	नाना रामचंद्र काळे																						
	श्रीमती सुवर्णा संतोष काळे																						
	प्रिया संतोष काळे																						
	शामा नाना काळे																						
					5800		1,80,96,000	1,80,96,000				1,04,05,200	1,04,05,200		4,33,07,680	4,33,07,680		3,29,02,480	1,64,51,240		87,60,440		

3	साहेबराव बापुसाहेब बाबर	1	62/7B	73-P	1000	3120	31,20,000	31,20,000	3	1600	3588	17,94,000	17,94,000	8860	44,30,000	44,30,000	-1326000	26,36,000	13,18,000	0	-8,000	
	श्री समर्थ मलिक				2200	3120	68,64,000	68,64,000				39,46,800	39,46,800		97,46,000	97,46,000	-2917200	57,99,200	28,99,600	0	-17,600	
					3200		99,84,000	99,84,000				57,40,800	57,40,800		1,41,76,000	1,41,76,000		84,35,200	42,17,600		-25,600	

4	सुनिल बबन थिटे	1	61/7	71	4100	3120	1,27,92,000	1,29,48,536	4	7000	4315	88,44,754	88,44,754	9950	2,03,97,031	2,05,53,567	-4103781	1,17,08,813	58,54,406	0	17,50,625																
	इंदुबाई बबन धनवडे																																				
	अरुणा बंटर मोडक																																				
	मंगल संभाजी धांडेकर																																				
	ठकुबाई बबन थिटे																																				
	श्रीरंग बबन थिटे																																				
	ठकुबाई बबन थिटे																																				
	इंदुबाई बबन धनवडे																																				
	अरुणा बंटर मोडक																																				
	मंगल संभाजी धांडेकर																																				
	इंदुबाई बबन धनवडे	1	60/13	61-P	2900	3600	1,04,40,000	1,04,40,000	62,56,046	62,56,046	9950	1,44,27,169	1,44,27,169	-4183954	81,71,123	40,85,561	0	-98,393																			
	अरुणा बंटर मोडक																																				
	मंगल संभाजी धांडेकर																																				
	ठकुबाई बबन थिटे																																				
	सुनिल बबन थिटे																																				
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	इंदुबाई बबन धनवडे																																				
	अरुणा बंटर मोडक																																				
	मंगल संभाजी धांडेकर																																				
																							14000		4,64,64,000	4,68,51,913				3,02,01,600	3,04,32,977		6,96,48,400	7,00,49,867		3,96,16,891	1,98,08,445

	बाळासो केरबा सुर्वे	1	57/7/2	85-P	1800	4320	77,76,000	77,76,000														
	इतर अधिकारातील नावे																					
												38,16,298	38,16,298		84,73,017	84,73,017	-3959702	46,56,719	23,28,360	0	-16,31,342	

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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																															
Redistribution and Valuation Statement																															
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																				
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed																	
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure																
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16									
5	नवनाथ सहकारी वि.का.स. से.सोसा. बाळासो केरबा सुर्वे	1	59/1/2	83-P	2000	3360	67,20,000	67,20,000	5	7600	4240			9414																	
	इतर अधिकारातील नावे																						42,40,331	42,40,331	94,14,464	94,14,464	-2479669	51,74,132	25,87,066	0	1,07,397
	नवनाथ सहकारी वि.का.स. से.सोसा.																														
	बाळासो केरबा सुर्वे	1	59/6/2	79-P	3700	3120	1,15,44,000	1,15,44,000				78,44,613	78,44,613		1,74,16,758	1,74,16,758	-3699387	95,72,145	47,86,073	0	10,86,685										
	इतर अधिकारातील नावे																						29,68,232	29,68,232	65,90,125	65,90,125	-1399768	36,21,893	18,10,946	0	4,11,178
	नवनाथ सहकारी वि.का.स. से.सोसा.																														
	बाळासो केरबा सुर्वे	1	62/2	73-P	1400	3120	43,68,000	43,68,000				1,33,57,043	1,33,57,043		2,96,55,561	2,96,55,561	-78,10,957	1,62,98,517	81,49,259	0	3,38,302										
	इतर अधिकारातील नावे																						3,22,26,517	3,22,26,517	7,15,49,924	7,15,49,924		3,93,23,407	1,96,61,703		3,12,221
	नवनाथ सहकारी वि.का.स. से.सोसा.																														
	बाळासो केरबा सुर्वे	1	68/1/2	22	6300	3360	2,11,68,000	2,11,68,000								3,22,26,517	3,22,26,517		7,15,49,924	7,15,49,924			3,93,23,407	1,96,61,703							
	इतर अधिकारातील नावे																														
	नवनाथ सहकारी वि.का.स. से.सोसा.																														
					15200		5,15,76,000	5,15,76,000				3,22,26,517	3,22,26,517		7,15,49,924	7,15,49,924		3,93,23,407	1,96,61,703		3,12,221										

6	तुकाराम महादेव सुर्वे	1	62/4- P	74-P	19400	3120	6,05,28,000	6,05,28,000	6	9700	3588	3,48,03,600	3,48,03,600	8860	8,59,42,000	8,59,42,000	-25724400	5,11,38,400	2,55,69,200	0	-1,55,200	
	सिताराम महादेव सुर्वे																					
	बाळु महादेव सुर्वे																					
	बापु महादेव सुर्वे																					
	सदाशिव महादेव सुर्वे																					
	सुदाम महादेव सुर्वे																					
	अंकुश महादेव सुर्वे																					
	किसन महादेव सुर्वे																					
	बबन महादेव सुर्वे																					
	इतर अधिकारातील नावे																					
	जजाबाई मारुती कामटे																					
	लक्ष्मीबाई महादेव सुर्वे																					
	गोपीचंद सोमा शेवाळे																					
	मंदा लक्ष्मण मते																					
	नंदा लक्ष्मण मते																					

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Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	

7	सुरेश किसन थिटे	1	55/2B-P	39-P	2100	4080	85,68,000	85,68,000	7	5200	5179	54,38,354	54,38,354	11247	1,18,09,431	1,18,09,431	-3129646.154	63,71,077	31,85,538	0	55,892
	रमेश किसन थिटे																				
	इतर अधिकारातील नावे																				
	सावळा तुकाराम थिटे																				
	सुरेश किसन थिटे	1	60/8/5	62-P	1200	3360	40,32,000	40,32,000				31,07,631	31,07,631		67,48,246	67,48,246	-924369.2308	36,40,615	18,20,308	0	8,95,938
	रमेश किसन थिटे																				
	मिराबाई रघुनाथ झांबरे																				
	शालन नामदेव टेमगिरे																				
	आशा राजेंद्र चव्हाण	1	61/3/1	67-P	5500	3120	1,71,60,000	1,71,60,000				1,42,43,308	1,42,43,308		3,09,29,462	3,09,29,462	-2916692.308	1,66,86,154	83,43,077	0	54,26,385
	सुरेश किसन थिटे																				
	रमेश किसन थिटे																				
	मिराबाई रघुनाथ झांबरे																				
	शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000				41,43,508	41,43,508		89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585
	सुरेश किसन थिटे																				
	रमेश किसन थिटे																				
	मिराबाई रघुनाथ झांबरे																				
	शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000				41,43,508	41,43,508		89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585
	सुरेश किसन थिटे																				
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
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मिराबाई रघुनाथ झांबरे																					
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मिराबाई रघुनाथ झांबरे																					
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मिराबाई रघुनाथ झांबरे																					
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शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
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शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
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मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
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मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झांबरे																					
शालन नामदेव टेमगिरे	1	61/3/5	67-P	1600	3120	49,92,000	49,92,000	41,43,508	41,43,508	89,97,662	89,97,662	-848492.3077	48,54,154	24,27,077	0	15,78,585					
सुरेश किसन थिटे																					
रमेश किसन थिटे																					
मिराबाई रघुनाथ झा																					

महादु गोपाळा थिटे	1	57/7/1	85-P	1800	4320	77,76,000	77,76,000					43,42,498	43,42,498		10946696	10946696	-3433502	66,04,198	33,02,099	0	-1,31,403	
इतर अधिकारातील नावे																						
नवनाथ सहकारी वि.का.स. से.सोसा. औताडेवाडी																						
महादु गोपाळा थिटे	1	60/8/2	628-P	1200	3360	40,32,000	40,32,000					28,94,998	28,94,998		7297797	7297797	-1137002	44,02,799	22,01,399	0	10,64,398	
मारुती गोपाळा थिटे																						
इतर अधिकारातील नावे																						
मुक्ताबाई अनंत झांबरे																						
केरूबाई श्रीपती बांदल																						
शांताबाई रामदास मासाळ																						
भागूबाई गोपाळ थिटे	1			3800	3360	1,27,68,000	1,27,68,000					91,67,495	91,67,495		23109691	23109691	-3600505	1,39,42,196	69,71,098	0	33,70,593	
महादु गोपाळा थिटे																						
मारुती गोपाळा थिटे																						

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95
(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																											
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																											
Redistribution and Valuation Statement																											
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark				
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed													
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure												
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16					
8	इतर अधिकारातील नावे	60/8/6	628-P						8	7000	4825			12163													
	मुक्ताबाई अनंत झांबरे																										
	केरूबाई श्रीपती बांदल																										
	शांताबाई रामदास मासाळ																										
	भागुबाई गोपाळ थिटे																										
	महादु गोपाळा थिटे	1	61/3/4	67-P	3000	3120	93,60,000	93,60,000				72,37,496	72,37,496		18244493	18244493							-2122504	1,10,06,997	55,03,498	0	33,80,995
	मारुती गोपाळा थिटे																										
	इतर अधिकारातील नावे																										
	मुक्ताबाई अनंत झांबरे																										
	केरूबाई श्रीपती बांदल																										
	शांताबाई रामदास मासाळ																										
	भागुबाई गोपाळ थिटे																										
	मारुती गोपाळा थिटे											1	60/8/4		62-P	1200							3360	40,32,000	40,32,000	28,94,998	28,94,998
मारुती गोपाळा थिटे	1	61/3/2	67-P	3000	3120	93,60,000	93,60,000	72,37,496	72,37,496	18244493	18244493	-2122504	1,10,06,997	55,03,498	0	33,80,995											
				11000		4,73,28,000	4,73,28,000				3,37,74,982	2,65,37,486		85140967	85140967	-13553018	58603482	2,93,01,741		1,21,29,975							

9	राजेंद्र केरबा सुर्वे	1	54/4	95-P	1300	4800	62,40,000	62,40,000	9	8250	4309	28,00,585	28,00,585	9079	59,01,461	59,01,461	-3439415	31,00,876	15,50,438	0	12,11,899	
	इतर अधिकारातील नावे																					
	नवनाथ सहकारी वि.का.स. से.सोसा.																					
	राजेंद्र केरबा सुर्वे	1	68/4/2	19-P	1400	3360	47,04,000	47,04,000				30,16,015	30,16,015		63,55,419	63,55,419	-1687985	33,39,404	16,69,702	0	33,21,122	
	इतर अधिकारातील नावे																					
	नवनाथ सहकारी वि.का.स. से.सोसा.																					
	राजेंद्र केरबा सुर्वे	1	59/1/3	83-P	2000	3360	67,20,000	67,20,000				43,08,593	43,08,593		90,79,171	90,79,171	-2411407	47,70,578	23,85,289	0	47,44,460	
	इतर अधिकारातील नावे																					
	नवनाथ सहकारी वि.का.स. से.सोसा.																					
	राजेंद्र केरबा सुर्वे	1	57/7/3	85-P	1800	4320	77,76,000	77,76,000				38,77,734	38,77,734		81,71,254	81,71,254	-3898266	42,93,520	21,46,760	0	25,42,014	
	इतर अधिकारातील नावे																					
	नवनाथ सहकारी वि.का.स. से.सोसा.																					

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	राजेंद्र केरबा सुर्वे	1	59/6/3	79-P	10000	3120	3,12,00,000	3,14,51,699				2,15,42,964	2,17,94,663		4,53,95,853	4,56,47,552	-9657036	2,38,52,889	1,19,26,445	0	2,61,22,298	
	इतर अधिकारातील नावे																					
	नवनाथ सहकारी वि.का.स. से.सोसा.																					
					16500		5,66,40,000	5,68,91,699				3,55,45,891	3,57,97,589		7,49,03,158	7,51,54,857		3,93,57,267	1,96,78,634		3,79,41,792	

10	परशुराम श्रीपती पुणेकर	1	62/4-P	74-P	2200	3120	68,64,000	68,64,000	10	1100	3588	39,46,800	39,46,800	8142	89,56,640	89,56,640	-2917200	50,09,840	25,04,920	0	-4,12,280	
	विजय परशुराम पुणेकर																					
	विशाल परशुराम पुणेकर																					
	इतर अधिकारातील नावे																					
	जिजाबाई मारूती कामटे																					
	लक्ष्मीबाई महादेव सुर्वे																					
	गोपीचंद सोमा शेवाळे																					
	मंदा लक्ष्मण मते																					
	नंदा लक्ष्मण मते																					

11	साधु रामु थिटे	1	60/11	59	5600	3600	2,01,60,000	2,01,60,000	11	2800	4140	1,15,92,000	1,15,92,000	8860	2,48,08,000	2,48,08,000	-8568000	1,32,16,000	66,08,000	0	-19,60,000	
	राजाराम रामु थिटे																					
	वत्सलाबाई दत्तात्रय शेवाळे																					
	सुशिला नामदेव उंद्रे																					
	अलका दत्तात्रय थोरात																					
	शंकर कान्हु थिटे																					
	अंकुश कान्हु थिटे																					
	मोहिनी बाळासो थिटे																					
	अंजनाबाई कान्हु थिटे																					
	देविदास विठ्ठल थिटे																					
	संतोष विठ्ठल थिटे																					
	शोभा चंद्रकांत चंद																					
	लिलाबाई दामु निंबाळकर																					
	वत्सला विठ्ठल थिटे																					
	ज्ञानोबा सखराम थिटे																					

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Redistribution and Valuation Statement																						
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	इंदुबाई गेणबा थिटे																					

12	बाळासाहेब लक्ष्मण थिटे	1	60/8/3	62-P	1200	3360	40,32,000	40,32,000	12	4000	4764	28,58,217	28,58,217	11100	66,59,947	66,59,947	-1173783.375	38,01,730	19,00,865	0	7,27,082	
	सरुबाई पंढरीनाथ आव्हाळे																					
	हारुबाई पोपट औताडे																					
	तारुबाई उत्तम औताडे																					
	उषाबाई लक्ष्मण थिटे																					
	बाळासाहेब लक्ष्मण थिटे	1	60/8/7	62-P	3700	3360	1,24,32,000	1,24,32,000				88,12,835	88,12,835		2,05,34,835	2,05,34,835	-3619165.406	1,17,22,001	58,61,000	0	22,41,835	
	सरुबाई पंढरीनाथ आव्हाळे																					
	हारुबाई पोपट औताडे																					
	तारुबाई उत्तम औताडे																					
	उजाबाई लक्ष्मण थिटे																					
	बाळासाहेब लक्ष्मण थिटे	1	61/3/3	67-P	3100	3120	96,72,000	96,72,000				73,83,726	73,83,726		1,72,04,862	1,72,04,862	-2288274	98,21,136	49,10,568	0	26,22,294	
	सरुबाई पंढरीनाथ आव्हाळे																					
	हारुबाई पोपट औताडे																					
	तारुबाई उत्तम औताडे																					
	उषाबाई लक्ष्मण थिटे																					
					8000		2,61,36,000	2,61,36,000				1,90,54,778	1,90,54,778		4,43,99,644	4,43,99,644		2,53,44,867	1,26,72,433		55,91,211	

13	राहुल रामचंद्र केंजळे	1	60/4-P	56-P	1800	3360	60,48,000	60,48,000	13	900	4200	37,80,000	37,80,000	8938	80,44,200	80,44,200	-2268000	42,64,200	21,32,100	0	-1,35,900	
	अतुल रामचंद्र केंजळे																					
	प्रमोद शिवाजी केंजळे																					
	समीर सुरेश शेडगे																					
	शिरीश प्रेमचंद्र ओंकारे																					
	इतर अधिकारातील नावे																					
	नवनाथ सहकारी वि.का.स. से.सोसा.																					

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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
14	श्रीमती प्रियंका मंगेश घोडके	1	60/3-P	55-P	829	3360	27,85,440	27,85,440	14	1614.5	4402	18,24,662	18,24,662	9201	38,13,691	38,13,691	-960778	19,89,029	9,94,515		33,736	
	यशराज मंगेश घोडके																					
	श्रीमती प्रियंका मंगेश घोडके	1	56/4- P	48-P	2400	3360	80,64,000	80,64,000				52,82,494	52,82,494		1,10,40,843	1,10,40,843	-2781506	57,58,348	28,79,174	97,669		
	यशराज मंगेश घोडके																					
	इतर अधिकारातील नावे																					
	दिगंबर मारूती औताडे																					
	दत्तात्रय धनु उर्फ धनबा औताडे																					
	नवनाथ सहकारी वि.का.स. से.सोसा.																					
					3229		1,08,49,440	1,08,49,440				71,07,156			1,48,54,534	1,48,54,534		1,48,54,534	74,27,267		1,31,405	

15	बहिरु परभु झांबरे	1	60/7	63	10900	3360	3,66,24,000	3,66,24,000	15	9200	3439	1,87,42,432	1,87,42,432	4471	2,43,65,161	2,43,65,161	-17881568.48	56,22,729	28,11,365	0	-1,50,70,204			
	इतर अधिकारातील नावे																							
	श्री.कानिफनाथ वि.का.स. से.सोसा.																							
	बहिरु परभु झांबरे	1	60/14	61-P	200	3600	7,20,000	7,20,000				3,43,898	3,43,898		4,47,067	4,47,067	-376102.1739	1,03,169	51,585	0	-3,24,518			
	बहिरु परभु झांबरे	1	61/1/1	65-P	6700	3120	2,09,04,000	2,09,04,000				1,15,20,577	1,15,20,577		1,49,76,750	1,49,76,750	-9383422.826	34,56,173	17,28,087	0	-76,55,336			
	इतर अधिकारातील नावे																							
	श्री.काळभेरवनाथ वि.का.स. से.सोसा.																							
बहिरु प्रभु झांबरे	1	59/4/1/A	80-P	600	3360	20,16,000	20,16,000	10,31,693	10,31,693	13,41,202	13,41,202	-984306.5217	3,09,508	1,54,754	0	-8,29,553								
					18400		6,02,64,000	6,02,64,000				3,16,38,600	3,16,38,600		4,11,30,180	4,11,30,180		94,91,580	47,45,790		-2,38,79,610			

	सुनिल बबन थिटे	1	55/6	43	600	4560	27,36,000	27,36,000				13,40,098	13,40,098		27,85,528	27,85,528	-1395902	14,45,429	7,22,715	0	-6,73,187	
	श्रीरंग बबन थिटे																					
	इंदुबाई बबन धनवडे																					
	अरुणा बंटर मोडक																					
	मंगल संभाजी धांडेकर																					
	ठकुबाई बबन थिटे																					

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
16	सुनिल बबन थिटे	1	55/12	40-P	300	4080	12,24,000	12,24,000	16	2300	4467	6,70,049	6,70,049	9285	13,92,764	13,92,764	-553951	7,22,715	3,61,357	0	-1,92,593	
	श्रीरंग बबन थिटे																					
	इंदुबाई बबन धनवडे																					
	अरुणा बंटर मोडक																					
	मंगल संभाजी धांडेकर																					
	ठकुबाई बबन थिटे	1	60/10	58	1850	3600	66,60,000	66,60,000			41,31,970	41,31,970	85,88,711		85,88,711	-2528030	44,56,741	22,28,370	0	-2,99,660		
	सुनिल बबन थिटे																					
	इंदुबाई बबन धनवडे																					
	अरुणा बंटर मोडक																					
	मंगल संभाजी धांडेकर																					
	ठकुबाई बबन थिटे																					
	श्रीरंग बबन थिटे				1850	3600	66,60,000	66,60,000			41,31,970	41,31,970	85,88,711		85,88,711	-2528030	44,56,741	22,28,370	0	-2,99,660		
	ठकुबाई बबन थिटे																					
	इंदुबाई बबन धनवडे																					
	अरुणा बंटर मोडक																					
	मंगल संभाजी धांडेकर																					
					4600		1,72,80,000	1,72,80,000				1,02,74,087	1,02,74,087		2,13,55,713	2,13,55,713		1,10,81,626	55,40,813		-14,65,100	

	तुकाराम महादेव सुर्वे	1	54/6	93	1200	3360	40,32,000	40,32,000				24,11,580	24,11,580		52,21,854	52,21,854	-1620420	28,10,274	14,05,137	0	-2,15,283	
	बाळु महादेव सुर्वे																					
	बापु महादेव सुर्वे																					
	सदाशिव महादेव सुर्वे																					
	सुदाम महादेव सुर्वे																					
	अंकुश महादेव सुर्वे																					
	किसन महादेव सुर्वे																					
	बबन महोदेव सुर्वे																					
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Redistribution and Valuation Statement																							
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						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
17	सदाशिव महादेव सुर्वे	1	57/8	84	5300	4320	2,28,96,000	2,28,96,000	17	5900	4019	1,06,51,146	1,06,51,146	8703	2,30,63,189	2,30,63,189	-12244854	1,24,12,044	62,06,022	0	-60,38,833		
	सुदाम महादेव सुर्वे																						
	अंकुश महादेव सुर्वे																						
	किसन महादेव सुर्वे																						
	बबन महादेव सुर्वे																						
	इतर अधिकारातील नावे																						
	जजािबाई मारुती कामटे																						
	लक्ष्मीबाई महादेव सुर्वे																						
	श्री काळभैरवनाथ वि.का.स. सोसा.																						
	गोपीचंद सोमा शेवाळे																						
	मंदा लक्ष्मण मते.																						
	नंदा लक्ष्मण मते.																						
	तुकाराम महादेव सुर्वे	1	59/2	82	5300	3360	1,78,08,000	1,78,08,000				1,06,51,146	1,06,51,146		2,30,63,189	2,30,63,189	-7156854	1,24,12,044	62,06,022	0	-9,50,833		
	सिताराम महादेव सुर्वे																						
	बाळु महादेव सुर्वे																						
	बापु महादेव सुर्वे																						
	सदाशिव महादेव सुर्वे																						
	सुदाम महादेव सुर्वे																						
	अंकुश महादेव सुर्वे																						
	किसन महादेव सुर्वे																						
	बबन महादेव सुर्वे																						
	इतर अधिकारातील नावे																						
	जजािबाई मारुती कामटे																						
	लक्ष्मीबाई महादेव सुर्वे																						
	श्री काळभैरवनाथ वि.का.स. सोसा.																						
	गोपीचंद सोमा शेवाळे																						
	मंदा लक्ष्मण मते.																						
	नंदा लक्ष्मण मते.									11800				4,47,36,000									4,47,36,000

	नाना रामचंद्र काळे				1387	3360	46,60,320	46,60,320				28,22,052	28,22,052		60,80,661	60,80,661	-1838268	32,58,609	16,29,304	0	-2,08,963	
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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
18	सौ. शामा नाना काळे	1	59/5A- P	78-P	2715	3360	91,22,400	91,22,400	18	6276	4069	55,24,061	55,24,061	8768	1,19,02,664	1,19,02,664	-3598339	63,78,603	31,89,302	0	-4,09,037	
	इतर अधिकारातील नावे																					
	रामचंद्र लक्ष्मणराव काळे																					
	शामा नाना काळे	1	59/5B	78-P	3900	3360	1,31,04,000	1,31,04,000				79,35,115	79,35,115		1,70,97,750	1,70,97,750	-5168885	91,62,635	45,81,317	0	-5,87,568	
	नाना रामचंद्र काळे				1950	3360	65,52,000	65,52,000				39,67,558	39,67,558		85,48,875	85,48,875	-2584442	45,81,317	22,90,659	0	-2,93,784	
	शामा नाना काळे	1	62/3B	75-P	1833	3120	57,18,960	57,18,960				37,29,504	37,29,504		80,35,942	80,35,942	-1989456	43,06,438	21,53,219	0	1,63,763	
	नाना रामचंद्र काळे				767	3120	23,93,040	23,93,040				15,60,573	15,60,573		33,62,557	33,62,557	-832467	18,01,985	9,00,992	0	68,525	
					12552		4,15,50,720	4,15,50,720				2,55,38,863	2,55,38,863		5,50,28,450	5,50,28,450		2,94,89,587	1,47,44,793		-12,67,064	
19	शिवाजी केरबा सुर्वे	1	59/1/1	83-P	2000	3360	67,20,000	67,20,000	19	6450	3882	38,82,233	38,82,233	4321	89,13,126	89,13,126	-2837767	50,30,893	25,15,447	0	-3,22,321	
	शिवाजी केरबा सुर्वे		59/6/1-P	79-P	9500	3120	2,96,40,000	2,96,62,885				1,84,40,605	1,84,63,489		4,04,93,286	4,05,16,171	-11199395	2,20,52,681	1,10,26,341	0	-1,73,055	
	शिवाजी केरबा सुर्वे		1	68/4/1	19-P	1400	3360	47,04,000				47,04,000	27,17,563		27,17,563	62,39,188	62,39,188	-1986437	35,21,625	17,60,813	0	
					12900		4,10,64,000	4,10,86,885								38,82,233	2,50,63,285		5,56,45,600	5,56,68,484		
20	भाऊसाहेब बाजीराव मासाळ	1	59/6/1- P	79-P	2000	3120	62,40,000	62,40,000	20	1000	3588	35,88,000	35,88,000	7425	74,24,800	74,24,800	-2652000	38,36,800	19,18,400	0	-7,33,600	
	मित्रावरुण अंकुश झांबरे	1	58/5	105	600	3360	20,16,000	20,16,000	21	2100	5355	16,06,433	16,06,433	10975	32,92,406	32,92,406	-409567.3469	16,85,973	8,42,987	0	4,33,419	
	ज्ञानोबा दत्तु झांबरे																					
	जनाबाई साहेबराव तापकिर																					
	शाकुबाई दत्तु झांबरे																					
	सुषमा शंकर खोपडे																					
	सुजाता राजाराम काटे																					
	वैशाली पांडुरंग गायकवाड																					
	वृषाली दिनकर झांबरे																					
	इंदुबाई दिनकर झांबरे																					
	निवृत्ती रामचंद्र झांबरे																					
	ईश्वर रामचंद्र झांबरे																					
	अंकुश रामचंद्र झांबरे																					
	मित्रावरुण अंकुश झांबरे																					
	सहादु रामचंद्र झांबरे																					
	इतर अधिकारातील नावे																					
	रूक्मीणी रामचंद्र झांबरे																					
	शेवंताबाई हिरामण बाटे																					

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Form 1:(see rules 6(v) and 21 (1))																									
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees														
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure										
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16			
21	गऊबाई रामचंद्र झांबरे																								
	नवनाथ वि.का.स.सोसा																								
	नवनाथ वि.का.स.सोसा																								
	अंकुश झांबरे																								
	ज्ञानोबा दत्तु झांबरे	1	58/3	103	2600	4800	1,24,80,000	1,24,80,000				69,61,208	69,61,208		1,42,67,091	1,42,67,091	-5518792	73,05,883	36,52,942	0	-18,65,850				
	जनाबाई साहेबराव तापकिर																								
	शाकुबाई दत्तु झांबरे																								
	सुषमा शंकर खोपडे																								
	सुजाता राजाराम फाटे																								
	वैशाली पांडुरंग गायकवाड																								
	वृषाली दिनकर झांबरे																								
	इंदुबाई दिनकर झांबरे																								
ईश्वर रामचंद्र झांबरे	1	58/4/1/3	104-P	1000	3360	33,60,000	33,60,000				26,77,388	26,77,388		54,87,343	54,87,343	-682612.2449	28,09,955	14,04,978	0	7,22,365					
				4200		17856000	17856000				11245029	11245029		23046840	23046840		1,18,01,811	59,00,906		-11,43,485					
22	संजय मोहन लांडगे	1	58/4/4- P	104-P	300	3360	10,08,000	10,08,000	22	2250	4368	6,55,200	6,55,200	9593	14,38,980	14,38,980	-352800	7,83,780	3,91,890	0	39,090				
	गणेश भागुजी ससाणे				300	3360	10,08,000	10,08,000			4368	6,55,200	6,55,200		14,38,980	14,38,980	-352800	7,83,780	3,91,890	0	39,090				
	वामन परसराम बेल्हेकर				200	3360	6,72,000	6,72,000			4368	4,36,800	4,36,800		9,59,320	9,59,320	-235200	5,22,520	2,61,260	0	26,060				
	भगवान परसराम बेल्हेकर				200	3360	6,72,000	6,72,000			4368	4,36,800	4,36,800		9,59,320	9,59,320	-235200	5,22,520	2,61,260	0	26,060				
	योगेश सतिश बिचकुले				100	3360	3,36,000	3,36,000			4368	2,18,400	2,18,400		4,79,660	4,79,660	-117600	2,61,260	1,30,630	0	13,030				
	सचिन गजानन रेवणे				100	3360	3,36,000	3,36,000			4368	2,18,400	2,18,400		4,79,660	4,79,660	-117600	2,61,260	1,30,630	0	13,030				
	अतुल हरीचंद्र गायकवाड				100	3360	3,36,000	3,36,000			4368	2,18,400	2,18,400		4,79,660	4,79,660	-117600	2,61,260	1,30,630	0	13,030				
	अनिल सैम्युएल जाधव				100	3360	3,36,000	3,36,000			4368	2,18,400	2,18,400		4,79,660	4,79,660	-117600	2,61,260	1,30,630	0	13,030				
	दिगंबर चंद्रकांत गायकवाड				100	3360	3,36,000	3,36,000			4368	2,18,400	2,18,400		4,79,660	4,79,660	-117600	2,61,260	1,30,630	0	13,030				
	नारायण नरसिंह बालकी				100	3360	3,36,000	3,36,000			4368	2,18,400	2,18,400		4,79,660	4,79,660	-117600	2,61,260	1,30,630	0	13,030				
	इतर अधिकारातील नावे																								
	कानिफनाथ वि.का.स.सोसा.होळकरवा डी																								
	कर्मवीर भाऊराव पाटील ना.सह.पत.सं.मर्या.हडपसर																								
	योगेश सतिश बिचकुले																								

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark																
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed																								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure																							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16																
	श्री.गुरूदेव दत्त ना.सह.प.सं.वानवडी सचिन खेणे																																					
	मारुती महादेव झांबरे																						58/4/7	104-P	1500	3360	50,40,000	50,40,000	4368	32,76,000	32,76,000	71,94,900	71,94,900	-1764000	39,18,900	19,59,450	0	1,95,450
	श्रीमती सोनाबाई महादेव झांबरे																																					
	कालिदास रामदास झांबरे																																					
	शोभा बाळासाहेब शेंडकर																																					
	सोनाली नविन ददलानी																																					
	सुनिता संजय गवळी																																					
	स्वाती अंकुश येणपुरे																																					
	सिताबाई रामदास झांबरे																																					
	4,500		1,51,20,000	1,51,20,000				98,28,000	98,28,000		2,15,84,700	2,15,84,700		1,17,56,700	58,78,350		5,86,350																					

FP.NO 23 IS DELETED

	सदाशिव गुलाब झांबरे	1	58/4/4-P	104-P	1500	3360	50,40,000	50,40,000																																	
	शंकर गुलाब झांबरे																																								
	शांताबाई गुलाब झांबरे																																								
	इतर अधिकारातील नावे																																								
	कानिफनाथ वि.का.स. सोसा.होळकरवाडी																																								
	कर्मवीर भाऊराव पाटील ना.सह.																																								
	पत.सं.मर्या.हडपसर																																								
	योगेश सतिश बिचकुले																																								
	श्री.गुरूदेव दत्त ना.सह.प.सं.वानवडी सचिन खेणे																																								
	बहिरु प्रभु झांबरे																																								
	सदाशिव गुलाब झांबरे																						1	59/5A- P	78-P1	300	3360	10,08,000	10,08,000												
	महादु गोपाळा थिटे																																								
	श्रीमती सुवर्णा संतोष काळे																																								
	प्रिया संतोष काळे																																								
	इतर अधिकारातील नावे																						1387	3360	46,60,320	46,60,320				39,31,797	39,31,797		67,36,969	67,36,969	-728523	28,05,173	14,02,586	0	6,74,063		

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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
23	रामचंद्र लक्ष्मणराव काळे ना.ग.दे.	1	75/10	27	2600	4560	1,18,56,000	1,18,56,000	24	3243.5	5669			9714			-4485653	52,58,435	26,29,217	0	-18,56,435		
	बहिरु प्रभु झांबरे																						
	सदाशिव गुलाब झांबरे																						
	शंकर गुलाब झांबरे																						
	शांताबाई गुलाब झांबरे																						
	महाराष्ट्र राज्य भूविकास बँक																						
	इतर अधिकारातील नावे																						
	कुळ कायदा विरूद्ध व्यवहार बाळू गोपाळ झांबरे सा.कू.																						
	नर्मदा भ्र प्रभु झांबरे सा.कू																						
	कानिफनाथ वि.का.स.सोसा.																						
	सदाशिव व गुलाबचा हिस्सा शांताबाई																						
	श्री.काळाभैरवनाथ व.का.सो. इकरार																						
	बहिरू झांबरे हिस्सा.																						
	इंदूमती राजाराम झांबरे																						
	प्रविण राजाराम झांबरे																						
	धनश्री राजाराम झांबरे																						
	पूनम राजाराम झांबरे																						
	बहिरु प्रभु झांबरे											75/11	31		700	4320							30,24,000
	सदाशिव गुलाब झांबरे																						
	शंकर गुलाब झांबरे																						
	शांताबाई गुलाब झांबरे																						
	महाराष्ट्र राज्य भूविकास बँक																						
	धुंडीराज गणेश देव																						
भालचंद्र विनायक देव																							
इतर अधिकारातील नावे																							
कुळ कायदा विरूद्ध व्यवहार बाळू साधु रामा झांबरे न.ग.																							
					6487		2,55,88,320	2,55,88,320				1,83,89,016	1,83,89,016		3,15,08,811	3,15,08,811		1,31,19,795	65,59,897		-6,39,406		
	शशिकांत निवृत्ती झांबरे																						

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(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																								
Redistribution and Valuation Statement																								
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees													
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure									
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16		
24	काळुराम निवृत्ती झांबरे	1	58/4/1/2	104-P	1000	4800	48,00,000	48,00,000	25	3350	5178	25,89,067	25,89,067	10727	53,63,694	53,63,694	-2210933	27,74,627	13,87,313	0	-8,23,619			
	लक्ष्मीबाई निवृत्ती झांबरे																							
	शशिकांत निवृत्ती झांबरे																							
	काळुराम निवृत्ती झांबरे	1	58/4/3	104-P	3100	4800	1,48,80,000	1,48,80,000				80,26,109	80,26,109		1,66,27,453	1,66,27,453	-6853891	86,01,344	43,00,672	0	-25,53,219			
	लक्ष्मीबाई निवृत्ती झांबरे																							
	काळुराम निवृत्ती झांबरे																							
	शशिकांत निवृत्ती झांबरे	1	59/4/2	80-P	1500	3360	50,40,000	50,40,000				38,83,601	38,83,601		80,45,542	80,45,542	-1156399	41,61,940	20,80,970	0	9,24,571			
	लक्ष्मीबाई निवृत्ती झांबरे																							
	इतर अधिकारातील नावे																							
	रूक्मीणी रामचंद्र झांबरे																							
	शशिकांत निवृत्ती झांबरे																							
	काळुराम निवृत्ती झांबरे	1	68/7	17	1100	2880	31,68,000	31,68,000				28,47,974	28,47,974		59,00,064	59,00,064	-320026	30,52,090	15,26,045	0	12,06,019			
	लक्ष्मीबाई निवृत्ती झांबरे																							
					6700		2,78,88,000	2,78,88,000				1,73,46,752	1,73,46,752		3,59,36,753	3,59,36,753		1,85,90,001	92,95,000		-12,46,247			

25	म्हस्कु साधु सुर्वे वगैरे	1	57/2	88-P	300	4320	12,96,000	16,99,366	26	4450	5672	8,50,773	12,54,139	11419	17,12,782	21,16,148	-445227	8,62,009	4,31,005	0	-14,222
	विठ्ठल दशरथ भाडळे																				
	बाबुराव दशरथ भाडळे																				
	तुकाराम दशरथ भाडळे																				
	किसाबाई केरबा दगडे																				
	कलाबाई दशरथ भाडळे																				
	गंगाराम भाऊ झांबरे																				
	अकुंश रामचंद्र झांबरे																				
	परशुराम दशरथ भाडळे																				
	इतर अधिकारातील नावे																				
	नवनाथ वि.का.स.सोसा.																				
	विठ्ठल दशरथ भाडळे	1	57/3	89	2800	4320	1,20,96,000	1,20,96,000			5672	79,40,548	79,40,548		1,59,85,968	1,59,85,968	-4155452	80,45,419	40,22,710	0	-1,32,742
	बाबुराव दशरथ भाडळे																				
	तुकाराम दशरथ भाडळे																				
	किसाबाई केरबा दगडे																				
	कलाबाई दशरथ भाडळे																				

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Redistribution and Valuation Statement																													
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																		
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed															
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure														
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16							
	म्हस्कु साधु सुर्वे	1	57/4	90	5800	4320	2,50,56,000	2,50,56,000			5672	1,64,48,279	1,64,48,279		3,31,13,790	3,31,13,790	-8607721	1,66,65,511	83,32,756	0	-2,74,966								
	महादु नामा सुर्वे																												
	परशुराम दशरथ भाडळे																												
	हौसाबाई बाळकृष्ण दुमे																												
	परशुराम दशरथ भाडळे																												
	विठ्ठल दशरथ भाडळे																												
	बाबुराव दशरथ भाडळे																												
	तुकाराम दशरथ भाडळे																												
	किसाबाई केरबा दगडे																												
	कलाबाई दशरथ भाडळे																												
					8900		38448000	38851365.54				2,52,39,600	2,56,42,966		5,08,12,540	5,16,19,271		2,59,76,306	1,29,88,153		-4,21,930								
26	लक्ष्मण शिवराम झांबरे	2	54/8	91	1000	3360	33,60,000	33,60,000	27'-1	500	5412	27,06,000	27,06,000	9431	47,15,600	47,15,600	-6,54,000	20,09,600	10,04,800	0	3,50,800								
	लक्ष्मण शिवराम झांबरे	1	53/1	100	1000	4800	48,00,000	48,00,000	27'-2	500		27,06,000	27,06,000		47,15,600	47,15,600	-20,94,000	20,09,600	10,04,800	0	-10,89,200								
						2000		81,60,000	81,60,000				54,12,000	54,12,000		94,31,200	94,31,200		40,19,200	20,09,600			-7,38,400						
27	लक्ष्मण शिवराम झांबरे	1	54/5	94	1200	3360	40,32,000	40,32,000	28	9500	4233	25,39,673	25,39,673	8134	48,80,441	48,80,441	-1492327	23,40,767	11,70,384	0	-3,21,943								
	लक्ष्मण शिवराम झांबरे	1	57/5/1	87-P	4400	4320	1,90,08,000	1,90,08,000				93,12,136	93,12,136		1,78,94,949	1,78,94,949	-9695864	85,82,814	42,91,407	0	-54,04,458								
	लक्ष्मण शिवराम झांबरे	1	58/6/1	106-P	4700	3360	1,57,92,000	1,57,92,000				99,47,054	99,47,054		1,91,15,059	1,91,15,059	-5844946	91,68,005	45,84,003	0	-12,60,943								
	लक्ष्मण शिवराम झांबरे	1	58/6/3	106-P	2500	3360	84,00,000	84,00,000				52,90,986	52,90,986		1,01,67,585	1,01,67,585	-3109014	48,76,599	24,38,299	0	-6,70,715								
	लक्ष्मण शिवराम झांबरे	1	58/6/5	106-P	1500	3360	50,40,000	50,40,000				31,74,592	31,74,592		61,00,551	61,00,551	-1865408	29,25,959	14,62,980	0	-4,02,429								
	लक्ष्मण शिवराम झांबरे	1	58/7	105	100	3360	3,36,000	3,36,000				2,11,639	2,11,639		4,06,703	4,06,703	-124361	1,95,064	97,532	0	-26,829								
	अंकुश रामचंद्र झांबरे																												
	लक्ष्मण शिवराम झांबरे	1	59/3	81	4600	3360	1,54,56,000	1,54,56,000				97,35,415	97,35,415		1,87,08,356	1,87,08,356	-5720585	89,72,941	44,86,471	0	-12,34,115								
						19000		6,80,64,000	6,80,64,000				4,02,11,495	4,02,11,495		7,72,73,644	7,72,73,644		3,70,62,149	1,85,31,075			-93,21,431						
28	विठ्ठल विनायक काळे	1	57/6	86	4800	4320	2,07,36,000	2,07,36,000	29	7600.00	3856	92,55,032	92,55,032	8877	2,13,04,244	2,13,04,244	-11480968.42	1,20,49,213	60,24,606	0	-54,56,362								
	मारुती शिवा भाडळे																												
	विठ्ठल विनायक काळे	1	59/7	77	5500	3600	1,98,00,000	3,55,88,061				1,06,04,724	2,63,92,784		2,44,11,113	4,01,99,174	-9195276.316	1,38,06,389	69,03,195	0	-22,92,082								
	मारुती शिवा भाडळे																												
	विठ्ठल विनायक काळे	1	62/6	73-P	4900	3120	1,52,88,000	1,52,88,000				94,47,845	94,47,845		2,17,48,083	2,17,48,083	-5840155.263	1,23,00,238	61,50,119	0	3,09,964								
	मारुती शिवा भाडळे																												
					15200		5,58,24,000	7,16,12,061				2,93,07,600	4,50,95,661		6,74,63,440	8,32,51,501		3,81,55,840	1,90,77,920		-74,38,480								
	साधु रामु थिटे																												
	राजाराम रामु थिटे																												

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											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure												
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16					
29	वत्सलाबाई दत्तात्रय शेवाळे	1	55/7	44	600	4560	27,36,000	27,36,000	30	2000	4272	12,81,690	12,81,690	9459	28,37,766	28,37,766	-1454310	15,56,076	7,78,038	0	-6,76,272						
	सुनिल नामदेव उंदरे																										
	अलका दत्तात्रय थोरात																										
	साधु रामु थिटे	1	60/16	61-P	400	3600	14,40,000	14,40,000				8,54,460	8,54,460		18,91,844	18,91,844	-585540	10,37,384	5,18,692	0	-66,848						
	राजाराम रामु थिटे																										
	वत्सलाबाई दत्तात्रय शेवाळे																										
	सुशिला नामदेव उंद्रे	1	61/4	68	3000	3120	93,60,000	93,60,000				64,08,450	64,08,450		1,41,88,830	1,41,88,830	-2951550	77,80,380	38,90,190	0	9,38,640						
	अलका दत्तात्रय थोरात																										
	साधु रामु थिटे																										
	राजाराम रामु थिटे				4000		1,35,36,000	1,35,36,000								85,44,600	85,44,600		1,89,18,440	1,89,18,440			1,03,73,840	51,86,920		1,95,520	
	वत्सलाबाई दत्तात्रय शेवाळे																										
	सुशिला नामदेव उंद्रे																										
	अलका दत्तात्रय थोरात																										

	अरुण चंदुलाल ओसवाल	1	55/20	40-P	1200	4080	48,96,000	48,96,000				36,16,047	36,16,047		60,64,452	60,64,452	-1279953	24,48,405	12,24,202	0	-55,751	
	सतीश चंदुलाल ओसवाल																					
	विलास चंदुलाल ओसवाल																					
	दिलीप रतनलाल ओसवाल																					
	कुमारपाल रतनलाल ओसवाल																					
	माणिकलाल अमरचंद ओसवाल																					
	इतर अधिकारातील व्यक्ती																					
	गोपाळ तुकाराम थिटे																					
	सावळा तुकाराम थिटे																					
	नारायण श्रीपती थिटे																					
	अरुण चंदुलाल ओसवाल																					

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						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure									
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16		
31	देवानंद धनु उर्फ धनबा औताडे	1	71/3/3	2-P	600	4320	25,92,000	25,92,000	32	10100	4737		14,21,047	14,21,047	10110		30,32,866	30,32,866	-1170953	16,11,819	8,05,909	0	-3,65,043	
	बबन मारुती औताडे	1	56/3-Part 2	47-P	12600	3360	4,23,36,000	4,23,36,000				2,98,41,990	2,98,41,990	6,36,90,186		6,36,90,186	-12494010	3,38,48,196	1,69,24,098	0	44,30,088			
	महाराष्ट्र राज्य भूविकास बँक																							
	चंद्रकांत धनु उर्फ धनबा औतडे																							
	विकास बबन आवताडे	1	55/18	40-P	4200	4080	1,71,36,000	1,71,36,000				99,47,330	99,47,330	2,12,30,062		2,12,30,062	-7188670	1,12,82,732	56,41,366	0	-15,47,304			
	परमेश्वर बबन आवताडे																							
	बबन मारुती औताडे																							
	चंद्रकांत धनु उर्फ धनबा औतडे	1	73/10	1-P	900	4320	38,88,000	38,88,000				21,31,571	21,31,571	45,49,299		45,49,299	-1756429	24,17,728	12,08,864	0	12,08,864			
					20200		7,41,60,000	7,41,60,000				4,78,41,921	4,78,41,921		10,21,06,489	10,21,06,489		5,42,64,568	2,71,32,284		25,70,634			
32	शंकर कान्हु थिटे	1	61/6	70	3600	3120	1,12,32,000	1,12,32,000				68,88,672	68,88,672		1,52,15,674	1,52,15,674	-4343328	83,27,002	41,63,501	0	-1,79,827			
	अंकुश कान्हु थिटे																							
	मोहिनी बाळासो कामटे																							
	अंजनाबाई कान्हु थिटे																							
	देविदास विठ्ठल थिटे																							
	संतोष विठ्ठल थिटे																							
	शोभा चंद्रकांत चंद																							
	लिलाबाई दामु निंबाळकर																							
	वत्सला विठ्ठल थिटे																							
	ज्ञानोबा सखराम थिटे																							
	इंदुबाई गेणबा थिटे																							
	सुनिल गेणबा थिटे																							
	दिलीप गेणबा थिटे																							
	अलका संपत झेंडे																							
	तुकाराम सखाराम थिटे																							
	शंकर कान्हु थिटे								33	2000	3827			8453										
	अंकुश कान्हु थिटे																							
	मोहिणी बाळासो कामटे																							
	अंजनाबाई कान्हु थिटे																							
	देविदास विठ्ठल थिटे																							

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 (b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
 (c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	संतोष विठ्ठल थिटे	1	55/13	40-P	400	4080	16,32,000	16,32,000				7,65,408	7,65,408		16,90,630	16,90,630	-866592	9,25,222	4,62,611	0	-4,03,981	
	शोभा चंद्रकांत चंद																					
	लिलाबाई दामु निंबाळकर																					
	वत्सला विठ्ठल थिटे																					
	ज्ञानोबा सखराम थिटे																					
	इंदुबाई गेणबा थिटे																					
	सुनिल गेणबा थिटे																					
	दिलीप गेणबा थिटे																					
	अलका संपत झेंडे																					
	तुकाराम सखाराम थिटे																					
	बाळू सिताराम वाडकर																					
	जिजाबाई तुकाराम वाडकर																					
	वैशाली अरुण बडदे																					
	रुपाली सुनिल काळे																					
	गोरख तुकाराम वाडकर																					
	स्वप्नाली नरेश जगदाळे																					
					4000		1,28,64,000	1,28,64,000				76,54,080	76,54,080		1,69,06,304	1,69,06,304		92,52,224	46,26,112		-5,83,808	
33	मोresh्वर बाळा झांबरे	1	55/1	40-P	2000	4080	81,60,000	81,60,000	34	4050	5703	57,03,012	57,03,012	11462	1,14,62,217	1,14,62,217	-2456988	57,59,205	28,79,602	0	4,22,615	
	मोresh्वर बाळा झांबरे	1	55/2A	39-P	4000	4080	1,63,20,000	1,63,20,000				1,14,06,025	1,14,06,025		2,29,24,435	2,29,24,435	-4913975	1,15,18,410	57,59,205	0	8,45,230	
	मोresh्वर बाळा झांबरे	1	56/5	49	600	3360	20,16,000	20,16,000				17,10,904	17,10,904		34,38,665	34,38,665	-305096	17,27,761	8,63,881	0	5,58,784	
	मोresh्वर बाळा झांबरे	1	59/4/3	80-P	1500	3360	50,40,000	50,40,000				42,77,259	42,77,259		85,96,663	85,96,663	-762741	43,19,404	21,59,702	0	13,96,961	
						8100		3,15,36,000	3,15,36,000				2,30,97,200	2,30,97,200		4,64,21,980	4,64,21,980		2,33,24,780	1,16,62,390		32,23,590
	सोपान निवृत्ती थिटे	1	55/5	42	600	4560	27,36,000	27,53,444				12,08,457	12,25,901		35,25,451	48,25,985	-1527543	3600084	1800042	0	272499	
	उत्तम निवृत्ती थिटे																					
	सिंधुबाई बाळासाहेब कामठे																					
	बेबीताई अशोक झांबरे																					
	सुभाष दत्तात्रय थिटे																					
	आशा दत्तात्रय थिटे																					
	मंगल अनिल मोडक																					
मिना राहुल तुपे																						

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Form 1: (see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark					
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees															
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed												
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure											
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16				
	इतर अधिकारातील नावे																									
	पुरंदर नागरी सहकारी पतसंस्था शाखा, हडपसर																									
	सुभाष / आशा दत्तात्रय थिटे																									
	सोपान निवृत्ती थिटे	1	55/11	40-P	400	4080	16,32,000	16,62,812				8,05,638	8,36,450		21,76,122	22,76,545	-826362	14,40,095	7,20,048	0	-1,06,314					
	उत्तम निवृत्ती थिटे																									
	सिंधुबाई बाळासाहेब कामटे																									
	बेबीताई अशोक झांबरे																									
	सुभाष दत्तात्रय थिटे																									
	आशा दत्तात्रय थिटे																									
	मंगल अनिल मोडक																									
	मिना राहुल तुपे																									
	इतर अधिकारातील नावे																									
	सावळा तुकाराम थिटे																									
	गोपाळ तुकाराम थिटे																									
	श्रीपती गणपत थिटे																									
	पुरंदर नागरी सहकारी पतसंस्था शाखा हडपसर																									
	सुभाष / आशा दत्तात्रय थिटे																									
	श्रीरंग बबन थिटे																									
	इंदुबाई बबन धनवडे																									
	अरुणा बंटर मोडक																									
	मंगल संभाजी धांडेकर																									
	ठाकुबाई बबन थिटे																									
	श्रीपती गणपत थिटे																									
	राजाराम रामु थिटे																									
	वत्सलाबाई दत्तात्रय शेवाळे																									
	सुशिला नामदेव उंद्रे																									
	अलका दत्तात्रय थोरात																									
	शंकर कान्हु थिटे																									
	अंकुश कान्हु थिटे																									
	मोहिणी बाळासो थिटे																									
	अंजनाबाई कान्हु थिटे																									

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees													
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure									
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16		
	सुभाष / आशा दत्तात्रय थिटे	1	60/12	60	1800	3600	64,80,000	64,80,000								90,08,741	90,08,741	-2854629	53,83,370	26,91,685	0	-1,62,944		
	सोपान निवृत्ती थिटे																							
	उत्तम निवृत्ती थिटे																							
	सिंधुबाई बाळासाहेब कामटे																							
	बेबीताई अशोक झांबरे																							
	सुभाष दत्तात्रय थिटे																							
	आशा दत्तात्रय थिटे																							
	मंगल अनिल मोडक																							
	मिना राहुल तुपे																							
	इतर अधिकारातील नावे	1	61/5-P	69-P	3400	3120	1,06,08,000	1,06,08,000				68,47,923	68,47,923		1,55,35,990	1,55,35,990	-3760077	86,88,067	43,44,033	0	5,83,957			
	गोपाळ तुकाराम थिटे																							
	पुरंदर नागरी सहकारी																							
	पतसंस्था शाखा हडपसर																							
	सुभाष / आशा दत्तात्रय थिटे																							
	सोपान निवृत्ती थिटे																							
	उत्तम निवृत्ती थिटे																							
	सिंधुबाई बाळासाहेब कामटे																							
	बेबीताई अशोक झांबरे																							
	सुभाष दत्तात्रय थिटे																							
	आशा दत्तात्रय थिटे																							
	मंगल अनिल मोडक																							
	मिना राहुल तुपे																							
	इतर अधिकारातील नावे																							
	कानिफनाथ विकास सेवा सोसा.																							
	हरीभाऊ चौधरी हिस्सा																							
	पुरंदर नागरी सहकारी																							
	पतसंस्था शाखा हडपसर																							
	सुभाष / आशा दत्तात्रय थिटे																							
					9050		3,21,48,000	3,37,86,472				1,82,27,561	1,97,47,276		4,49,02,047	4,78,93,222		2,81,45,946	1,40,72,973		93,155			
	रघुनाथ बाळा झांबरे																							
	महाराष्ट्र राज्य भूविकास बँक																							

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36	बहिरु प्रभु झांबरे	2	75/2	33	2100	4800	1,00,80,000	1,00,80,000	37	1050	5520	57,96,000	57,96,000	10654	1,11,86,700	1,11,86,700	-4284000	53,90,700	26,95,350	0	-15,88,650	
	रघुनाथ बाळा झांबरे																					
	महाराष्ट्र राज्य भूविकास बँक																					
	इतर अधिकारातील नावे																					
	बहिरु प्रभु झांबरे																					
	कु.का.वि.व्यवहार																					
	श्रीमती.इंदुमती राजाराम झांबरे																					
	प्रविण राजाराम झांबरे																					
	धनश्री राजाराम झांबरे																					
	पुनम राजाराम झांबरे																					

Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16

37	बहिरु प्रभु झांबरे	1	75/13	26	2100	4560	95,76,000	95,76,000	38	1150	7524	79,00,200	79,00,200	14012	1,47,12,180	1,47,12,180	-1675800	68,11,980	34,05,990	0	17,30,190										
	रघुनाथ बाळा झांबरे																														
	महाराष्ट्र राज्य भूविकास बँक																														
	इतर अधिकारातील नावे																														
	कु.का.वि.व्यवहार																														
	बाळु गोपाळा झांबरे																														
	नर्मदा प्रभु झांबरे																														
	विनायक सहादू झांबरे																														
	नवनाथ																														
	वि.का.स.इकरार																														
	श्रीकाळभैरवनाथ																														
	वि.का.सो.इकरार																														
	धुडीराम गणेश देव	1	75/14	24-P	200	4560	9,12,000	9,12,000				7,52,400	7,52,400		14,01,160	14,01,160	-159600	6,48,760	3,24,380	0	1,64,780										
	भालचंद्र विनायक देव																														
	बाळु गोपाळा झांबरे																														
	बहिरु प्रभु झांबरे																														
	महाराष्ट्र राज्य भूविकास बँक																														
	इतर अधिकारातील नावे																														
	कु.का.वि.व्यवहार																														
	राजाराम साधु झांबरे																														
	विनायक साधु झांबरे																														
				2300		1,04,88,000	1,04,88,000				86,52,600	86,52,600		1,61,13,340	1,61,13,340		74,60,740	37,30,370		18,94,970											

38	विनायक साधु झांबरे	1	75/6	34-P	8900	4320	3,84,48,000	3,84,48,000	39	4450	7344	3,26,80,800	3,26,80,800	11556	5,14,25,980	5,14,25,980	-5767200	1,87,45,180	93,72,590	0	36,05,390	
	बहिरु प्रभु झांबरे																					
	उत्तम बाळा झांबरे																					
	इतर अधिकारातील नावे																					
	कु.का.के.विरूध्द व्यवहार																					
	बाळु गोपाळ झांबरे																					
	नमदा प्रभु झांबरे																					
नवनाथ वि.का.स.सोसा.																						

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Form 1:(see rules 6(v) and 21 (1))																						
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Redistribution and Valuation Statement																						
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	विनायक झांबरे																					
	श्री.काळभैरवनाथ विकास सोसा. भैरू झांबरे																					

39	बाळासो लक्ष्मण थिटे	1	55/8	40-P	4000	4080	16320000	16320000	40	2850	5916	11832000	11832000	11,169	22337600	22337600	-4488000	10505600	5252800	0	764800	
	सरुबाई पंढरीनाथ आव्हाळे																					
	हारुबाई पोपट औताडे																					
	तारुबाई उत्तम औताडे																					
	उजाबाई लक्ष्मण थिटे																					
	मारुती गोपाळा थिटे																					
	महादु गोपाळा थिटे																					
	दिनकर सिताराम थिटे																					
	विष्णु सावळा थिटे																					
	परभू सावळा थिटे																					
	गंगाराम सावळा थिटे																					
	बबन सावळा थिटे																					
	गोविंद तुकाराम थिटे																					
	कृष्णा तुकाराम थिटे																					
	इतर अधिकारातील नावे																					
	मुक्ताबाई अनंत झांबरे																					
	केरूबाई श्रीपती बांदल																					
	शांताबाई रामदास मसाळ																					
	भागुबाई गोपाळा थिटे																					
	गोपाळा तुकाराम थिटे																					
	शशिकला कैलास थोरात																					
	चंद्रभागा शिवाजी दांडेकर																					
	बाळासाहेब लक्ष्मण थिटे																					
	सरुबाई पंढरीनाथ आव्हाळे																					
	हारुबाई पोपट औताडे																					
	तारुबाई उत्तम औताडे																					
	उजाबाई लक्ष्मण थिटे																					
	कृष्णा तुकाराम थिटे																					
	सावळा तुकाराम थिटे																					
	गोविंद तुकाराम थिटे																					

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Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
	महादु गोपाळा थिटे	1	55/16	41	1700	4080	6936000	6936000				50,28,600	50,28,600		94,93,480	94,93,480	-19,07,400	44,64,880	22,32,440	-	3,25,040		
	मारुती गोपाळा थिटे																						
	इतर अधिकारातील नावे																						
	सावळा तुकाराम थिटे																						
	मुक्ताबाई अनंत झांबरे																						
	केरूबाई श्रीपती बांदल																						
	शांताबाई रामदास मसाळ																						
	भागुबाई गोपाळा थिटे																						
					5700		2,32,56,000	2,32,56,000				1,68,60,600	1,68,60,600		3,18,31,080	3,18,31,080		1,49,70,480	74,85,240		10,89,840		

अंतिम भुखंड ४० - अर्जदार श्री.दिलीप रतनलाल ओसवाल सर्वे क्र. ५५/८,५५/१६ च्या मालकी हक्काकरीता दिवाणी दावा क्र.२००२/२०१३ मा.सिव्हिल जज सिनीअर डिक्विजन पुणे यांचेकडे प्रलंबित आहे.

40	मारुती गोपाळ थिटे	1	55/2B- P	39-P	2200	4080	89,76,000	89,76,000	41	2150	5304	58,34,355	58,34,355	10373	1,14,10,462	1,14,10,462	-3141645	55,76,107	27,88,053	0	-3,53,592			
	महादु गोपाळ थिटे																							
	बाळासो लक्ष्मण थिटे				2100	4080	85,68,000	85,68,000																
	इतर अधिकारातील नावे																							
	सावळा तुकाराम थिटे																							
					4,300		1,75,44,000	1,75,44,000				1,14,03,512	1,14,03,512		2,23,02,266	2,23,02,266		1,08,98,754	54,49,377		-6,91,111			

	जनाबाई हरीभाऊ चौधरी	1	55/9	40-P	1800	4080	73,44,000	73,44,000				45,56,022	45,56,022		90,53,028	90,53,028	-2787978	44,97,007	22,48,503	0	-5,39,475	Objection from Navnath Narayan Tithe has been recieved regarding inclusion of his name as owner as he has purchased whole land in 2006.However updated 7/12 not submitted.
	बळवंत रामचंद्र चौधरी																					
	इंदुबाई गणपत शेवाळे																					
	यमुना सखाराम फडतरे																					
	व्दारकाबाई अप्पा वाडकर																					
	सरुबाई भिवा म्हस्के																					
	जाईबाई रामभाऊ चौधरी																					
	विजय हरीभाऊ चौधरी																					
	संजय हरीभाऊ चौधरी																					
	दत्तात्रय हरीभाऊ चौधरी																					

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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																		
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed															
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure														
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16							
41	इतर अधिकारातील नावे								42	4525	5062			10059			-9481047	1,32,41,186	66,20,593	0	-28,60,454								
	श्री.काळभेरवनाथ विकास सोसा.																												
	कानिफनाथ विकास सोसा.																												
	हरीभाऊ चौधरी																												
	बळवंत रामचंद्र चौधरी	1	57/1	88-P	5300	4320	2,28,96,000	2,28,96,000				1,34,14,953	1,34,14,953		2,66,56,139	2,66,56,139							-9481047	1,32,41,186	66,20,593	0	-28,60,454		
	इंदुबाई गणपत शेवाळे																												
	यमुना सखाराम फडतरे																												
	व्दारकाबाई अप्पा वाडकर																												
	सरुबाई भिवा म्हस्के																												
	जाईबाई रामभाऊ चौधरी																												
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	संजय हरीभाऊ चौधरी																												
	दत्तात्रय हरीभाऊ चौधरी																												
	जनाबाई हरीभाऊ चौधरी																												
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	हरीभाऊ चौधरी																												
	बळवंत रामचंद्र चौधरी	1	60/9B	57-P	1950	3600	70,20,000	70,20,000				49,35,690	49,35,690		49,35,690	49,35,690	-2084310	-	-	0	-20,84,310								
	इंदूबाई गणपत शेवाळे																												
	यमुना सखाराम फडतरे																												
	व्दारकाबाई अप्पा वाडकर																												
	सरुबाई भिवा म्हस्के																												
	जाईबाई रामभाऊ चौधरी																												
	विजय हरीभाऊ चौधरी																												
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Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	जनाबाई हरीभाऊ चौधरी																					
	इतर अधिकारातील नावे																					
	कानिफनाथ विकास सोसा.																					
	हरीभाऊ चौधरी																					
						9,050		3,72,60,000	3,72,60,000				2,29,06,666	2,29,06,666		4,06,44,858	4,06,44,858		1,77,38,193	88,69,096		-54,84,238
42	गुलाब बाळा झांबरे	1	55/10	39	7100	3360	2,38,56,000	2,38,56,000	43	3550	5337	1,89,44,904	1,89,44,904	10416	3,69,75,275	3,69,75,275	-4911096	1,80,30,371	90,15,186	0	41,04,089	
43	महाराष्ट्र राज्य भूविकास बँक	1	54/7	92	2200	3360	73,92,000	73,92,000	44	2350	5795	63,73,960	63,73,960	11590	1,27,49,344	1,27,49,344	-1018040.032	63,75,384	31,87,692	0	21,69,652	
	इतर अधिकारातील व्यक्ती- अर्जुन बाळा झांबरे																					
	इतर अधिकारातील व्यक्ती- श्री काळभैरवनाथ वि.का.स. सोसायटी, शेवाळवाडी																					
	अर्जुन बाळा झांबरे	1	59/4/1/B	80-P	1000	3360	33,60,000	33,60,000				28,97,255	28,97,255		57,95,156	57,95,156	-462745	28,97,902	14,48,951	0	9,86,205	
	महाराष्ट्र राज्य भूविकास बँक	1	53/2	99	1500	4800	72,00,000	72,00,000				43,45,882	43,45,882	86,92,735	86,92,735	-2854118.203	43,46,853	21,73,426	0	-6,80,692		
इतर अधिकारातील व्यक्ती- अर्जुन बाळा झांबरे																						
	इतर अधिकारातील व्यक्ती- श्री काळभैरवनाथ वि.का.स. सोसायटी, शेवाळवाडी																					
							1,79,52,000	1,79,52,000				1,36,17,096	1,36,17,096		2,72,37,235	2,72,37,235		1,36,20,139	68,10,069		24,75,166	
44	कासुबाई तुकाराम खोटे	1	55/2B- P	39-P	2100	4080	85,68,000	85,68,000	45	1050	5712	59,97,600	59,97,600	9761	1,02,49,260	1,02,49,260	-2570400	42,51,660	21,25,830	0	-4,44,570	
	रतन धनपाल जगताप																					
	इतर अधिकारातील नावे																					
	सावळा तुकाराम थिटे																					
	बहिरु परभु झांबरे																					

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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed													
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure												
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16					
45	इतर अधिकारातील नावे	1	54/1	98	1500	4800	7200000	7200000	46	5850	6133	4600000	4600000	10225	7668500	7668500	-2600000	3068500	1534250	0	-1065750						
	साधना सह..बॅक लि. हडपसर																										
	श्री.काळभैरवनाथ वि.का.सो.																										
	बहिरु परभु झांबरे	1	58/2	102	1100	4800	5280000	5280000				3373333.333	3373333.333		5623566.667	5623566.667	-1906666.667	2250233.333	1125116.667	0	-781550						
	इतर अधिकारातील नावे																										
	साधना सह..बॅक लि. हडपसर																										
	श्री.काळभैरवनाथ वि.का.सो.	1	58/4/2	104-P	3100	4800	14880000	14880000				9506666.667	9506666.667		15848233.33	15848233.33	-5373333.333	6341566.667	3170783.333	0	-2202550						
	इतर अधिकारातील नावे																										
	श्री.काळभैरवनाथ वि.का.सो.																										
	बहिरु परभु झांबरे	1	58/4/5	104-P	3000	4800	14400000	14400000				9200000	9200000		15337000	15337000	-5200000	6137000	3068500	0	-2131500						
	इतर अधिकारातील नावे																										
	श्री.काळभैरवनाथ वि.का.सो.																										
	बहिरु परभु झांबरे	1	58/4/8	104-P	3000	4800	14400000	14400000				9200000	9200000		15337000	15337000	-5200000	6137000	3068500	0	-2131500						
इतर अधिकारातील नावे																											
श्री.काळभैरवनाथ वि.का.सो.																											
					11700		5,61,60,000	5,61,60,000				3,58,80,000	3,58,80,000		5,98,14,300	5,98,14,300		2,39,34,300	1,19,67,150		-83,12,850						
FP.NO 47 IS DELETED																											
	संदिप किसन झांबरे	1	52	36	2100	4560	95,76,000	95,76,000				73,53,046	73,53,046		1,17,40,250	1,17,40,250	-2222954	43,87,205	21,93,602	0	-29,352						
	सुनिल किसन झांबरे																										
	सुलोचना किसन झांबरे																										
	मोरेश्वर बाळा झांबरे																										
	अनंता रामचंद्र झांबरे																										
	मयुर राजाराम झांबरे																										
	रोहीत राजाराम झांबरे																										
	कुमार मारुती झांबरे																										
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																	
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1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16						
46	इतर अधिकारातील नावे	1			6600	4560	3,00,96,000	3,00,96,000	48	4750	7003	2,31,09,573	2,31,09,573	11181	3,68,97,930	3,68,97,930	-7088400	1,37,78,160	68,89,080	0	-1,99,320							
	किसन महादेव झांबरे																											
	शिवराम भाऊ झांबरे																											
	कानिफनाथ वि.का.स.सोसा.																											
	अनंत व यमुनाबाई																											
	वडाचीवाडी वि.का.स.सोसा																											
	साधना बँक	1	54/2	96	800	4800	38,40,000	38,40,000				28,01,160	28,01,160		44,72,476	44,72,476							-1038840	16,71,316	8,35,658	0	-2,03,182	
	अनंता रामचंद्र झांबरे																											
	विलास गंगाराम झांबरे																											
	इतर अधिकारातील नावे																											
	राजाराम रामचंद्र झांबरे																											
	विलास गंगाराम झांबरे																											
	महाराष्ट्र राज्य भूविकास बँक																											
	महादु नामा सुर्वे																											
	म्हस्कु साधु सुर्वे																											
	बहिरु परभु झांबरे																											
	लक्ष्मण शिवराम झांबरे																											
	वच्छला नारायण तारु																											
	इतर अधिकारातील व्यक्ती- अर्जुन बाळा झांबरे																											
	इतर अधिकारातील व्यक्ती- श्री काळभैरवनाथ वि.का.स. सोसायटी, शेवाळवाडी																											
					9500		4,35,12,000	4,35,12,000				3,32,63,779	3,32,63,779		5,31,10,657	5,31,10,657		1,98,46,878	99,23,439		-4,31,853							
NOTE:- The existing Illegal Structures along Northern Boundary of OP No 36 are to be demolished at the time of handing over the possession of FP No 48																												
	गणपत अनंता घारे	1	75/8	28	1700	4560	7752000	9552683.28				5340935.861	7141619.141		9365423.033	11166106.31	-2411064.139	4024487.172	2012243.586	0	-398820.5528							
इतर अधिकारातील नावे																												
नवनाथ विकास सोसा.																												
गणपत अनंता घारे																												
	इतर अधिकारातील नावे		75/9	29	2800	4560	12768000	13844662.76				8796835.536	9873498.298		15425402.64	16502065.41	-3971164.464	6628567.107	3314283.554	0	-656880.9105							

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 (c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

केतन बाळासो औताडे	1	60/3-P	55-P	2475	3360	83,16,000	83,16,000				64,74,925	64,74,925		1,33,68,920	1,33,68,920	-1841075	68,93,995	34,46,998	0	16,05,923	
कल्यानी बाळासो औताडे																					
१ व २ चे अपाक व स्वतः साठी रोहिणी बाळासो औताडे																					
केतन बाळासो औताडे	1	75/1-P	24-P	3500	4560	1,59,60,000	1,59,60,000				91,56,460	91,56,460		1,89,05,544	1,89,05,544	-6803540	97,49,084	48,74,542	0	-19,28,998	
कल्यानी बाळासो औताडे																					
रोहिणी बाळासो औताडे नं ३ स्वतःसाठी व १,२ चे अपाक																					

Form 1: (see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
48	इतर अधिकारातील नावे	1	75/5	32	2050	4800	98,40,000	98,40,000	50	6087.5	5232			10803									
	भालचंद्र विनायक देव																						
	दिगंबर मारुती औताडे																						
	बापु दत्तात्रय औताडे																						
	नवनाथ विकास सोसायटी																						
	बबन मारुती औताडे																						
	प्रकाश औताडे																						
	उत्तम औताडे																						
	बँक ऑफ महाराष्ट्र लोन																						
	वैभव महादु औताडे																						
	महादु लक्ष्मण औताडे																						
	जनसेवा सह,बँक लोन																						
	वैभव औताडे																						
	दिगंबर मारुती औताडे																						
	कुमार दिगंबर औताडे																						
	उत्तम दत्तात्रय औताडे																						
	प्रकाश दत्तात्रय औताडे																						
	देवानंद धानु / ज्ञानबा औताडे																						
केतन बाळासो औताडे	1	75/5	32	50	6087.5	5232			10803														
कल्यानी बाळासो औताडे																							
१ व २ चे अपाक व स्वतःसाठी रोहिणी बाळासो औताडे																							
काळूराम उत्तम धावडे																							
विश्वास विष्णू मुदगल उर्फ धर्माधिकारी																							
निलीमा विश्वास मुदगल उर्फ धर्माधिकारी																							
सुधाकर कोंडीबा हुमे																							
राधीका सुधाकर हुमे																							
संगिता कुंडलीक गवळी																							
निखील कुंडलीक गवळी अपाक आई संगिता																							
अक्षय कुंडलीक गवळी अपाक आई संगिता	1	75/5	32	50	6087.5	5232			10803														
शोभा शहाजी भोसले																							

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Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
	किरण शहाजी भोसले				200	4800	9,00,000	9,00,000				3,20,220	3,20,220		10,00,317	10,00,317	-430774	3,37,091	2,78,343	0	-1,30,220		
	रुपाली चंद्रकांत देवळे				350	4800	16,80,000	16,80,000				9,15,646	9,15,646		18,90,554	18,90,554	-764354	9,74,908	4,87,454	0	-2,76,900		
	इतर अधिकारातील नावे																						
	नवनाथ विकास सोसायटी																						
	केतन बाळासो औताडे	1	75/7	30	2800	4560	1,27,68,000	1,27,68,000				73,25,168	73,25,168		1,51,24,435	1,51,24,435	-5442832	77,99,267	38,99,634	0	-15,43,198		
	कल्यानी बाळासो औताडे																						
	१ व २ चे अपाक व स्वतःसाठी रोहिणी बाळासो औताडे																						
	इतर अधिकारातील नावे																						
	नवनाथ विकास सोसायटी																						
					12175		5,54,83,514	5,54,83,514				3,18,51,400			6,57,64,285	6,78,83,799		3,39,12,885	1,69,56,442		-45,56,158		

49	उत्तम व प्रकाश दत्तु औताडे	1	75/1-P	24-P	6500	4560	2,96,40,000	3,21,36,075	51	3250	7068	2,29,71,000	2,54,67,075	13373	4,34,62,900	4,59,58,975	-6669000	2,04,91,900	1,02,45,950	0	35,76,950	
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50	दत्तात्रय धनु औताडे	1	75/1-P	24-P	850	4560	38,76,000	38,76,000	52	5075	7068	30,03,900	30,03,900	11253	47,82,440	47,82,440	-872100	17,78,540	8,89,270	0	17,170
	चंद्रकांत धनु औताडे				800	4560	36,48,000	36,48,000				28,27,200	28,27,200		45,01,120	45,01,120	-820800	16,73,920	8,36,960	0	16,160
	देवानंद धनु औताडे				750	4560	34,20,000	34,20,000				26,50,500	26,50,500		42,19,800	42,19,800	-769500	15,69,300	7,84,650	0	15,150
	योगीराज				200	4560	9,12,000	9,12,000				7,06,800	7,06,800		11,25,280	11,25,280	-205200	4,18,480	2,09,240	0	4,040
	कुमार श्रीनीवास मंडेरा				200	4560	9,12,000	9,12,000				7,06,800	7,06,800		11,25,280	11,25,280	-205200	4,18,480	2,09,240	0	4,040
	साधना विठ्ठल धुमाळ				1500	4560	68,40,000	68,40,000				53,01,000	53,01,000		84,39,600	84,39,600	-1539000	31,38,600	15,69,300	0	30,300
	सुरेखा गोविंद कड				300	4560	13,68,000	13,68,000				10,60,200	10,60,200		16,87,920	16,87,920	-307800	6,27,720	3,13,860	0	6,060
	संजय खंडु तोरसल्ले				100	4560	4,56,000	4,56,000				3,53,400	3,53,400		5,62,640	5,62,640	-102600	2,09,240	1,04,620	0	2,020
	संजय खंडु तोरसल्ले																				
	मनिषा शिवाजी धामनगावकर				200	4560	9,12,000	9,12,000				7,06,800	7,06,800		11,25,280	11,25,280	-205200	4,18,480	2,09,240	0	4,040
	शांताराम लक्ष्मण				5250	4560	2,39,40,000	2,56,75,021				1,85,53,500	2,02,88,521		2,95,38,600	3,16,62,484	-5386500	1,13,73,963	56,86,982	0	3,00,482
								10150					4,62,84,000		4,84,07,884				3,58,70,100	3,79,93,984	

	कुमार दिगंबर औताडे	1	55/21	40-P	200	4080	8,16,000	8,16,000				6,11,301	6,11,301		10,20,231	10,20,231	-204699	4,08,930	2,04,465	0	-234	
	इतर अधिकारातील नावे																					

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Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
51	नवनाथ विकास सोसायटी								53	3250	6113			10202									
	कुमार दिगंबर औताडे	1	73/2	1-P	100	4320	4,32,000	4,32,000				3,05,651	3,05,651		5,10,116	5,10,116	-126349	2,04,465	1,02,233	0	-24,117		
	इतर अधिकारातील नावे																						
	नवनाथ विकास सोसायटी																						
	कुमार दिगंबर औताडे	1	56/4- P	48-P	2400	3360	80,64,000	80,64,000				73,35,616	73,35,616		1,22,42,777	1,22,42,777	-728384	49,07,162	24,53,581	0	17,25,196		
	इतर अधिकारातील नावे																						
	दिगंबर मारुती औताडे																						
	नवनाथ विकास सोसायटी																						
	कुमार दिगंबर औताडे	1	75/1- P	24-P	3800	4560	1,73,28,000	2,27,72,156				1,16,14,725	1,70,58,881		1,93,84,397	2,48,28,553	-5713275	77,69,672	38,84,836	0	-18,28,439		
					6500		2,66,40,000	3,20,84,156							1,98,67,292	2,53,11,448		3,31,57,522	3,86,01,677		1,32,90,229		66,45,115
52	विपुल रामदास जगताप	1	75/1-P	24-P	1200	4560	54,72,000	54,72,000	54	1100	7524	45,14,400	45,14,400	11754	70,52,640	70,52,640	-957600	25,38,240	12,69,120	0	3,11,520		
	तुषार रामदास जगताप																						
	विपुल रामदास जगताप				1000	4560	45,60,000	45,60,000				37,62,000	37,62,000		58,77,200	58,77,200	-798000	21,15,200	10,57,600	0	2,59,600		
	तुषार रामदास जगताप																						
					2200		1,00,32,000	1,00,32,000				82,76,400	82,76,400		12929`840	1,29,29,840		46,53,440	23,26,720		5,71,120		
53	महाराष्ट्र राज्य भूविकास बँक	1	75/1- P	24-P	10450	4560	4,76,52,000	4,76,52,000	55	5225	7068	3,69,30,300	3,69,30,300	11253	5,87,95,880	5,87,95,880	-10721700	2,18,65,580	1,09,32,790		2,11,090		
	इतर अधिकारातील नावे																						
	भालचंद्र विनायक देव																						
	दिगंबर मारुती औताडे																						
	बापू दत्त औताडे																						
	नवनाथ विकाससां दिगंबरचे हिस्सयावर																						
	बबन मारुती औताडे																						
	जनसेवा सह.बँक वानवडी																						
	नवनाथ विकाससां दिगंबरचे हिस्सयावर																						
	दिगंबर मारुती औताडे																						

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	कुमार दिगंबर औताडे																					
	उत्तम दत्तात्रय औताडे																					
	प्रकाश दत्तात्रय औताडे																					
	देवानंद धनु उर्फ धोबा औताडे																					
	नवनाथ सो.इकरार प्रकाश औताडे																					
	उत्तम, प्रकाश औताडे																					
	नवनाथ सो.इकरार प्रकाश औताडे																					
	बँक ऑफ महाराष्ट्र																					
	वैभव महादु औताडे यांचे हिस्स्यावर																					

54	महादु लक्ष्मण औताडे	1	75/1-P	24-P	1750	4560	79,80,000	80,81,474	56	2375	5930	51,88,382	52,89,856	10001	87,50,470	1,69,30,392	-2791618.421	35,62,088	17,81,044	0	-10,10,574	
	सुलोचना महादु औताडे				1500	4560	68,40,000	68,40,000				44,47,184	44,47,184		75,00,403	75,00,403	-2392815.789	30,53,218	15,26,609	0	-8,66,207	
	वैभव महादु औताडे				1500	4560	68,40,000	71,62,279				44,47,184	47,69,463		75,00,403	79,17,637	-2392815.789	30,53,218	15,26,609	0	-8,66,207	
					4750		2,16,60,000	3,02,57,157				1,40,82,750	2,26,79,907		2,37,51,275	4,05,21,836		96,68,525	48,34,263		-27,42,988	

55	उत्तम दत्त औताडे	1	75/1-P	24-P	6500	4560	2,96,40,000	2,96,55,038	57	3250	7524	2,44,53,000	2,44,68,038	13259	4,30,92,400	4,31,07,438		1,86,39,400	93,19,700	0	93,19,700	
Note:Actual total on 7/12 exceeds the total of individual areas.Therefore FP given as per individual areas. Ekun as per 7/12 is 5.14Ha of S.No.75/1																						

महाराष्ट्र राज्य भूविकास बँक	1	73/12	1-P	900	4320	38,88,000	38,88,000				30,13,200	30,13,200		57,83,580	57,83,580	-874800	27,70,380	13,85,190	0	5,10,390					
इतर अधिकारातील नावे																									
श्रीकाळभैरवनाथ वि.का.सो.इकरार																									
किसन धोंडीबा औताडे																									
कमल आंबु घुले																									
शिलाबाई धोंडीबा औताडे																									
महाराष्ट्र राज्य भूविकास बँक	1	73/3	1-P	900	4320	38,88,000	38,88,000				30,13,200	30,13,200		57,83,580	57,83,580	-874800	27,70,380	13,85,190	0	5,10,390					

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Form 1:(see rules 6(v) and 21 (1))																													
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																													
Redistribution and Valuation Statement																													
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark							
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																		
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed															
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure														
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16							
56	इतर अधिकारातील नावे								58	1550	6696			12852															
	श्रीकाळभैरवनाथ वि.का.सो.इकरार																												
	दिनकर शंकर औताडे																												
	भास्कर शंकर औताडे																												
	हौसाबाई मारूती पवार																												
	बेबीताई बाळासाहेब होळकर																												
	मालन शांताराम खेनट																												
	महादु लक्ष्मण औताडे	1	73/6	1-P	100	4320	4,32,000	4,32,000					3,34,800		3,34,800								6,42,620	6,42,620	-97200	3,07,820	1,53,910	0	3,64,530
	इतर अधिकारातील नावे																												
	श्री.काळभैरवनाथ विकास सोसा.																												
	सरूबाईचे हिस्सा श्रीकाळभैरव वि.का.स.सोसा.																												
	बहिरु साहेबराव औताडे	1	73/15	1-P	1200	4320	51,84,000	52,09,163								40,17,600							40,42,763		77,11,440	77,36,603	-1166400	36,93,840	18,46,920
इतर अधिकारातील नावे																													
श्रीकाळभैरव वि.का.स.सोसा.																													
				3100		13392000	13417162.87				10378800	1,04,03,963		1,99,21,220	1,99,46,383		95,42,420	47,71,210		57,59,670									
57	केलास ज्ञानोबा औताडे	1	73/18	1-P	1800	4320	77,76,000	77,76,000	59	1800	6048			11945					26,53,740	-	3,20,940								
	भाऊ ज्ञानोबा औताडे																												
	बाळु मारुती औताडे अपाक भागुबाई																												
	बापु मारुती औताडे अपाक भागुबाई																												
	संगीता मुकेश बादल											54,43,200	54,43,200		1,07,50,680	1,07,50,680													
	सविता अशोक समगीर																												
	भागुबाई मारुती औताडे																												
	इतर अधिकारातील नावे																												
	श्रीकाळभैरव वि.का.स.सोसा.																												
	केलास ज्ञानोबा औताडे																												

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Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
	भाऊ ज्ञानोबा औताडे		73/20	1-P	1800	4320	7776000	7776000				5443200	5443200		10750680	10750680	-2332800	5307480	2653740	0	320940		
	बाळु मारुती औताडे																						
	अपाक भागुबाई																						
	बापु मारुती औताडे																						
	अपाक भागुबाई																						
	संगीता मुकेश बादल																						
	सविता अशोक समगीर																						
	भागुबाई मारुती औताडे																						
	इतर अधिकारातील नावे																						
	श्रीकाळभैरव वि.का.स.सोसा.				3600		1,55,52,000	1,55,52,000				1,08,86,400	1,08,86,400		2,15,01,360	2,15,01,360		1,06,14,960	53,07,480		6,41,880		
	NOTE:- The existing Illegal Structures along Northern Boundary of OP No. 1-P18 & 1-P20 are to be demolished at the time of handing over the possession of FP No 59																						
58	अतुल दिनकर औताडे	1	56/6/4	53-P	2300	3360	77,28,000	77,28,000	60	2300	4752	54,64,800	54,64,800	10131	1,16,50,420	1,16,50,420	-22,63,200	61,85,620	30,92,810	0	8,29,610		
	प्रविण दिनकर औताडे																						
	रतन दिनकर औताडे																						
	अतुल दिनकर औताडे	1	71/10/1	2-P	2300	4320	99,36,000	99,36,000				54,64,800	54,64,800		1,16,50,420	1,16,50,420	-4471200	61,85,620	30,92,810	0	-13,78,390		
	प्रविण दिनकर औताडे																						
	रतन दिनकर औताडे																						
	इतर अधिकारातील नावे																						
	श्रीकाळभैरव वि.का.स.सोसा.																						
						4600		1,76,64,000	1,76,64,000				1,09,29,600	1,09,29,600		2,33,01,300	2,33,00,840		1,23,71,240	61,85,620			-5,48,780
59	बाळु शिवराम औताडे	1	56/6/5	53-P	2300	3360	77,28,000	77,28,000	61	2300	5108	58,74,200	58,74,200	10629	1,22,23,580	1,22,23,580	-1853800	63,49,380	31,74,690	0	13,20,890		
	बाळु शिवराम औताडे	1	71/10/2	2-P	2300	4320	99,36,000	99,36,000				58,74,200	58,74,200		1,22,23,580	1,22,23,580	-4061800	63,49,380	31,74,690	0	-8,87,110		
					4600		1,76,64,000	1,76,64,000								1,17,48,400	1,17,48,400		2,44,47,160	2,44,47,160			1,26,98,760
	महाराष्ट्र राज्य भूविकास बँक																						
	इतर अधिकारातील नावे																						

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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
60	श्रीकाळभैरव वि.का.स.सोसा.	1	71/15	2-P	3700	4320	15984000	15984000	62	4700		12387600	12387600		25015700	25015700	-3596400	12628100	6314050	0	2717650	
	किसन धोंडीबा औताडे																					
	कमल उत्तम घुले																					
	शिलाबाई धोंडीबा औताडे																					
	महाराष्ट्र राज्य भूविकास बँक दृद्य	1	71/2	2- P	1700	4320	7344000	7344000			5691600	5691600	13522	11493700	11493700	-1652400	5802100	2901050	0	1248650		
	इतर अधिकारातील व्यक्ती- श्री.प्रभु अन्याबा औताडे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरव वि.का.स.सोसा.																					
	प्रभु अन्याबा औताडे																					
	नवनाथ वि.का.स.सोसा..																					
	महाराष्ट्र राज्य भूविकास बँक	1	71/6A	2-P	4000	4320	17280000	17280000			13392000	13392000	27044000	27044000	-3888000	13652000	6826000	0	2938000			
	इतर अधिकारातील व्यक्ती- श्री.प्रभु अन्याबा औताडे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरव वि.का.स.सोसा.																					
	प्रभु अन्याबा औताडे																					
	नवनाथ वि.का.स.सोसा..																					
					9400		4,06,08,000	4,06,08,000						3,14,71,200	3,14,71,200		6,35,53,400	6,35,53,400		3,20,82,200	1,60,41,100	

	रामचंद्र रघुनाथ औताडे	1	71/4A-P	2-P	4400	4320	1,90,08,000	1,90,08,000														
	ज्ञानेश्वर रघुनाथ औताडे																					
	कुसूम बाळासाहेब खडसरे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरव वि.का.स.सोसा.																					
												1,47,31,200	1,47,31,200		3,61,63,600	3,61,63,600	-42,76,800	2,14,32,400	1,07,16,200	0	64,39,400	

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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																																		
Redistribution and Valuation Statement																																		
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark											
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																							
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed																				
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure																			
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16												
61	नवनाथ वि.का.स.सोसा..								63	2850	6696			16438			-4,86,000	24,35,500	12,17,750	0	7,31,750													
	ज्ञानेश्वर रघुनाथ औताडे	1	71/4B-P	2-P	500	4320	21,60,000	21,60,000																										
	कुसूम बाळासो खडसरे																																	
	रामचंद्र रघुनाथ औताडे																																	
	इतर अधिकारातील नावे																																	
	श्रीकाळभैरव वि.का.स.सोसा.																																	
	रामचंद्र रघुनाथ औताडे	1	71/11- P	2-P	800	4320	34,56,000	34,56,000																										
	ज्ञानेश्वर रघुनाथ औताडे																																	
	कुसूम बाळासाहेब खडसरे																																	
	इतर अधिकारातील नावे																																	
	श्रीकाळभैरव वि.का.स.सोसा. शेवाळवाडी																																	
	नवनाथ वि.का.स.सोसा..																																	
					5700		2,46,24,000	2,46,24,000				1,90,83,600	1,90,83,600		4,68,48,300	4,68,48,300		2,77,64,700	1,38,82,350		83,41,950													

नारायण दामु औताडे	1	71/3/1	2-P	1600	4320	69,12,000	69,12,000					54,27,692	54,27,692		1,03,81,169	1,03,81,169	-1484308	49,53,477	24,76,738	0	9,92,431
अंजनाबाई भगवान शेवाळे																					
लक्ष्मी धोंडिबा ब्राम्हणे																					
जनाबाई वसंत घुले																					
महाराष्ट्र राज्य भूविकास बँक																					
इतर अधिकारातील नावे																					
श्रीकाळभैरव वि.का.स.सोसा. शेवाळवाडी																					
राहिबाई बबन कामटे																					
वत्सला बबन मांडरे																					
नामदेव श्रीपती औताडे																					
रामचंद्र श्रीपती औताडे																					
गणपत श्रीपती औताडे																					
राधाबाई श्रीपती औताडे																					
नवनाथ वि.का.स.सोसा..																					

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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
62	राजेंद्र, मंदाबाई लक्ष्मण औताडे								64	1950	6785			12976									
	अनिता नरेश मोकाशी																						
	वेशाली राजेंद्र पांगारे																						
	छाया अंकुश फडतरे																						
	कानिफनाथ भगवान शेवाळे																						
	समिंद्राबाई गुलाब नानासो जयवंत औताडे																						
	शशिकला रामदास कामटे																						
	मोresh्वर केसु औताडे	1	71/3/2	2-P	1500	4320	64,80,000	64,80,000				50,88,462	50,88,462		97,32,346	97,32,346	-1391538	46,43,885	23,21,942	0	9,30,404		
	इतर अधिकारातील नावे																						
	श्रीकाळभैरव वि.का.स.सोसा.																						
	कानिफनाथ भगवान शेवाळे	1	73/8	1-P	800	4320	34,56,000	34,56,000				27,13,846	27,13,846		51,90,585	51,90,585	-742154	24,76,738	12,38,369	0	4,96,215		
	नारायण दामू औताडे																						
	लक्ष्मी धोंडिबा ब्राम्हणे																						
	जनाबाई वसंत घुले																						
	महाराष्ट्र राज्य भूविकास बँक																						
	इतर अधिकारातील नावे																						
	श्रीकाळभैरवनाथ वि.का.सो.इकरार																						
	राहीबाई बबन कामटे																						
	वस्तला बबन मांदरे																						
	नामदेव श्रीपती औताडे																						
	रामचंद्र श्रीपती औताडे																						
	गणपत श्रीपती औताडे																						
	राधाबाई श्रीपती औताडे																						
	राजेंद्र मंदाबाई लक्ष्मण औताडे																						
	अनिता नरेश मोकाशी																						
	वेशाली राजेंद्र पांगारे																						
	छाया अंकुश फडतरे																						
	समिंद्राबाई गुलाब नानासो जयवंत औताडे																						

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Form 1: (see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	इतर अधिकारातील नावे																					
	नवनाथ सो.चंद्रकांत																					
	यशवंत हिस्सा																					
	श्रीकाळभैरवनाथ																					
	विकास सो.																					
	अआप्पा नाथू औताडे																					
	महादू नाथू औताडे																					
	सिताबाई नामदेव																					
	शेवाळे																					
	भागुबाई बबन भाडळे																					
	कमल शंकर चौधरी																					
	रमाबाई बाजीराव																					
	आव्हाळे																					
	अलका शंकर खवले																					
	ठकुबाई नाथु औताडे																					
	काशिनाथ यशवंत																					
औताडे																						
गेनबा यशवंत औताडे																						
सिंधुबाई सोपान मते																						
ज्ञानेश्वर, रमेश																						
चंद्रकांत औताडे																						
साधना कालिदास																						
वांजळे				2000		86,40,000	86,40,000				66,96,000	66,96,000		1,55,74,000	1,55,74,000		88,78,000	44,39,000		24,95,000		

	मुकादम दगडु औताडे	1	71/5	2-P	6500	4320	2,80,80,000	2,81,46,781				2,05,10,750	2,05,10,750		4,61,71,775	4,62,38,556	-76,36,031	2,57,27,806	1,28,63,903	-	52,27,872	
	भगवान दगडु औताडे																					
	भिमाबाई दगडु औताडे																					
	लक्ष्मण साधु औताडे																					
	इतर अधिकारातील नावे																					
	स्टेट बँक ऑफ इंडिया																					
	पुणे शाखा कर्ज																					
	सरूबाई दिनकर भोसले																					
	ताराबाई दिनकर भोसले																					

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Form 1: (see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
64	भागुबाई कान्हु खवले								66	3650.00	6311			14207									
	कलाबाई काळुराम गायकवाड																						
	मुकादम दगडु औताडे	1	73/11	1-P	800	4320	3456000	3459826.31				2524400	2528226.31		5682680	5686506.31	-931600	3158280	1579140	0	647540		
	भगवान दगडु औताडे																						
	भिमाबाई दगडु औताडे																						
	इतर अधिकारातील नावे																						
	कलाबाई काळुराम गायकवाड																						
	सरूबाई दिनकर भोसले																						
	ताराबाई दिनकर भोसले																						
	भागुबाई कान्हु खवले																						
				7300		3,15,36,000	3,16,73,389				2,30,35,150	2,31,05,758		5,18,55,550	5,19,25,063		2,88,19,305	1,44,09,653		58,75,412			

65	तुकाराम साधु औताडे	1	71/7B/2	2-P	1500	4320	64,80,000	64,80,000	67	1637.50	6442	48,31,763	48,31,763	10565	79,23,440	79,23,440	-1648237	30,91,676	15,45,838	0	-1,02,398	
	ताराबाई मुरलीधर औताडे	1	71/14	2-P	850	4320	36,72,000	36,72,000				27,37,999	27,37,999		44,89,949	44,89,949	-934001	17,51,950	8,75,975	0	-58,026	
	देवानंद मुरलीधर औताडे																					
	लक्ष्मी काशिनाथ कोतवाल																					
	ताराबाई मुरलीधर औताडे				850	4320	36,72,000	36,72,000				27,37,999	27,37,999		44,89,949	44,89,949	-934001	17,51,950	8,75,975	0	-58,026	
	आशा किसन औताडे																					
	प्रिती किसन औताडे																					
	स्विकार किसन औताडे																					
	लक्ष्मी काशिनाथ कोतवाल																					
	इतर अधिकारातील नावे																					
श्रीकाळभैरवनाथ वि.का.स.सोसा.																						

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AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	ताराबाई मुरलीधर औताडे	1	73/7- P	1-P	25.00	4800	1,20,000	1,20,000				80,529	80,529		1,32,057	1,32,057	-39471	51,528	25,764	0	-13,707	
	पांडुरंग ज्योतीबा औताडे				25.00	4800	1,20,000	1,20,000				80,529	80,529		1,32,057	1,32,057	-39471	51,528	25,764	0	-13,707	
	बाबासाहेब ज्योतीबा औताडे				25.00	4800	1,20,000	1,20,000				80,529	80,529		1,32,057	1,32,057	-39471	51,528	25,764	0	-13,707	
					3275.00		1,41,84,000	1,41,84,000								1,05,49,350	1,05,49,350		1,72,98,513	1,72,99,510		

66	यमुनाबाई तुकाराम औताडे	1	71/7A/2	2-P	1500	4320	64,80,000	64,80,000	68	1750	5857	43,92,750	43,92,750	9921	74,40,525	74,40,525	-2087250	30,47,775	15,23,888	0	-5,63,362
	सिताराम तुकाराम औताडे																				
	एकनाथ तुकाराम औताडे																				
	प्रभाकर तुकाराम औताडे																				
	किसन तुकाराम औताडे																				
	शांताबाई बाबासो काळे																				
	इतर अधिकारातील नावे																				
	श्रीकाळभैरवनाथ वि.का.स.सोसा.शेवाळवा डी																				
	यमुनाबाई तुकाराम औताडे	1	71/13	2-P	1600	4320	6912000	6912000				4685600	4685600		7936560	7936560	-2226400	3250960	1625480	0	-600920
	सिताराम तुकाराम औताडे																				
	एकनाथ तुकाराम औताडे																				
	प्रभाकर तुकाराम औताडे																				
	किसन तुकाराम औताडे																				
	शांताबाई बाबासो काळे																				
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Redistribution and Valuation Statement																						
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											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	यमुनाबाई तुकाराम औताडे	1	73/1	1-P	200	4320	8,64,000	8,64,000				5,85,700	5,85,700		9,92,070	9,92,070	-278300	4,06,370	2,03,185	0	-75,115	
	सिताराम तुकाराम औताडे																					
	एकनाथ तुकाराम औताडे																					
	प्रभाकर तुकाराम औताडे																					
	किसन तुकाराम औताडे																					
	शांताबाई बाबासो काळे																					
	यमुनाबाई तुकाराम औताडे	1	73/5	1-P	200	4320	8,64,000	8,64,000			5,85,700	5,85,700	9,92,070	9,92,070	-278300	4,06,370	2,03,185	0	-75,115			
	सिताराम तुकाराम औताडे																					
	एकनाथ तुकाराम औताडे																					
	प्रभाकर तुकाराम औताडे																					
	किसन तुकाराम औताडे																					
	शांताबाई बाबासो काळे																					
					7000.35		1,51,20,000	1,51,20,000				1,02,49,750	1,02,49,750		1,73,60,000	1,73,61,225		71,11,475	35,55,738		-13,14,513	
67	चंद्रकांत ज्योतीबा औताडे	1	71/1	2-P	2300	4320	99,36,000	99,36,000	69	1362.5	6268	72,08,200	72,08,200	10373	1,19,28,720	1,19,28,720	-2727800	47,20,520	23,60,260	0	-3,67,540	
	चंद्रकांत ज्योतीबा औताडे		71/7A/1-P	2-P	400	4320	17,28,000	17,28,000				12,53,600	12,53,600		20,74,560	20,74,560	-474400	8,20,960	4,10,480	0	-63,920	
	चंद्रकांत ज्योतीबा औताडे	1	73/7-P	1-P	25	4320	1,08,000	1,08,000				78,350	78,350		1,29,660	1,29,660	-29650	51,310	25,655	0	-3,995	
					2725		1,17,72,000	1,17,72,000				85,40,150	85,40,150		1,41,33,213	1,41,32,940		55,92,790	27,96,395		-4,35,455	
	महाराष्ट्र राज्य भूविकास बँक	1	71/7A/3	2-P	4850	4320	2,09,52,000	2,09,52,000				1,57,14,000	1,57,14,000		2,57,19,550							
	इतर अधिकारातील नावे															2,57,19,550	-5238000	1,00,05,550	50,02,775	0	-2,35,225	
	ज्योती साधु औताडे																					
	श्री.काळभैरवनाथ विकास सो.																					

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
68	दिनकर शंकर औताडे								70	4475	6480			10606								
	हौसाबाई मारूती पवार																					
	बेबीताई बाळासाहेब होळकर																					
	मालन सिताराम खेनट																					
	महाराष्ट्र राज्य भूविकास बँक	1	71/8	2-P	4100	4320	1,77,12,000	1,77,12,000				1,32,84,000	1,32,84,000		2,17,42,300	2,17,42,300	-4428000	84,58,300	42,29,150	0		-1,98,850
	इतर अधिकारातील नावे																					
	श्री.काळभैरवनाथ विकास सो.																					
	संभाजी धोंडीबा औताडे																					
	शकुबाई बबन बर्गे																					
	सगुणा धोंडीबा औताडे																					
	शांताबाई सुरश दळवी																					
	प्रमिला दत्तात्रय पठारे																					
	विठ्ठल विष्णु औताडे																					
	महादू खंडू औताडे																					
	बबन खंडू औताडे																					
	सुरश जानु औताडे																					
	शिवाजी जानू औताडे																					
	तान्हाजी जानू औताडे																					
	बाळुबाई पुंडलीक भाडळे																					
					8950		3,86,64,000	3,86,64,000				2,89,98,000			4,74,61,850	4,74,61,850		1,84,63,850	92,31,925		-4,34,075	

	रामदास निवृत्ती औताडे	1	71/6B/1	2-P	950	4320	41,04,000	41,04,000	71	1950	6364	30,22,900	30,22,900	10478	49,77,240	49,77,240	-1081100	19,54,340	9,77,170	0	-1,03,930	
	देविदास निवृत्ती औताडे				950	4320	41,04,000	41,04,000				30,22,900	30,22,900		49,77,240	49,77,240	-1081100	19,54,340	9,77,170	0	-1,03,930	
	इतर अधिकारातील नावे																					

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(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
69	श्रीकाळभैरवनाथ वि.का.स.सोसा.		71/6B/2	2-P	2000	4320	86,40,000	86,40,000														
	बाळकृष्ण तुळशीराम औताडे																					
	इतर अधिकारातील नावे																					
	रामदास व देविदास निवृत्ती औताडे																					
	एक दिवस आठवडयातून पाणी घेण्याचा हक्क																					
						3900		1,68,48,000	1,68,48,000				1,24,09,800			2,04,32,100	2,04,32,880		80,22,300	40,11,150		-4,26,660
70	श्री. काळ भैरवनाथ देवस्थान	2	72	23	58100	3600	20,91,60,000	20,91,60,000	72	29050	5580	16,20,99,000	16,20,99,000	9616	27,93,44,800	27,93,44,800	-47061000	11,72,45,800	5,86,22,900	0	1,15,61,900	
	Note: FP given in two parts. Area of 72-1 is 10000sqm Area of 72-2 is 19050sqm																					
71	राजेश शिवराम औताडे	1	56/6/6	53-P	2400	3360	80,64,000	80,64,000	73	1200	3528	42,33,600	42,33,600	8064	96,77,280	96,77,280	-3830400	54,43,680	27,21,840	0	-11,08,560	
72	अर्जुन शिवराम औताडे	1	56/6/3	53-P	2300	3360	77,28,000	77,28,000	74	1150	3864	44,43,600	44,43,600	8501	97,76,380	97,76,380	-3284400	53,32,780	26,66,390		-6,18,010	
73	पोपट शिवराम औताडे	1	56/6/1	53-P	2300	3360	77,28,000	77,28,000	75	2550	4108	47,24,042	47,24,042	9229	1,06,13,359	1,06,13,359	-3003958	58,89,317	29,44,658	0	-59,299	
	श्रीमती रंजना गुलाब औताडे	1	56/6/2	53-P	2300	3360	77,28,000	77,28,000				47,24,042	47,24,042		1,06,13,359	1,06,13,359	-3003958	58,89,317	29,44,658	0	-59,299	
	अजय गुलाब औताडे																					
	बिपीन गुलाब औताडे																					
	इतर अधिकारातील नावे																					
	जनसेवा बँक कर्ज																					
	श्रीमती रंजना गुलाब औताडे	1	71/10/3	2-P	500	4320	21,60,000	21,60,000				10,26,966	10,26,966		23,07,252	23,07,252	-1133034	12,80,286	6,40,143	0	-4,92,891	
	अजय गुलाब औताडे																					
	बिपीन गुलाब औताडे																					
	पोपट शिवराम औताडे																					
	अर्जुन शिवराम औताडे																					
	दिनकर शिवराम औताडे																					
	बाळु शिवराम औताडे																					
	राजाराम शिवराम औताडे																					

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Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
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											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
					5100		1,76,16,000	1,76,16,000				1,04,75,050	1,04,75,050		2,35,33,100	2,35,33,970		1,30,58,920	65,29,460		-6,11,490	

74	विकास सुभाष औताडे	1	56/3-P	47-P	2900	3360	97,44,000	97,55,838				85,18,258	85,30,096		1,86,72,313	1,86,84,151	-1225742	1,01,54,055	50,77,027	0	38,51,285	
	परमेश्वर बबन आवताडे																					
	इतर अधिकारातील नावे																					
	दिगंबर मारुती औताडे																					
	नवनाथ वि.का.स.सोसा. इकरार दिगंबरचा हिस्सा																					
	नवनाथ वि.का.स.सोसा. इकरार दिगंबरचा																					
	विकास सुभाष औताडे	1	75/1-P	24-P	3400	4560	15504000	15504000	76	3150	5875	12877	21891676.89	21891676.89	-5517076.946	11904753.83	5952376.916	0	435299.9698			
	परमेश्वर बबन औताडे																					
	इतर अधिकारातील नावे																					
	भालचंद्र विनायक देव यांचा सारा २१८१० घेण्याचा हक्क																					
	दिगंबर मारुती औताडे																					
	बापु दत्तु औताडे																					
	नवनाथ वि.का.सोसा.दिगंबरचे हिस्स्यावर																					
	बबन मारुती औताडे																					
	जनसेवा सह.बँक वानवडी कर्ज वैभव औताडे																					
	नवनाथ वि.का.सो.इकरार																					
	दिगंबर मारुती औताडे																					
	कुमार दिगंबर औताडे																					
	उत्तम दत्तात्रय औताडे																					
	प्रकाश दत्तात्रय औताडे																					
	देवानंत धनु उर्फ धनबा औताडे																					
	नवनाथ सो.इकरार प्रकाश औताडे																					
	दिगंबर मारुती औताडे																					
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Redistribution and Valuation Statement																						
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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	नवनाथ वि.का.स.सो.इकरार उत्तम औताडे																					
	प्रकाश दत्तात्रय औताडे																					
	बँक ऑफ महाराष्ट्र कर्ज																					
	महादु लक्ष्मण औताडे																					
	वेळाव महादु औताडे यांचे हिस्स्यावर																					
					6300		2,52,59,838	2,52,59,838				1,85,05,181	1,85,17,019		4,05,63,990	4,05,75,828		2,20,58,809	1,10,29,404		42,86,585	
75	महाराष्ट्र राज्य भूविकास बँक	1	56/1	45	5700	3360	1,91,52,000	1,91,52,000	77	3650	5040	1,43,64,000	1,43,64,000	9022	2,57,12,700	2,57,12,700	-4788000	1,13,48,700	56,74,350	0	8,86,350	
	इतर अधिकारातील व्यक्ती-																					
	राहीबाई बबन कामटे																					
	वच्छलाबाई बबन मांढरे																					
	श्रीकाळभैरवनाथ																					
	वि.क.स.सोसा.इकरार																					
	नामदेव श्रीपती औताडे																					
	रामचंद्र श्रीपती औताडे																					
	गणपत श्रीपती औताडे																					
	राधाबाई श्रीपती औताडे																					
महाराष्ट्र राज्य भूविकास बँक	1	56/4-P	48-P	1600	3360	53,76,000	53,76,000				40,32,000	40,32,000		72,17,600	72,17,600	-1344000	31,85,600	15,92,800	0	2,48,800		
इतर अधिकारातील व्यक्ती-																						
दिगंबर मारुती औताडे																						
नवनाथ सो.इकरार																						
दत्तात्रय धनु उर्फ धनबा औताडे				7300		2,45,28,000	2,45,28,000				1,83,96,000	1,83,96,000		3,29,30,300	3,29,30,300		1,45,34,300	72,67,150		11,35,150		
76	महाराष्ट्र राज्य भूविकास बँक	1	56/9	52	6300	3360	2,11,68,000	2,11,68,000	78	3150	4200	1,32,30,000	1,32,30,000	8938	2,81,54,700	2,81,54,700	-7938000	1,49,24,700	74,62,350	0	-4,75,650	
इतर अधिकारातील नावे																						
विनायक साधु झांबरे																						
	विलास गंगाराम झांबरे	1	54/3	97	1600	4800	76,80,000	76,80,000				38,50,001	38,50,001		81,72,401	81,72,401	-3829999	43,22,400	21,61,200	0	-16,68,799	
	विलास गंगाराम झांबरे																					
	इतर अधिकारातील नावे	1	55/3	40-P	2200	4080	8976000	8976000				5293750.911	5293750.911		11237051.28	11237051.28	-3682249.089	5943300.364	2971650.182	0	-710598.9065	

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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																															
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											Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure																											
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16																				
77	नवनाथ वि.का.स.सो.इकरार	1	55/4	40-P	900	4080	3672000	3672000	79	9750	4813			10216																												
	विलास गंगाराम झांबरे																						2165625.373	2165625.373	4596975.522	4596975.522	-1506374.627	2431350.149	1215675.075	0	-290699.5527											
	इतर अधिकारातील नावे																																									
	नवनाथ वि.का.स.सो.इकरार	1	56/7	50	3700	3360	1,24,32,000	1,24,32,000				89,03,127	89,03,127		1,88,98,677	1,88,98,677	-3528873	99,95,551	49,97,775	0	14,68,902																					
	विलास गंगाराम झांबरे																						1	58/1	101	1500	4800	7200000	7200000	3609375.621	3609375.621	7661625.87	7661625.87	-3590624.379	4052250.249	2026125.124	0	-1564499.254				
	इतर अधिकारातील नावे																																									
	नवनाथ वि.का.स.सो.इकरार	1	58/6/2	106-P	4800	3360	16128000	16128000				11550001.99	11550001.99		24517202.78	24517202.78	-4577998.012	12967200.8	6483600.398	0	1905602.386																					
	विलास गंगाराम झांबरे																						1	58/6/4	106-P	1500	3360	5040000	5040000	3609375.621	3609375.621	7661625.87	7661625.87	-1430624.379	4052250.249	2026125.124	0	595500.7456				
	इतर अधिकारातील नावे																																									
	नवनाथ वि.का.स.सो.इकरार	1	60/4-P	56-P	3300	3360	11088000	11088000				7940626.367	7940626.367		16855576.91	16855576.91	-3147373.633	8914950.547	4457475.273	0	1310101.64																					
	विलास गंगाराम झांबरे																									19500		7,22,16,000	7,22,16,000				4,69,21,883	4,69,21,883		9,96,01,136	9,96,01,136		5,26,79,253	2,63,39,627		10,45,510
	इतर अधिकारातील नावे																																									
	78	इंदुमती राजाराम झांबरे	1	60/1	54	1500	3360	50,40,000				50,40,000	80		2750	4704	35,28,000	35,28,000	9593	71,94,900	71,94,900		-1512000	36,66,900	18,33,450	0	3,21,450															
		प्रविण राजाराम झांबरे																																								
		धनश्री राजाराम झांबरे																																								
		पुनम राजाराम झांबरे																																								
		इंदुमती राजाराम झांबरे	1	60/2/2	54	4000	3360	1,34,40,000				1,34,40,000					94,08,000	94,08,000		1,91,86,400	1,91,86,400		-4032000	97,78,400	48,89,200	0	8,57,200															
प्रविण राजाराम झांबरे																																										
धनश्री राजाराम झांबरे																																										
पुनम राजाराम झांबरे																																										
				5500		1,84,80,000	1,84,80,000				1,29,36,000	1,29,36,000		2,63,81,300	2,63,81,300		1,34,45,300	67,22,650		11,78,650																						

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											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure										
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16			
79	अनंत रामचंद्र झांबरे	1	60/6	62	5350	3360	1,79,76,000	1,79,76,000	81	5350	3864	1,03,36,200	1,03,36,200	8887.6	2,37,74,330	2,37,74,330	-7639800	1,34,38,130	67,19,065	0	-9,20,735				
	राजाराम रामचंद्र झांबरे																								
	यमुनाबाई रामचंद्र झांबरे																								
	कुमार मारुती झांबरे																								
	गणेश मारुती झांबरे																								
	संगीता मारुती झांबरे																								
	इतर अधिकारातील नावे				5350	3360	17976000	17976000			10336200	10336200	23774330		23774330	-7639800					13438130		6719065	0	-920735
	कानिफनाथ																								
	वि.का.स.सोसा.होळकरवाडी																								
	वडाचीवाडी																								
	वि.का.स.सोसा.इकरार																								
	राजाराम हि.																								
	यमुनाबाई हि.																								
	वडाचीवाडी																								
	वि.का.स.सोसा.इकरार																								
	राजाराम हि. इतबारे व इतर यांचे हिस्सयावर																								
					10700		3,59,52,000	3,59,52,000				2,06,72,400	2,06,72,400		4,75,48,660	4,75,48,660		2,68,76,260	1,34,38,130		-18,41,470				

80	महाराष्ट्र राज्य भूविकास बँक	1	60/2/1	54	7800	3360	2,62,08,000	2,62,08,000	82	3930.5	4700	1,83,30,347	1,83,30,347	10998	4,28,92,756	4,28,92,756	-7877653	2,45,62,408	1,22,81,204	0	44,03,551		
	इतर अधिकारातील नावे																						
	कमल शंकर चौधरी																						
	समाबाई बाजीराव आक्हाळे																						
	अलका शंकर खवले																						
	ठकुबाई नाथा औताडे																						
	काशिनाथ यशवंत औताडे																						
	गेनबा यशवंत औताडे																						
	सिंधुबाई सोपान मते																						
	नवनाथ सो.इकरार																						
कानिफनाथ औताडे																							

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	ज्ञानेश्व रमेश चंद्रकांत औताडे	1	59/5A-P	78-P	61	3360	204960	204960				143352.7159	143352.7159		335443.3455	335443.3455	-61607.28406	192090.6296	96045.31478	0	34438.03072	
	साधना कालिदास वांजळे																					
	महाराष्ट्र राज्य भूविकास बँक																					
	इतर अधिकारातील नावे																					
	रामचंद्र लक्ष्मणराव काळे																					
					7861		2,64,12,960	2,64,12,960				1,84,73,700	1,84,73,700		4,32,28,199	4,32,28,199		2,47,54,499	1,23,77,250		44,37,990	

	दिनकर सिताराम थिटे	1	55/14	38	300	3360	1008000	1008000				712009.9231	712009.9231		1660915.877	1660915.877	-295990.0769	948905.9538	474452.9769	0	178462.9	
	विष्णु, प्रभु, गंगाराम, बबन सावळा थिटे																					
	श्रीपती गणपत थिटे																					
	लक्ष्मण तुकाराम थिटे																					
	कृष्णा तुकाराम थिटे																					
	गोविंद तुकाराम थिटे																					
	महादु गोपाळा थिटे																					
	बबन बहिरु थिटे																					
	बाबु मारुती गायकवाड																					
	सखाराम सयाजी थिटे																					
	गणपत सिध्दु थिटे																					
	राहीबाई मल्हारी थिटे																					
	रामा बाळा चौधरी																					
	मारुती गोपाळा थिटे																					
	इतर अधिकारातील नावे																					
	मुक्ताबाई अनंत झांबरे																					
	केरूबाई श्रीपती बांदल																					
	शांताबाई रामदास मासाळ																					
	भागुबाई गोपाळा थिटे																					
	शशीकला कैलास थोरात																					
	चंद्रभागा शिवाजी दांडेकर																					
	अजित प्रभु थिटे	1	55/14	40 P	500	4080	20,40,000	20,40,000				11,96,692	11,96,692		27,69,102	27,69,102	952217	15,91,510	7,00,755	0	62,562	
	अलका दत्तात्रय हांडे																					

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	रंजना नामदेव जरांडे		55/19	40-P	300	4080	20,40,000	20,40,000				11,00,000	11,00,000		27,00,193	27,00,193	-353517	13,01,310	7,90,733	0	-62,062	
	सावित्रा प्रभु थिटे																					
	दिनकर सिताराम थिटे	1	55/2B- P	39-P	2200	4080	8976000	8976000				5221406.103	5221406.103		12180049.76	12180049.76	-3754593.897	6958643.662	3479321.831	0	-275272.0667	
	लक्ष्मीबाई नारायण खुटवड																					
	आशा निवृत्ती वरपे																					
	रुक्मिणी पांडुरंग मोकर																					
	अजित प्रभु थिटे																					
	अलका दत्तात्रय हांडे																					
	रंजना नामदेव जरांडे																					
	श्रीमती सावित्रा प्रभु थिटे																					
	शिवाजी गंगाराम थिटे																					
	भिमराव गंगाराम थिटे																					
	श्रीमती कुसूम अशोक झांबरे																					
	सुभद्राबाई गंगाराम थिटे																					
	इतर अधिकारातील नावे																					
	सावळा तुकाराम थिटे																					
	दिनकर सिताराम थिटे																					
	शशिकला कैलास थोरात	1	60/8/8	62-P	3700	3360	1,24,32,000	1,24,32,000				87,81,456	87,81,456		2,04,84,629	2,04,84,629	-3650544	1,17,03,173	58,51,587	0	22,01,042	
	चंद्रभागा शिवाजी दांडेकर																					
	जनाबाई सिताराम थिटे																					
	शिवाजी गंगाराम थिटे																					
	भिमराव गंगाराम थिटे																					
	कुसूम अशोक झांबरे																					
	सुभद्राबाई गंगाराम थिटे																					
	रामचंद्र सिताराम थिटे																					
	लक्ष्मीबाई नारायण खुटवड																					
	आशा निवृत्ती वरपे																					
	रुक्मिणी पांडुरंग मोकर																					
	अजित प्रभु थिटे																					
	अलका दत्तात्रय हांडे																					
	रंजना नामदेव जरांडे																					

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
81	श्रीमती सावित्रा प्रभु थिटे	1	56/8	51	2200	3360	7392000	7392000	83	9350	4747	5221406.103	5221406.103	11073	12180049.76	12180049.76	-2170593.897	6958643.662	3479321.831	0	1308727.933	
	शिवाजी गंगाराम थिटे																					
	भिमराव गंगाराम थिटे																					
	कुसूम अशोक झांबरे																					
	सुभद्राबाई गंगाराम थिटे																					
	दिनकर सिताराम थिटे																					
	सावित्राबाई प्रभु थिटे																					
	शशिकला कैलास थोरात																					
	चंद्रभागा शिवाजी दांडेकर																					
	इतर अधिकारातील नावे																					
	शशिकला कैलास थोरात																					
	चंद्रभागा शिवाजी दांडेकर																					
पारुबाई नारायण खुटवड	1	60/5	56-P	4800	3360	16128000	16128000	11392158.77	11392158.77	26574654.03	26574654.03	-4735841.231	15182495.26	7591247.631	0	2855406.4						
आशा निवृत्ती ओरपे																						
रुक्मिणी पांडुरंग मोकर																						
सावित्राबाई प्रभु थिटे																						
अजित प्रभु थिटे																						
लिलाबाई दत्तात्रय हांडे																						
सौ. रंजना नामदेव जरांडे																						
श्रीमती सुभद्राबाई गंगाराम थिटे																						
शिवाजी गंगाराम थिटे																						
भिमराव गंगाराम थिटे																						
कुसूम अशोक झांबरे																						
जनाबाई सिताराम थिटे																						
दिनकर सिताराम थिटे																						
शशिकला कैलास थोरात																						
चंद्रभागा शिवाजी दांडेकर																						
लक्ष्मण तुकाराम थिटे																						
किसन तुकाराम थिटे																						

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Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
	महादु गोपाळा थिटे																						
	गोविंद तुकाराम थिटे																						
	मारुती गोपाळा थिटे																						
	इतर अधिकारातील नावे																						
	मुक्ताबाई अनंत झांबरे																						
	केरूबाई श्रीपती बांदल																						
	शांताबाई रामदास मासाळ																						
	भागुबाई गोपाळा थिटे																						
	पारुबाई नारायण खुटवड	1	60/8/1	62-P	5000	3360	1,68,00,000	1,68,00,000				1,18,66,832	1,18,66,832		2,76,81,931	2,76,81,931	-4933168	1,58,15,099	79,07,550	0	29,74,382		
	आशा निवृत्ती ओरपे																						
	रुक्मिणी पांडुरंग मोकर																						
	लिलाबाई दत्तात्रय हांडे																						
	श्रीमती सुभद्राबाई गंगाराम थिटे																						
	शिवाजी गंगाराम थिटे																						
	भिमराव गंगाराम थिटे																						
	कुसूम अशोक झांबरे																						
	जनाबाई सिताराम थिटे																						
	दिनकर सिताराम थिटे																						
	शशिकला कैलास थोरात																						
	चंद्रभागा शिवाजी दांडेकर																						
	सावित्राबाई प्रभु थिटे																						
	अजित प्रभु थिटे																						
	रंजना नामदेव जरांडे																						
					18700		6,47,76,000	6,47,76,000				4,43,81,952	4,43,81,952		10,35,30,423	10,35,30,423		5,91,48,471	2,95,74,236		91,80,187		
अंतिम भुखंड ८३ - अर्जदार श्री.दिलीप रतनलाल ओसवाल सर्वे क्र. ५५/१४ च्या मालकी हक्का करीता दिवाणी दावा क्र.२००२/२०१३ मा.सिव्हिल जज सिनीअर डिक्विजन पुणे यांचेकडे प्रलंबित आहे.																							
	अनंत रामचंद्र झांबरे																						
	राजाराम रामचंद्र झांबरे																						
	यमुनाबाई रामचंद्र झांबरे																						
	संगीता मारुती झांबरे																						
	कुमार मारुती झांबरे																						
	गणेश मारुती झांबरे																						

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				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																																				
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed																																	
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure																																
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16																									
82	इतर अधिकारातील नावे	1	60/15	61-P	700	3600	25,20,000	25,20,000	84	7950	4377	15,31,899	15,31,899	11356	39,74,719	39,74,719	-988101	24,42,819	12,21,410	0	2,33,309																										
	कानिफनाथ वि.का.स.सोसा. होळकरवाडी																																														
	इकरार अनंता व यमुनाबाई हिस्सा																																														
	वडाचीवाडर वि.का.स.सो.इकरार राजाराम यमुनाबाई हिस्सा																																														
	अनंत रामचंद्र झांबरे																																														
	यमुनाबाई रामचंद्र झांबरे																																														
	राजाराम रामचंद्र झांबरे																																														
	कुमार मारुती झांबरे																																														
	गणेश मारुती झांबरे																																														
	संगीता मारुती झांबरे																																														
	इतर अधिकारातील नावे																										1	61/2	66	15100	3120	4,71,12,000	4,73,42,516	3,30,45,258	3,32,75,774	8,57,40,364	8,62,69,072	-14066742	5,29,93,298	2,64,96,649	0	1,24,29,907					
	कानिफनाथ वि.का.स.सोसा. होळकरवाडी																																														
	अनंत यमुनाचे हिस्स्यास																																														
	वडाचीवाडी वि.का.स.सो.इकरार राजाराम हि.																																														
	यमुनाबाई हि.																																														
	संगिता मारुती झांबरे																																														
	कुमार मारुती झांबरे																																														
	गणेश मारुती झांबरे																																														
	अनंत रामचंद्र झांबरे																																														
	राजाराम रामचंद्र झांबरे																																														
	यमुनाबाई रामचंद्र झांबरे																																														
	इतर अधिकारातील नावे																										1	71/18/2	2-P	100	4320	4,32,000	4,32,000	2,18,843	2,18,843	5,67,817	5,67,817	-213157	3,48,974	1,74,487	0	-38,670					
	कॅन्सलेशन कायद्याविरूध्द व्यवहार वडाचीवाडर वि.का.स.सो.इकरार राजाराम यमुनाबाई																														15900		5,00,64,000	5,02,94,516				3,47,96,000	3,53,24,708		9,02,78,250	9,11,09,799		5,57,85,091	2,78,92,546		1,26,24,546

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95
(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																							
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	

83	बळवंत रामचंद्र चौधरी	1	61/5 -P	69-P	3400	3120	10608000	10608000	85	1700	3588	6099600	6099600	8860	15062000	15062000	-4508400	8962400	4481200		-27200	
	जनाबाई हरीभाऊ चौधरी																					
	विजय हरीभाऊ चौधरी																					
	संजय हरीभाऊ चौधरी																					
	दत्तात्रय हरीभाऊ चौधरी																					
	इतर अधिकारातील नावे																					
	कानिफनाथ वि.का.स.सोसा. होळकरवाडी																					
	हरिभाऊ चौधरीचे हिस्स्यास पुरंदर नागरी सह.पतसंस्था मर्या.सासवड शाखा हडपसर श्री.सुभाष व आशा दत्तात्रय चौधरी यांचे हिस्सयास.																					

84	दिनकर सिताराम थिटे	1	61/3/6	67-P	3100	3120	96,72,000	96,72,000	86	1550	4836	74,95,800	74,95,800	10732	1,66,34,600	1,66,34,600	-2176200	91,38,800	45,69,400	0	23,93,200	
	लक्ष्मीबाई नारायण खुटवड																					
	आशा निवृत्ती वरपे																					
	रुक्मणी पांडुरंग मोकर																					
	अजित प्रभू थिटे																					
	अलका दत्तात्रय हांडे																					
	रंजना नामदेव जरांडे																					
	सावित्रा प्रभु थिटे																					
	शिवाजी गंगाराम थिटे																					
	भिमराव गंगाराम थिटे																					
	कुसूम अशोक झांबरे																					
	सुभद्राबाई गंगाराम थिटे																					
	अजित प्रभू थिटे																					
	सावित्राबाई प्रभु थिटे																					

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
	शशिकला कैलास थोरात																						
	चंद्रभागा शिवाजी दांडेकर																						
	इतर अधिकारातील नावे																						
	शशिकला कैलास थोरात																						
	चंद्रभागा शिवाजी दांडेकर																						

85	श्रीकांत बाळकृष्ण झांबरे	1	61/1/2/1-P	65-P	2200	3120	6864000	6864000	87	2100	3843	4227112.925	4227112.925	9242	10166469.39	10166469.39	-2636887.075	5939356.463	2969678.231	0	332791.1565	
	रुपाली बाळकृष्ण झांबरे																					
	दिपाली बाळकृष्ण झांबरे अपाक व स्वतःसाठी																					
	लता बाळकृष्ण झांबरे																					
	इतर अधिकारातील नावे																					
	नवनाथ वि.का.स.सोसा. नवनाथ सोसा. अंकुश झांबरे																					
	महाराष्ट्र राज्य भूविकास बँक	1	58/4/1/4	104-P	1000	3360	3360000	3360000				1921414.966	1921414.966		4621122.449	4621122.449	-1438585.034	2699707.483	1349853.741	0	-88731.29252	
	इतर अधिकारातील नावे																					
	श्रीकांत, रूपाली, दिपाली बाळकृष्ण झांबरे																					
	लता बाळकृष्ण झांबरे																					
	महाराष्ट्र राज्य भूविकास बँक	1	61/1/2/2	65-P	1000	3120	3120000	3120000				1921414.966	1921414.966		4621122.449	4621122.449	-1198585.034	2699707.483	1349853.741	0	151268.7075	
	इतर अधिकारातील नावे																					
	श्रीकांत, रूपाली, दिपाली बाळकृष्ण झांबरे																					
	लता बाळकृष्ण झांबरे				4200		1,33,44,000	1,33,44,000				80,69,943	80,69,943			1,94,08,714	1,94,08,714		1,13,38,771	56,69,386		

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 (c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
86	मित्रावरुण अंकुश झांबरे	1	58/4/1/1	104-P	1000	3360	3360000	3360000	88	3800	4066	2032800	2032800	9576	4788200	4788200	-1327200	2755400	1377700	0	50500	
	इतर अधिकारातील नावे																					
	नवनाथ वि.का.सेवा सह.संस्था औताडे हांडेवाडी																					
	अंकुश रामचंद्र झांबरे	1	61/1/2/1-P	65-P	3600	3120	11232000	11232000				7318080	7318080		17237520	17237520	-3913920	9919440	4959720	0	1045800	
	इतर अधिकारातील नावे																					
	नवनाथ वि.का.स.सोसा.																					
	नवनाथ सोसा. अंकुश झांबरे	1	58/4/6	104-P	3000	3360	10080000	10080000				6098400	6098400		14364600	14364600	-3981600	8266200	4133100	0	151500	
	महाराष्ट्र राज्य भूविकास बँक																					
	इतर अधिकारातील नावे																					
	अंकुश राजाराम झांबरे					7600		24672000				24672000					15449280	15449280		36390320	36390320	
नवनाथ विकास सोसा.																						
87	ज्ञानोबा दत्तु झांबरे	1	68/3	39	10200	3360	3,42,72,000	3,45,69,024	89	5100	3864	1,97,06,400	1,97,06,400	9274	4,72,97,400	4,78,54,817	-14862624.14	2,81,48,417	1,40,74,209	0	-7,88,416	
	जनाबाई साहेबराव तापकिर																					
	शाकुबाई दत्तु झांबरे																					
	सुषमा शंकर खोपडे																					
	सुजाता राजाराम फाटे																					
	वैशाली पांडुरंग गायकवाड																					
	वृषाली दिनकर झांबरे																					
	इंदुबाई दिनकर झांबरे																					
	हरीशचंद्र बाबुराव औतडे																					
	नामदेव बाबुराव औताडे																					

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Form 1: (see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot										Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees													
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure									
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16		
	गोविंद बाबुराव औताडे	1	71/12	2-P	1500	4320	64,80,000	64,80,000				49,14,000	49,14,000		89,96,700	89,96,700	-15,66,000	40,82,700	20,41,350	-	4,75,350			
	नारायण बाबुराव औताडे																							
	सोपान बाबुराव औताडे																							
	नर्मदाबाई दत्त औताडे																							
	लक्ष्मीबाई शंकर मते																							
	इंदुबाई बबन हिंगे																							
	जिजाबाई वसंत मते																							
	सुंदराबाई विठ्ठल मते																							
	इतर अधिकारातील नावे																							
	मारुती कुशाबा भाडळे																							
	श्री काळभैरवनाथ																							
	वि.का.स.सोसा.इकरार																							
हरीशचंद्र बाबुराव औतडे	1	71/18/1	2-P	400	4320	1728000	1901426.822	1310400			1483826.822	2399120	2572546.822		-417600	1088720	544360	0	126760					
नामदेव बाबुराव औताडे																								
गोंविद बाबुराव औताडे																								
नारायण बाबुराव औताडे																								
सोपान बाबुराव औताडे																								
नर्मदाबाई दत्त गायकवाड																								
लक्ष्मीबाई शंकर मते																								
इंदुबाई बबन हिंगे																								
जिजाबाई वसंत मते																								
सुंदराबाई विठ्ठल मते																								
इतर अधिकारातील नावे																								
श्री काळभैरवनाथ																								
वि.का.स.सोसा.																								
नामदेव बाबुराव औताडे																								
गोविंद बाबुराव औताडे																								
नारायण बाबुराव औताडे																								
सोपान बाबुराव औताडे																								

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(b) Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)]

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure								
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
	नारायण बाबुराव औताडे सोपान बाबुराव औताडे नर्मदाबाई दत्तू गायकवाड लक्ष्मीबाई शंकर मते इंदुबाई बबन हिंगे जिजाबाई वसंत मते सुंदराबाई विठ्ठल मते इतर अधिकारातील नावे श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार	1	73/16	1-P	400	4320	1728000	1728000				1310400	1310400		2399120	2399120	-417600	1088720	544360	0	126760		
	नामदेव बाबुराव औताडे गोविंद बाबुराव औताडे नारायण बाबुराव औताडे सोपान बाबुराव औताडे नर्मदाबाई दत्तू गायकवाड लक्ष्मीबाई शंकर मते सुंदराबाई विठ्ठल मते इंदुबाई बबन हिंगे जिजाबाई वसंत मते राजेंद्र लक्ष्मण औताडे मंदाबाई लक्ष्मण औताडे अनिता नरेश मोकाशी वैशाली राजेंद्र पांगारे छाया अंकुश फडतरे समिंद्राबाई जयवंत औताडे गुलाब जयवंत औताडे नानासो जयवंत औताडे शशिकला रामदास कामठे परभु अन्याबा आवताडे	1	73/17	1-P	1000	4320	4320000	4320000				3276000	3276000		5997800	5997800	-1044000	2721800	1360900	0	316900		

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार																					
					5700		2,46,24,000	2,47,97,427				1,86,73,200	1,88,46,627		3,41,88,600	3,43,60,887		1,55,14,260	77,57,130		18,06,330	

89	किसन गणपत औताडे	1	71/4A-P	2-P	2400	4320	10368000	10368000	91	1950	6430	7716184.615	7716184.615	14409	17291113.85	17291113.85	-2651815.385	9574929.231	4787464.615	0	2135649.231
	इतर अधिकारातील नावे																				
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार नवनाथ वि.का.स.सो.इकरार																				
	किसन गणपत औताडे																				
	इतर अधिकारातील नावे	1	73/13	1-P	400	4320	1728000	1728000				1286030.769	1286030.769		2881852.308	2881852.308	-441969.2308	1595821.538	797910.7692	0	355941.5385
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार																				
	किसन गणपत औताडे																				
	इतर अधिकारातील नावे	1	73/19	1-P	1100	4320	4752000	4752000				3536584.615	3536584.615		7925093.846	7925093.846	-1215415.385	4388509.231	2194254.615	0	978839.2308
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार																				
						3900		1,68,48,000	1,68,48,000				1,25,38,800	1,25,38,800		2,80,98,060	2,80,98,060		1,55,59,260	77,79,630	

1	71/4B- P	2-P	केरबा बाळु औताडे	700	4320	30,24,000	30,24,000				21,18,690	21,18,690		41,83,466	41,83,466	-905310	20,64,776	10,32,388	0	1,27,078	
			निवृत्ती बाळु औताडे	700	4320	30,24,000	30,24,000				21,18,690	21,18,690		41,83,466	41,83,466	-905310	20,64,776	10,32,388	0	1,27,078	
			उत्तम बाळु औताडे	700	4320	30,24,000	30,24,000				21,18,690	21,18,690		41,83,466	41,83,466	-905310	20,64,776	10,32,388	0	1,27,078	
			शिवाजी बाळु औताडे	700	4320	30,24,000	30,24,000				21,18,690	21,18,690		41,83,466	41,83,466	-905310	20,64,776	10,32,388	0	1,27,078	
	इतर अधिकारातील नावे																				
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार																				
	नाना रामा औताडे																				
	श्रीपती व दामु तात्या औताडे																				
	कुसूम बाळासो खडसरे																				
	केरबा बाळु औताडे																				
	निवृत्ती बाळु औताडे																				
	उत्तम बाळु औताडे																				
	शिवाजी बाळु औताडे																				
	हिराबाई बबन बांदल																				
	विमल रमेश कवडे																				

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
90	रामचंद्र व ज्ञानेश्वर रघुनाथ औताडे		71/9	2-P	400	4320	1728000	1728000	92	2000	6053	1210680	1210680		2390552	2390552	-517320	1179872	589936	0	72616	
	किसन गणपत औताडे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार																					
	नवनाथ वि.का.स. सोसा. इकरार																					
	किसन गणपत औताडे हिस्सा.																					
	केरबा बाळु औताडे	71/11- P	2-P	200	4320	8,64,000	8,64,000	6,05,340			6,05,340		11,95,276	11,95,276	-258660	5,89,936	2,94,968	0	36,308			
	निवृत्ती बाळु औताडे			200	4320	8,64,000	8,64,000	6,05,340			6,05,340		11,95,276	11,95,276	-258660	5,89,936	2,94,968	0	36,308			
	उत्तम बाळु औताडे			200	4320	8,64,000	8,64,000	6,05,340			6,05,340		11,95,276	11,95,276	-258660	5,89,936	2,94,968	0	36,308			
	शिवाजी बाळु औताडे			200	4320	8,64,000	8,64,000	6,05,340			6,05,340		11,95,276	11,95,276	-258660	5,89,936	2,94,968	0	36,308			
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. शवाळवाडी इकरार																					
	नवनाथ वि.का.स. सोसा. इकरार																					
						4000		1,72,80,000			1,72,80,000					1,21,06,800	1,21,06,800		2,39,05,520	2,39,05,520		
91	देवेंद्र पांडुरंग औताडे	1	71/7A/1-P	2-P	2750	4320	1,18,80,000	1,18,80,000	93	1375.00	6696	92,07,000	92,07,000	12852	1,76,72,050	1,76,72,050	-2673000	84,65,050	42,32,525	0	1,00,24,575	
	दिगंबर पांडुरंग औताडे	1																				
	निर्मला उर्फ सुनिता राजेंद्र पवळे	1																				
	शकुंतला पांडुरंग औताडे	1																				
	किसन धोंडिबा औताडे																					
	कमल उत्तम घुले																					
	शिलाबाई धोंडिबा औताडे																					
	प्रभु अन्याबा औताडे																					

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 (c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	यमुनाबाई परशुराम औताडे	1	73/9 - P	1-P	900	4320	3888000	3888000				2969100	2969100		5721840	5721840	-918900	2752740	1376370	0	457470	
	अशोक परशुराम औताडे																					
	विठ्ठल परशुराम औताडे																					
	गोविंद परशुराम औताडे																					
	मंदा बबन काळे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार सौ.सावित्रीबाई काळुराम होळकर	1	71/17- P	2-P	1500	4320	6480000	6480000				4948500	4948500		9536400	9536400	-1531500	4587900	2293950	0	762450	
	बाजीराव नानु औताडे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार सौ.सावित्रीबाई काळुराम होळकर	1	73/9- P	1-P	600	4320	2592000	2592000				1979400	1979400		3814560	3814560	-612600	1835160	917580	0	304980	
	बाजीराव नानु औताडे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार सौ.सावित्रीबाई काळुराम होळकर				5500		2,37,60,000	2,37,60,000				1,81,44,500	1,81,44,500		3,49,66,250	3,49,66,800		1,68,22,300	84,11,150		27,95,650	

93	ज्ञानोबा श्रीपती झांबरे	1	70/2	4	2700	3360	90,72,000	90,72,000	95	2000	3864	52,16,400	52,16,400	8888	1,19,98,260	1,19,98,260	-3855600	67,81,860	33,90,930	0	-4,64,670	
	नितिन राजेश बिनावत				1300	3360	43,68,000	43,68,000				25,11,600	25,11,600		57,76,940	57,76,940	-1856400	32,65,340	16,32,670	0	-2,23,730	
					4000		1,34,40,000	1,34,40,000								77,28,000	77,28,000		1,77,75,200	1,77,75,200		

94	ताराबाई चंद्रकांत कड	1	70/1	3	1000	3360	33,60,000	33,60,000	96	2350	3528	17,64,000	17,64,000	10181	50,90,600	50,90,600	-1596000	33,26,600	16,63,300	0	67,300	
	बबन सोपाना झांबरे				1700	3360	57,12,000	57,12,000				29,98,800	29,98,800		86,54,020	86,54,020	-2713200	56,55,220	28,27,610	0	1,14,410	
	बाळासो नामदेव हिंगणे				1000	3360	33,60,000	33,60,000				17,64,000	17,64,000		50,90,600	50,90,600	-1596000	33,26,600	16,63,300	0	67,300	
	विजय रामेश्वर वर्मा				1000	3360	33,60,000	33,60,000				17,64,000	17,64,000		50,90,600	50,90,600	-1596000	33,26,600	16,63,300	0	67,300	
	इतर अधिकारातील नावे																					

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	श्रीकाळभैरवनाथ																					
	वि.का.स.सोसा. इकरार																					
	सन्मित्र बँक कर्ज बाळासो																					
	हिंगणे				4700		1,57,92,000	1,57,92,000				82,90,800	82,90,800		2,39,25,820	2,39,25,820		1,56,35,020	78,17,510		3,16,310	

95	रसिक हिरालाल संघवी	1	69/1	7	1500	3360	5040000	5040000	97	2700	3528	2646000	2646000	8770	6577500	6577500	-2394000	3931500	1965750	0	-428250
	इतर अधिकारातील नावे																				
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार																				
	भैरु भिकू झांबरे	69/2	6	1400	3360	47,04,000	47,04,000	24,69,600				24,69,600	61,39,000		61,39,000	-2234400	36,69,400	18,34,700	0	-3,99,700	
	बाळासो भिकु झांबरे	1	69/4-P	9	2500	3360	84,00,000	84,00,000				44,10,000	44,10,000		1,09,62,500	1,09,62,500	-3990000	65,52,500	32,76,250	0	-7,13,750
					5400		1,81,44,000	1,81,44,000								95,25,600	95,25,600		2,36,79,000	2,36,79,000	

96	रघुनाथ बाळा झांबरे	1	68/5	18	5300	3360	1,78,08,000	1,78,08,000	98	7650	4752	1,25,93,493	1,25,93,493	10606	2,81,06,939	2,81,06,939	-5214507	1,55,13,446	77,56,723	0	25,42,216			
	इतर अधिकारातील नावे																							
	मे.जिनिअस इंजि.प्रो.प्रा.किरण झांबरे व रघुनाथ बाळा झांबरे																							
	सोपानकाका सह.बँक लि.सासवड शाखा हडपसर																							
	रामचंद्र शिवराम झांबरे	1	68/6/1	13-P	300	2880	8,64,000	8,64,000				7,12,839	7,12,839		15,90,959	15,90,959	-151161	8,78,120	4,39,060	0	2,87,899			
	रघुनाथ बाळा झांबरे	1	68/2	21	9700	3360	3,25,92,000	3,25,92,000				2,30,48,468	2,30,48,468		5,14,41,002	5,14,41,002	-9543532	2,83,92,534	11025898.04		2830115.033			
					20900.56		5,12,64,000	5,12,64,000				3,63,54,800.00	11,75,04,306		145455000	11,10,13,800		-64,90,506	-32,45,253		28,30,115			

	तुकाराम विठोबा शेंडकर																					
	नामदेव विठोबा शेंडकर																					
	हिराबाई ज्ञानोबा शेंडकर																					
	अनंता ज्ञानोबा शेंडकर																					
	चिंतामणी ज्ञानोबा शेंडकर																					

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Form 1:(see rules 6(v) and 21 (1))

AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark						
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees																	
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed														
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure													
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16						
97	कांताबाई बाळासो जगदाळे	1	68/13-P	16-P	1500	2880	4320000	4320000	99	2950	4259	3194061.477	3194061.477	9866	7399592.215	7399592.215	-1125938.523	4205530.738	2102765.369	0	976826.8457							
	जनाबाई निवृत्ती भाडळे																											
	पारुबाई दत्तात्रय भापकर																											
	भागुबाई ज्ञानोबा शिंदे																											
	इतर अधिकारातील नावे																											
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार रद्द																											
	तुकाराम विठोबा शेंडकर	1	69/3-P	8-P	2900	3360	97,44,000	97,44,000				61,75,186	61,75,186		1,43,05,878	1,43,05,878	-35,68,814	81,30,693	40,65,346	-	4,96,532							
	नामदेव विठोबा शेंडकर																											
	हिराबाई ज्ञानोबा शेंडकर																											
	अनंता ज्ञानोबा शेंडकर																											
	चिंतामणी ज्ञानोबा शेंडकर																											
	कांताबाई बाळासो जगदाळे																											
	जनाबाई निवृत्ती भाडळे																											
	पारुबाई दत्तात्रय भापकर																											
	भागुबाई ज्ञानोबा शिंदे																											
	गंगुबाई जयसिंग झेंडे																											
	इतर अधिकारातील नावे																											
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार																											
	तुकाराम विठोबा शेंडकर																											
	नामदेव विठोबा शेंडकर																											
	हिराबाई ज्ञानोबा शेंडकर																											
	अनंता ज्ञानोबा शेंडकर																											

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95
(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	चिंतामणी ज्ञानोबा शेंडकर	1	70/3-P	5-P	1500	3360	5040000	5040000				3194061.477	3194061.477		7399592.215	7399592.215	-1845938.523	4205530.738	2102765.369	0	256826.8457	
	कांताबाई बाळासो जगदाळे																					
	जनाबाई निवृत्ती भाडळे																					
	पारुबाई दत्तात्रय भापकर																					
	भागुबाई ज्ञानोबा शिंदे																					
	गंगुबाई जयसिंग झेंडे																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार																					
					5900		1,91,04,000	1,91,04,000				1,25,63,308	1,25,63,308		2,91,05,063	2,91,05,063		1,65,41,754	82,70,877		17,30,186	
98	कृष्णा हरीभाऊ लोहोकरे	1	68/13-P	16-P	1975	2880	5688000	5688000	100	3912.5	4256	4202834.513	4202834.513	9862	9738776.769	9738776.769	-1485165.487	5535942.256	2767971.128	0	1282805.641	
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार																					
	कृष्णा हरीभाऊ लोहोकरे	1	69/3-P	8-P	3875	3360	13020000	13020000				8246067.715	8246067.715		19107726.57	19107726.57	-4773932.285	10861658.86	5430829.429	0	656897.1441	
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार																					
	कृष्णा हरीभाऊ लोहोकरे	1	70/3-P	5-P	1975	3360	6636000	6636000				4202834.513	4202834.513		9738776.769	9738776.769	-2433165.487	5535942.256	2767971.128	0	334805.6412	
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा. इकरार																					
					7825		2,53,44,000	2,53,44,000				1,66,51,737	1,66,51,737		3,85,85,280	3,85,85,280		2,19,33,543	1,09,66,772		22,74,508	
	जगन्नाथ रामचंद्र घुले	1	69/4-P	9-P	2500	3360	84,00,000	84,00,000				58,80,000	58,80,000		1,43,43,500	1,43,43,500	-2520000	84,63,500	42,31,750	0	17,11,750	

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(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
99	संजय गुलाब घुले	1	69/4-P	9-P	2100	3360	70,56,000	70,56,000	101	5850	4704	49,39,200	49,39,200	11475	1,20,48,540	1,20,48,540	-2116800	71,09,340	35,54,670	0	14,37,870	
	भानुदास सोनबा धनावडे	1	69/5-P	10-P	2100	3360	70,56,000	70,56,000				49,39,200	49,39,200		1,20,48,540	1,20,48,540	-2116800	71,09,340	35,54,670	0	14,37,870	
	अशोक देवकिनंदन रुईया	1	69/5-P	10-P	5000	3360	1,68,00,000	1,68,00,000				1,17,60,000	1,17,60,000		2,86,87,000	2,86,87,000	-5040000	1,69,27,000	84,63,500	0	34,23,500	
	निता अशोक रुईया																					
						11700		3,93,12,000	3,93,12,000				2,75,18,400	2,75,18,400		6,71,27,580	6,71,27,580		3,96,09,180	1,98,04,590		
100	बाळु लक्ष्मण भाडळे	1	68/12/1	15-P	6100	2880	1,75,68,000	1,75,68,000	102	3050	4032	1,22,97,600	1,22,97,600	9123	2,78,24,540	2,78,24,540	-5270400	1,55,26,940	77,63,470	0	24,93,070	
	यमुनाबाई दत्तू पडवळ																					
	संभाजी नथोबा पोक्ळे																					
	उत्तम नथोबा पोक्ळे																					
101	चंद्रकांत वल्लभभाई पटेल	1	68/11-P	14-P	3800	2880	1,09,44,000	1,09,44,000	103	1900	4032	76,60,800	76,60,800	7691	1,50,35,080	1,50,35,080	-3283200	73,74,280	36,87,140	0	4,03,940	
	रेणुका चंद्रकांत पटेल																					
102	चंद्रकांत धोंडिबा घाटे	1	68/11-P	14-P	4000	2880	1,15,20,000	1,15,20,000	104	2000	4032	80,64,000	80,64,000	7913	1,58,26,400	1,58,26,400	-3456000	77,62,400	38,81,200	0	4,25,200	
103	समिंद्राबाई जयवंत औताडे	1	68/10	13	3312	2880	95,38,560	95,38,560	105	2750	3312	91,08,000	91,08,000	7121	1,95,83,300	1,95,83,300	-430560	1,04,75,300	52,37,650	0	48,07,090	
	गुलाब जयवंत औताडे																					
	नानासो जयवंत औताडे																					
	शशिकला रामदास कामठे																					
104	हौसाबाई बाळकृष्ण दुमे	1	57/5/2	87-P	4300	4320	1,85,76,000	1,85,76,000	106	8550	4091	87,94,685	87,94,685	7978	1,71,51,853	1,71,51,853	-9781315	83,57,168	41,78,584	0	-56,02,731	
	हौसाबाई बाळकृष्ण दुमे	1	68/8	11	2800	2880	80,64,000	80,64,000				57,26,771	57,26,771		1,11,68,648	1,11,68,648	-2337229	54,41,877	27,20,939	0	3,83,710	
	हौसाबाई बाळकृष्ण दुमे	1	68/12/2	15-P	10000	2880	2,88,00,000	2,88,00,000				2,04,52,755	2,04,52,755		3,98,88,030	3,98,88,030	-8347245	1,94,35,275	97,17,638	0	13,70,392	
					17100		5,54,40,000	5,54,40,000								3,49,74,211	3,49,74,211		6,82,08,532	6,82,08,532		
105	महाराष्ट्र राज्य भूविकास बँक	1	68/9	12	8100	2880	2,33,28,000	2,33,28,000	107	4050	4032	1,63,29,600	1,63,29,600	7913	3,20,48,460	3,20,48,460	-6998400	1,57,18,860	78,59,430	0	8,61,030	
	इतर अधिकारातील नावे																					

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(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	राहिबाई बबन कामटे																					
	वस्तलाबाई बबन मांदरे																					
	श्रीकाळभैरवनाथ																					
	वि.का.स सोसा.इकरार																					
	नामदेव रामचंद्र गणपत																					
	राधाबाई श्रीपती औताडे																					
	राजेंद्र,मंदाबाई लक्ष्मण औताडे																					
	अनिता नरेश मोकाशी																					
	वैशाली राजेंद्र पांगारे																					
	छाया अंकुश फडतरे																					
	समिंद्राबाई, गुलाब, नानासो जयवंत औताडे																					
	शशिकला रामदास कामटे																					
106	ज्ञानोबा दत्तु झांबरे	1	68/6/2	13-P	7200	2880	2,07,36,000	2,07,36,000	108	3600	3312	1,19,23,200	1,19,23,200	7121	2,56,03,200	2,56,03,200	-88,12,800	1,36,80,000	68,40,000	0	-19,72,800	
	जनाबाई साहेबराव तापकिर																					
	शाकुबाई दत्तु झांबरे																					
	सुषमा शंकर खोपडे																					
	सुजाता राजाराम माटे																					
	वैशाली पांडुरंग गायकवाड																					
	वृषाली दिनकर झांबरे																					
	इंदुबाई दिनकर झांबरे																					
107	गणेश सुरेश बांदल अपाक	1	68/13-P	16-P	625	2880	18,00,000	18,00,000				13,30,070	13,30,070		28,15,967	28,15,967	-469930	1485896	742948	0	273018	
	मंदाबाई सुरेश बांदल																					
	इतर अधिकारातील नावे																					
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार रद्द																					
	गणेश सुरेश बांदल अपाक								109	1237.50	4256			9011								

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 (c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																									
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 3																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (c) - Column 9 (c)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m.	Value in Rupees														
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure										
1	2	3(a)	3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16			
	मंदाबाई सुरेश बांदल	1	69/3-P	8-P	1225	3360	4116000	4116000				2606937.986	2606937.986		5519294.382	5519294.382	-1509062.014	2912356.396	1456178.198	0	-52883.81619				
	इतर अधिकारातील नावे																								
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार																								
	गणेश सुरेश बांदल अपाक	1	70/3-P	5-P	625	3360	21,00,000	21,00,000				13,30,070	13,30,070		28,15,967	28,15,967	-769930	14,85,896	7,42,948	0	-26,982				
	मंदाबाई सुरेश बांदल																								
	इतर अधिकारातील नावे																								
	श्रीकाळभैरवनाथ वि.का.स.सोसा.इकरार																								
					2475		80,16,000	80,16,000				52,67,079	52,67,079		1,11,51,227	1,11,51,227		58,84,149	29,42,074		1,93,153				

108	विटेवाडी	-		72- P	4080	2880	1,17,50,400	1,17,50,400	-		-	-	-	-	-	0	-1,17,50,400	-	-	-	-	
Note:- Area Admeasuring 5 Ha out of total Govt. land (Vittewadi) is not considered for the purpose of calculating the percentage as required under section 64(g-1) (i)&(ii) of M.R.T.P. Act, 1966 , as the authority is going to get this land at nominal price of Rs. 1/- as per the G.R. dated ... since it is being used for non remunerative use. Hence only area admeasuring 4080 sq.m is considered for the purpose of compensation to the Govt.																						
	Note:Since, the land under Vittewadi seems to be govt. land hence reserved for non																					
	TOTAL				9,01,207.00			3,15,65,53,854		423477.00			2,14,09,07,642			4,36,89,87,661	-1,02,75,88,934.47	2,14,41,38,257	1,07,20,69,129	0	13,68,23,652	

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 03																						
Redistribution and valuation statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi- Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
PUBLIC PLOTS ALLOTED TO APPROPRIATE AUTHORITY																						
Plots under Economically Weaker Section/ Dispossessed People																						
1	PMRDA		61/4/Part	68/Part	807.9603				110	16498.0238				16478	27,18,54,436.18							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-1
			60/13/14/15/16/Part	61/Part	4097.5995																	
			60/12/Part	60/Part	861.2059																	
			60/11/Part	59/Part	2383.7895																	
			59/6/Part	79/Part	3303.1121																	
			59/7/Part	77/Part	60.1381																	
			59/8/Part	76/Part	4866.4043																	
			62/3/Part	75/Part	629.7921																	
			62/4/Part	74/Part	345.0623																	
2	PMRDA		59/ 1/Part	83/Part	626.2875				111	8393.3329				19478	163485338.2							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-2
			59/ 5/Part	78/Part	5255.9443																	
			60/9/Part	57/Part	1260.5693																	
			60/4/5Part	56/Part	1686.5491																	
3	PMRDA		58/6/Part	106/Part	3070.5656				112	8650.2453				16478	14,25,38,742.05							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-3
			58/4/Part	104/Part	2323.5636																	
			57/6/Part	86/Part	2214.2183																	
			57/7/Part	85/Part	1491.2612																	
4	PMRDA		52/Part	36/Part	2874.1075				113	8929.5786				15478	138212017.6							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-4
			75/4/Part	35/Part	5428.6408																	
			75/3+6/part	34/Part	1090.7046																	
5	PMRDA		75/1+14/Part	24/Part	8329.4008				114	7918.0723				14478	11,46,37,850.76							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-5
6	PMRDA		72/Part	23/Part	16185.6519				115	17063.471				14478	247044933.1							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-6
			56/6/Part	53/Part	1546.8424																	
			60/1+2/Part	54/Part	217.3908																	
7	PMRDA		70/2/Part	4/Part	89.4775				116	8333.6543				18478	153989264.2							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-7
			70/3/Part	5/Part	382.0940																	
			71/17+18/part	2/Part	2062.1113																	
			71/15+16/part	2/Part	2199.6728																	
			71/4/part	2/Part	3579.5263																	
			71/4E/part	2/Part	335.5555																	
8	PMRDA		71/6B/Part	2/Part	118.1342				117	3578.4299				14478	5,18,08,508.09							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-8
			71/3/D/4C/Part	2/Part	875.8734																	
			71/3/E+4/D/Part	2/Part	357.6508																	
			71/6/A/Part	2/Part	802.0088																	
			71/7/D/Part	2/Part	202.2592																	
			71/7/E/Part	2/Part	376.9218																	
			71/3/C/Part	2/Part	172.9304																	
71/4/E/Part	2/Part	179.8066																				
71/6/B/Part	2/Part	322.0904																				
71/10,7+F7C/Part	2/Part	474.7810																				

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 (c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:-(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 03																						
Redistribution and valuation statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+/-) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
9	PMRDA		73/Part	1/Part	5629.3019				118	5351.3116				16478	8,81,78,912.54							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-9
			TOTAL							84716.1197					1,37,17,50,002.72							

Plots Under Green Area																						
10	PMRDA		60/4,5/Part	56/Part	162.1781				119	1166.7959				19478	22726850.54							For Pune Metropolitan Region Development Authority (PMRDA) Garden-1
			60/3/Part	55/Part	34.871																	
			56/7+3/Part	50/Part	214.6099																	
			56/8/Part	51/Part	755.1369																	
11	PMRDA		55//Part	40/Part	1500.0000				120	1500.0000				19478	2,92,17,000.00							For Pune Metropolitan Region Development Authority (PMRDA) Garden-2
12	PMRDA		55/10/Part	37/Part	4666.6209				121	14836.0844				14478	214796829.9							For Pune Metropolitan Region Development Authority (PMRDA) Garden-3
			55/14/Part	38/Part	13.3063																	
			54/7/Part	92/Part	679.2465																	
			58/5/Part	105/Part	183.7479																	
			54/6/Part	93/Part	1062.2657																	
			54/5/Part	94/Part	1465.8633																	
			58/4/Part	104/Part	1486.1400																	
			54/4/Part	95/Part	794.8987																	
			54/2/Part	96/Part	557.1945																	
			54/3/Part	97/Part	179.0744																	
			54/1/Part	98/Part	1481.6277																	
			53/2/Part	99/Part	1527.7493																	
			53/1/Part	100/Part	479.0648																	
			58/2/Part	102/Part	198.7407																	
			58/1/Part	101/Part	33.6097																	
			58/3/Part	103/Part	226.9340																	
13	PMRDA		75/12/Part	25/Part	229.6451				122	379.2787				14478	54,91,197.02							For Pune Metropolitan Region Development Authority (PMRDA) Green Belt
			72/13/Part	26/Part	149.6336																	
14	PMRDA		75/3+6/Part	34/Part	1201.9389				123	1201.9389				14478	1,74,01,671.39							For Pune Metropolitan Region Development Authority (PMRDA) Garden-4
15	PMRDA		72/Part	23/Part	1513.6983				124	3100.4751				16478	51089628.7							For Pune Metropolitan Region Development Authority (PMRDA) Garden-5
			55/16/Part	41/Part	54.1740																	
			55/5/Part	42/Part	673.2316																	
			55/6/Part	43/Part	18.8662																	
			55/7/Part	44/Part	27.0267																	
			56/1/Part	45/Part	370.8229																	
16	PMRDA		55/1+3+4+8+9+11+12+13+15+17+18+19+20+21/Part	40/Part	442.6559				125	47086.2874				22478	1058405568							For Pune Metropolitan Region Development Authority (PMRDA) Garden-6
			68/13/Part	16/Part	137.6660																	
			Vitewadi	72/Part	45155.5790																	
			61/7/Part	71/Part	1693.8788																	
17	PMRDA		62/1+2+5+6+7/Part	73/Part	99.1636				126	5555.5144				22478	124876852.7							For Pune Metropolitan Region Development Authority (PMRDA) Garden-7
			69/5/Part	10/Part	4973.3980																	
			69/4/Part	9/Part	582.1156																	

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Form 1:(see rules 6(v) and 21 (1))																						
AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 03																						
Redistribution and valuation statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+/-) compensation (-)/Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
18	PMRDA		75/1+14/Part	24/Part	10702.5503				127	10702.5503				16478	17,63,56,623.84							For Pune Metropolitan Region Development Authority (PMRDA) Play Ground
19	PMRDA		56/9/Part	52/Part	691.8317				128	2463.0086				16478	40585455.71							For Pune Metropolitan Region Development Authority (PMRDA) Open Space-1
			56/4/Part	48/Part	1280.9857																	
			56/8/Part	51/Part	490.1912																	
20	PMRDA		59/6/Part	79/Part	2206.1834				129	2206.1834				16478	3,63,53,490.07							For Pune Metropolitan Region Development Authority (PMRDA) Open Space-2
21	PMRDA		68/12/Part	15/Part	1064.1168				130	1500				17478	26217000							For Pune Metropolitan Region Development Authority (PMRDA) Children's Play Ground
			68/13/Part	16/Part	435.8832																	
TOTAL									91698.1171					1,80,35,18,168.07								
The remaining area is allotted to PG1																						
								Plots Under Public Amenities and Utilities														
22	PMRDA		71/6A/Part	2/Part	314.1054				131	2376.1451				14478	34401828.75							For Pune Metropolitan Region Development Authority (PMRDA) FireStation
			71/3B+4A/Part	2/Part	2456.2900																	
			71/1+2+6+7+ 14/Part	2/Part	43.3644																	
23	PMRDA		68/10/Part	13/Part	1127.5853				132	5390.4090				16478	88823159.38							For Pune Metropolitan Region Development Authority (PMRDA) Elevated Storage Reservoir
			68/11/Part	14/Part	1751.7326																	
			68/12/Part	15/Part	3319.9248																	
			68/13/Part	16/Part	186.1866																	
24	PMRDA		71/6/A/Part	2/Part	751.2412				133	2921.0423				14478	42290849.79							For Pune Metropolitan Region Development Authority (PMRDA) SWCP
			71/7/A/Part	2/Part	1236.1233																	
			71/7/B/Part	2/Part	749.1986																	
			71/7/C/Part	2/Part	481.7880																	
			71/7/D/Part	2/Part	61.0890																	
			71/7/E/Part	2/Part	180.7999																	
25	PMRDA		75/3+6/Part	34/Part	310.2120				134	3211.3877				14478	46494471.58							For Pune Metropolitan Region Development Authority (PMRDA) Sewage Treatment Plant
			75/4/Part	35/Part	2936.2020																	
			52/Part	36/Part	557.7666																	
26	PMRDA		73/Part	1/Part	3703.7152				135	3126.5775				16478	5,15,19,744.41							For Pune Metropolitan Region Development Authority (PMRDA) Cremation and Burial Ground
27	PMRDA		63/Part	1/Part	2000.0000				136	2000				16478	3,29,56,000.00							For Pune Metropolitan Region Development Authority (PMRDA) Electric Substation
28	PMRDA		60/3/Part	55/Part	801.9329				137	5887.0153				16478	97006238.11							For Pune Metropolitan Region Development Authority (PMRDA) Shopping Centre
			60/4,5/Part	56/Part	2600.9060																	
			60/8/Part	62/Part	1237.2366																	
			60/9/Part	57/Part	1246.9398																	

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Redistribution and valuation statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+/-) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
29	PMRDA		53/1/Part 53/2/Part 53/1/Part	101/Part 102/Part 100/Part	844.4021 64.4778 26.3580				138	935.2379				14478	13540374.32							For Pune Metropolitan Region Development Authority (PMRDA) Informal Market-1
30	PMRDA		55/Part 55/16/Part 55/7/Part	40/Part 41/Part 44/Part	908.0853 495.3946 96.5201				139	1500				16478	24717000							For Pune Metropolitan Region Development Authority (PMRDA) Informal Market-2
31	PMRDA		71/7G+6D/Part 71/6/B/Part 71/75+7E/Part	2/Part 2/Part 2/Part	71.0770 389.0120 404.2402				140	864.3292				17478	15106745.76							For Pune Metropolitan Region Development Authority (PMRDA) Informal Market-3
32	PMRDA		75/1+14/Part	24/Part	1172.1119				141	1172.1119				17478	2,04,86,171.79							For Pune Metropolitan Region Development Authority (PMRDA) Vegetable Market-1
33	PMRDA		60/1+2/Part	54/Part	1957.5815				142	1957.5815				16478	3,22,57,027.96							For Pune Metropolitan Region Development Authority (PMRDA) Vegetable Market-2
34	PMRDA		68/9/Part	12/Part	1598.8523				143	1598.8523				14478	2,31,48,183.60							For Pune Metropolitan Region Development Authority (PMRDA) Vegetable Market-3
35	PMRDA		59/6/Part	79/Part	1526.1118				144	1526.1118				17478	26673382.04							For Pune Metropolitan Region Development Authority (PMRDA) Parking-1
36	PMRDA		60/3/Part 60/4+5/Part	65/Part 56/Part	563.5799 1136.4201				145	1700				16478	28012600							For Pune Metropolitan Region Development Authority (PMRDA) Parking-2
37	PMRDA		62/1+2+5+6+7/Part	73/Part	1133.8378				146	1133.8378				16478	1,86,83,379.27							For Pune Metropolitan Region Development Authority (PMRDA) Bus Stop-1
38	PMRDA		55/16/Part 55/1+3+4+8+9+11+12+13+15+17+18+19+20+21/Part	41/Part 40/Part	528.1193 471.8807				147	1000				19478	19478000							For Pune Metropolitan Region Development Authority (PMRDA) Bus Stop-2
39	PMRDA		72/Part 56/3/Part 56/6/Part	23/Part 47/Part 53/Part	8189.8625 1704.3153 105.8223				148	8441.7331				14478	122219411.9							For Pune Metropolitan Region Development Authority (PMRDA) Primary School
40	PMRDA		55/1+3+4+8+9+11+12+13 56/4/Part 56/5/Part 55/2/Part	40/Part 48/Part 49/Part 39/Part	2380.8415 1231.2034 23.1078 436.8951				149	3437.5141				19478	66955899.11							For Pune Metropolitan Region Development Authority (PMRDA) DISP./Maternity Home/ HOSPITAL -1

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Redistribution and valuation statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi- Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
41	PMRDA		54/4/Part	95/Part	643.5043				150	3591.4861				16478	59180508.53						For Pune Metropolitan Region Development Authority (PMRDA) DISP./Maternity Home/ HOSPITAL -2	
			54/3/Part	97/Part	1103.5997																	
			54/1/Part	98/Part	140.8243																	
			54/5/Part	94/Part	17.7659																	
			58/4/Part	104/Part	593.8542																	
			58/3/Part	103/Part	1754.8933																	
42	PMRDA		57/4/Part	90/Part	1370.4470				151	2716.7135				16478	44766004.78						For Pune Metropolitan Region Development Authority (PMRDA) CULTURAL & COMMUNITY CENTER	
			58/6/Part	106/Part	1797.0230																	
			58/4/Part	104/Part	50.7240																	
			TOTAL																			

Plots Under Authority																						
43	PMRDA		57/8/Part	84/Part	5208.4110				152	16740.7042				19478	326075436.4							For Pune Metropolitan Region Development Authority (PMRDA) Authority Plot-1
			57/7/Part	85/Part	452.8926																	
			59/3/Part	81/Part	49.0802																	
			59/2/Part	82/Part	2391.2831																	
			59/1/Part	83/Part	4142.9442																	
			60/4,5/Part	56/Part	915.4959																	
			56/5/Part	49/Part	353.0935																	
			56/4/Part	48/Part	466.1441																	
			56/7/Part	50/Part	2618.4721																	
			55/6/Part	40/Part	131.6364																	
			58/Part	106/Part	11.2511																	
44	PMRDA		75/13/Part	26/Part	897.0785				153	6752.2186				14478	97758620.89							For Pune Metropolitan Region Development Authority (PMRDA) Authority Plot-2
			75/10/Part	27/Part	614.6885																	
			75/9/Part	29/Part	2277.9742																	
			75/7/Part	30/Part	2480.8769																	
			75/3+6/Part	34/Part	450.2940																	
			75/8/Part	28/Part	31.3065																	
45	PMRDA		56/6/Part	43/Part	4.4337				154	10655.5185				20478	218203707.8							For Pune Metropolitan Region Development Authority (PMRDA) Authority Plot-3
			56/7/Part	44/Part	45.9448																	
			56/1/Part	45/Part	1836.0422																	
			56/3/Part	47/Part	8684.8254																	
			56/9/Part	52/Part	84.2724																	
46	PMRDA		56/6/Part	53/Part	72.8065				155	7250.532				14478	104973202.3							For Pune Metropolitan Region Development Authority (PMRDA) Authority Plot-4
			60/1+2/Part	54/Part	5556.3128																	
			60/7/Part	63/Part	1090.6080																	
			60/6/Part	64/Part	530.8047																	
47	PMRDA		68/1/Part	22/Part	1150.8216				156	13581.3239				16478	223793055.2							For Pune Metropolitan Region Development Authority (PMRDA) Authority Plot-5
			68/Part	23/Part	233.9854																	
			68/2/Part	21/Part	1464.0907																	
			68/3/Part	20/Part	584.5462																	
			61/1/Part	65/Part	7322.0958																	
			61/2/Part	66/Part	1791.7098																	
			60/6/Part	63/Part	365.1599																	
			60/7/Part	64/Part	668.9145																	
TOTAL					54980.2972					54980.2972					97,08,04,022.66							

Sr. No.	Plots	Area	Value in Rs	value in Cr.
1	EWS/DP	84716.1197	1,37,17,50,002.72	137.18
2	AUTHORITY PLOTS	54980.2972	97,08,04,022.66	97.08
3	COMMERCIAL PLOTS	32102.5749	51,93,83,565.87	51.94
	TOTAL	171798.9918	2,86,19,37,591.25	286.19

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

10. NOTES

1. All the rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred to their corresponding Final Plots.
2. All the rights of passages either to any existing over any land included in the Scheme are hereby extinguished, except where otherwise specified in the Remarks Column of Form-I.
3. All the rights of the lessers and lessees, if any, in the Original Plots are hereby transferred to their corresponding Final Plots respectively of change in area except where otherwise specified in Remarks Column of Form-I
4. Agreements in respect of Original Plot between the owner on one part and the Appropriate Authority or Government on the other part are hereby transferred to the corresponding Final Plots subject to minor modification in area unless otherwise provided in the agreement.
5. The tenure of all Original Plots are hereby transferred to the corresponding Final Plots.
6. The owners of the Original Plots whose Final Plots are not identical with the Original Plots are allowed, unless otherwise specified and no compensation is allowed in the Scheme to remove trees and material, if any, of their wire fencing, hedges, sheds, huts, etc. existing on their Original Plot and not included within the boundary of their Final Plots allotted to them within one month from the date on which the draft Scheme comes into force, provided that they shall fill up at their own cost any hollows created during the action of removal of the aforesaid material.
7. The appropriate Authority shall keep all sites allotted for the public purpose in sanitary conditions and shall utilize for the specified purpose mentioned in the Scheme.
8. No excavation shall be made anywhere within the scheme area without the permission of the appropriate Authority having been first obtained except within the plots finally allotted to the owners.
9. In case of plots held on new tenure or restricted tenure under the Agricultural Lands and Tenancy Act or under any other mode, the rights of the Collector, Pune for government of Maharashtra to receive share of compensation as per prevailing government rules and policy out of the total compensation that may be decided under the Final Scheme are hereby transferred or continued on Final Plots as shown in the Remarks Column of Form-I of the Scheme.
10. In case of Final Plots allotted in common ownership or joint ownership, the shares of persons are as per their shares in the respective Original Plots.
11. The rights of other right holder in Original Plot are transferred to the corresponding Final Plots.
12. In land under litigation, the ownership of such land shall be as per the judgment of the Hon'ble Court.

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

11. FINANCE OF SCHEME “FORM 2”

[See rules 6 (vii) and 21 (2)]

Sr. No.	Particulars	Cost (in cr.)
1	Estimated expenses of works included in the scheme under section 59 (b)	147.3
	Other expenses -	
2	Expenses shown in the redistribution and valuation statement (total of column 11 of Form 1)	102.76
3	cost of preparation and publication of the draft scheme under section 60 (2) and 61(1), 61(2) or 63(2)	0.6
4	Compensation under section 102	0
5	Legal expenses under section 97 (1) (e)	0.25
6	Compensation under sections -----	0
7	Cost of demarcation , salaries or remuneration of Arbitrator and Tribunal of Appeal and their staff and other expenses under section 81(2)	0.45
	(a) Total expenses	251.36
8	Total of increments (column 12 of Form 1)	214.41
9	Proportion of increment to be charged under section 99 ----- 50 % Percent	107.21
	(b) Total of the contribution under section 99 to be waived vide Resolution No.2 dated 24/03/2018,	107.21
10	Net cost of scheme to the Planning Authority (a)- (b)	144.15

Note:- The infrastructure cost of the scheme at **Rs.147.30 Cr.**, the compensation shown in col. No. 11 at **Rs. 102.76 Cr.** and other expenses at Rs. 1.30 Cr. i.e. the overall cost of scheme is **Rs. 251.36 Cr.** and it is proposed to be met by sale of Final Plots allotted to the Authority for different purposes which cost works out to be **Rs.286.19 Cr.**(Authority Plots Rs. 97.08 Cr + EWS Plot Rs. 137.18 Cr + Commercial Plots Rs. 51.94 Cr) Net balance with Authority is **Rs.34.83 Cr.** Hence total contribution to be waived at Rs. 107.21 Cr and the notional contribution of Rs. 1 to be taken from the respective land owners as decided by PMRDA.

(VIJAYKUMAR GOSWAMI)
METROPOLITAN PLANNER
DEVELOPMENT PERMISSION
PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

(VIKRAM KUMAR)
METROPOLITAN COMMISSIONER
AND CHIEF EXECUTIVE OFFICER
PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

12. - SPECIAL DEVELOPMENT CONTROL REGULATIONS

SPECIAL DEVELOPMENT CONTROL REGULATIONS FOR AAUTADE HANDEWADI DRAFT TOWN PLANNING SCHEME NO. 03

In addition to the Development Control and Promotion Regulations in force in the area of PMR which have been sanctioned vide Urban Development Department Notification No. TPS-1817/1246/CR-40/18/20(4) / UD-13, dated 11th December 2018 (hereinafter called as DCPR-2018), the following Special Regulations are framed which are supplementary to DCPR-2018, or in future that DCPR which prevails shall apply to the development of any sort to be carried out in the Final Plots of the Town Planning Scheme No. 3 (Autade-Handewadi). In case of any conflict between the regulations in the DCPR-2018 and these Special Regulations prescribed below, then these Special Regulations shall prevail :-

- 1) The Final Plots allotted to the Owner in lieu of their original plots shall be considered as included in Residential Zone and shall be eligible for development for users prescribed in Regulation of the DCPR-2018.
- 2) Boundaries of the Final Plots shall not be changed or modified or altered during development.
- 3) Amalgamation of two or more Final Plots shall not be permitted to form a new Final Plot However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.
- 4) Temporary / short term development proposals on any ground shall not be permitted in the portions of original plots which are proposed to be merged during the reconstitution to form a Final Plots not allotted to the holders / owners of such original plots.
- 5) 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-2018 or prevailing DCPR at the time of such proposal obtained.

6) Permissible Normal FSI on Final Plots

a) The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25 in view of the lands pulled / assembled for residential / Commercial development by the Special Planning Authority. The FSI permissible in a Final Plot whose owners have not 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 computed as below.

$$\text{FSI of Final plot} = \frac{\text{Area of original plot}}{\text{Area of final plot}} \times 1.25$$

b) 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 1.25.

c) Maximum FSI permissible in the Final Plots whose owners have not been awarded monetary compensation shall be as follows :-

AAUTADE - HANDEWADI DRAFT TOWN PLANNING SCHEME NO.03

Road Width (m)	Basic FSI	Permissible TDR Loading	Premium FSI	Maximum Permissible FSI
Below 9 meter	2.50	0.00	0.00	2.50
9.00 m & upto 12.00 m	2.50	0.20	0.20	2.90
12.00 m & upto 15.00 m	2.50	0.30	0.20	3.00
15.00 m upto 24.00 m	2.50	0.40	0.20	3.10
24.00 m upto 30.00 m	2.50	0.50	0.20	3.20
30.00 m and above	2.50	0.60	0.20	3.30

Maximum FSI permissible in Authority Plots, Amenity plots (Vegetable Market, Informal Market, Shopping Centre, Primary School, Dispensary & Maternity Home / Hospital, Cultural & Community Center etc.) and EWS/LIG plots shall be 4.00.

Maximum FSI permissible in Utility Plots shall be 1.00.

d) The Owner shall not develop his Final Plot at any time to consume FSI more than that is permissible in case of already constructed plots.

e) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.

f) The owner of such Final Plot shall not ask for monetary compensation for balance basic FSI if any after partially consuming the FSI.

7) Ribbon Development Rules for urban area shall be applicable to the Town Planning Scheme area.

PMRDA is a Special Planning Authority constituted under section 40 of M.R.T.P Act, 1966 and preparation of Development Plan for its jurisdiction is under process and soon it is going to be published, So there is a need of applying Ribbon Development Rules for Urban area in the T.P.S. area as per as the point no 2 in the directives issued by the government (TPS-1819/In. Ref-36/19/UD dated 5/8/2019 under section 154 of the M.R.T.P Act 1966, is concerned.

8) Provision of Amenity space mentioned in sanctioned DCPR shall not be made applicable for final plots in TPS area.

9) In any layout or subdivision or any development of land for any use/zone admeasuring 0.40 Ha. or more, 10% of the final plot area shall be reserved as notional recreational open space which shall as far as possible be provided in one place. Whereas, final plot area shall be considered as net plot area for FSI calculations.

10) If in case normal permissible FSI cannot be utilised on any Final Plot, T.D.R. shall be allowed/ permissible in lieu of balance unutilised FSI provided that owner shall submit written affidavit stating he shall not use balance unutilised FSI in future.

13. SCHEME PLANS

- 1. PLAN No.1 (a): INDEX PLAN: DECLARATION OF TPS BOUNDARY**
- 2. PLAN No.1 (b): INDEX PLAN: TPS BOUNDARY AND EXISTING FEATURES**
- 3. PLAN No.2: PLAN SHOWING THE BOUNDARY OF ORIGINAL PLOTS WITH PLOT NUMBERS, SURVEY NUMBERS, EXISTING DEVELOPMENTS.**
- 4. PLAN No.3: PLAN SHOWING ORIGINAL PLOT BOUNDARY AND THE BOUNDARY OF FINAL PLOT INCLUDING THE FINAL PLOTS WITH ROAD ALLOTTED TO APPROPRIATE AUTHORITY FOR SPECIFIC PUBLIC PURPOSE.**
- 5. PLAN No.4: PLAN SHOWING THE BOUNDARY OF FINAL PLOTS WITH ROADS AND DESIGNATION OF FINAL PLOTS ALLOTTED TO APPROPRIATE AUTHORITY FOR SPECIFIC PUBLIC PURPOSE.**
- 6.PLAN No. 5: PLAN SHOWING THE DETAILS ROAD NETWORK WITH PUBLIC PURPOSE PLOTS, UTILITIES AND SERVICES**
- 7. PLAN No. 6: PLAN SHOWING THE DETAILS OF SALES AS PER SALES STATEMENT**
- 8. PLAN No. 7 (a): PLAN SHOWING THE ROAD NETWORK**
- 9. PLAN No. 7 (b): PLAN SHOWING TYPICAL CROSS-SECTIONS OF ROADS**
- 10. PLAN No. 8: PLAN SHOWING WATER SUPPLY NETWORK**
- 11. PLAN No. 9: PLAN SHOWING STORM WATER NETWORK**
- 12. PLAN No. 10: PLAN SHOWING SEWERAGE NETWORK**
- 13. PLAN No. 11: PLAN SHOWING SOLID WASTE MANAGEMENT**