



PUNEMETROPOLIS

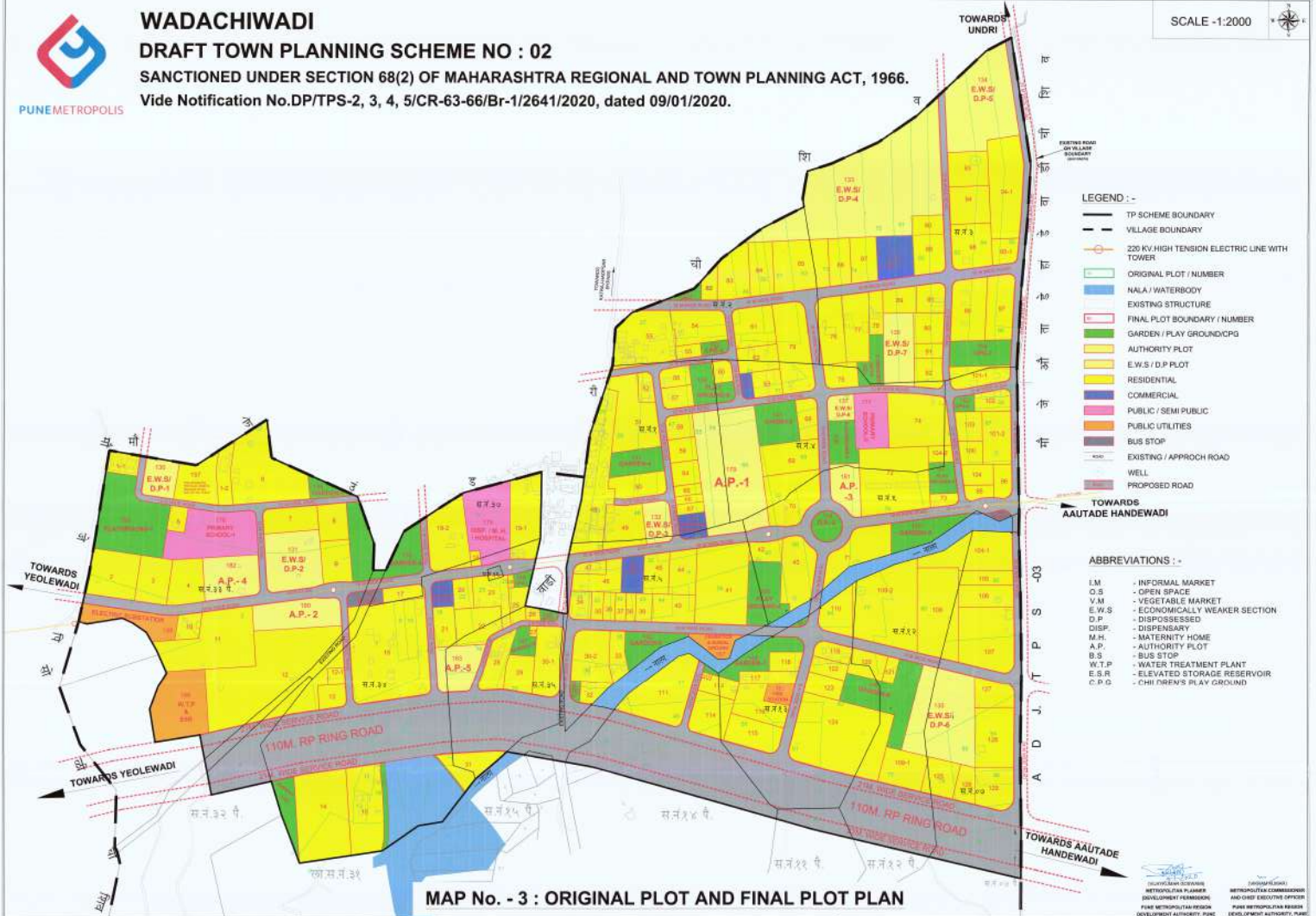
## WADACHIWADI

### DRAFT TOWN PLANNING SCHEME NO : 02

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 -1:2000



**PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY**

**WADACHIWADIDRAFT TOWN PLANNING SCHEME NO.02**

**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**



PUNEMETROPOLIS

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**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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WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

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# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

## 1.PREAMBLE

**Whereas**, the 1<sup>st</sup> 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 Town Planning Schemes 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 Pune Metropolitan Region Development Authority 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. 02, Wadachiwadi under section 60(1) and 60(2) vide Resolution No.1, dated 17/11/2018 which is published in the Maharashtra Government Gazette, Part-I, Pune Division 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



# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

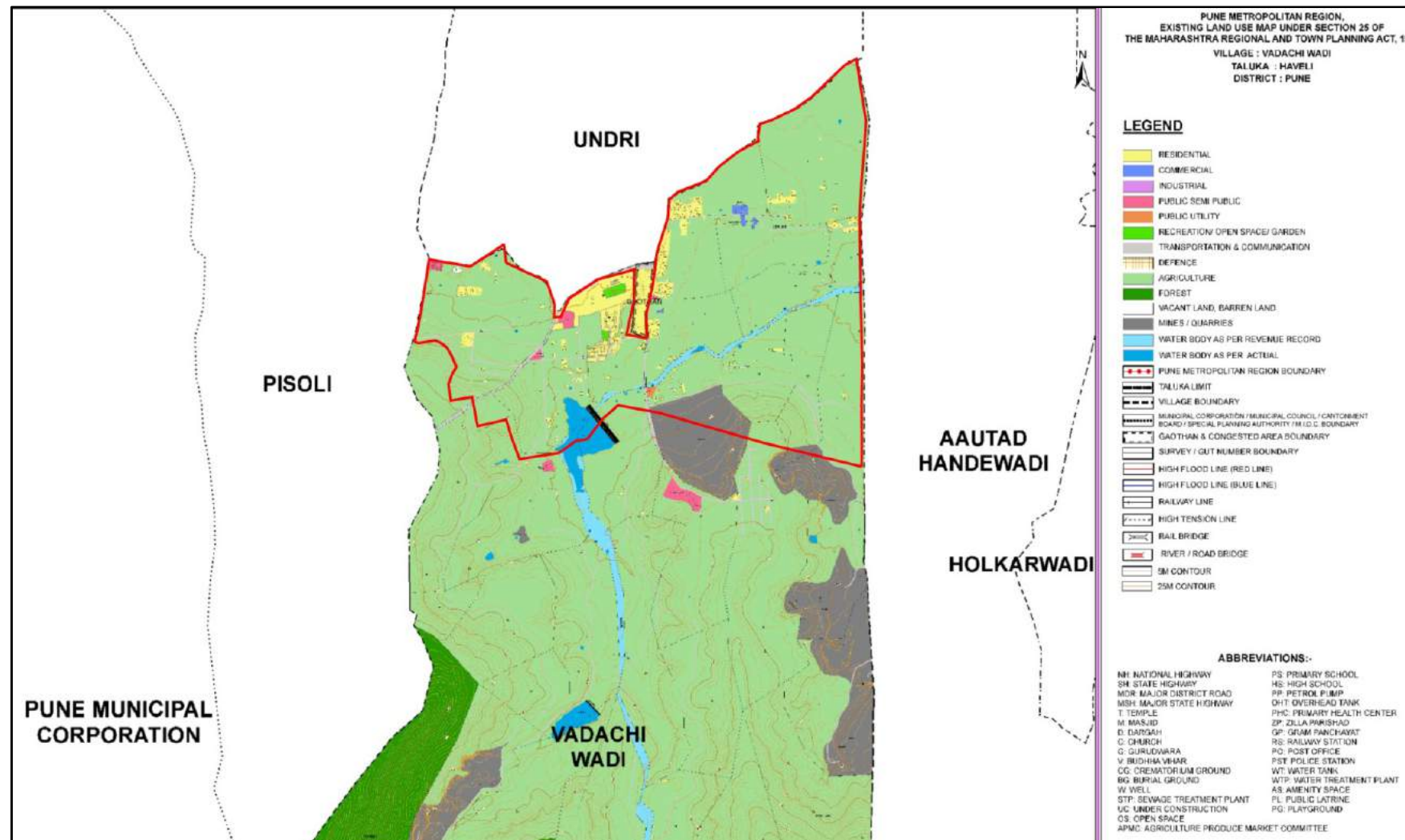
## 2.BRIEF HISTORY OF THE DRAFT SCHEME

### 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.km. 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 **134.79 Ha.**



The Existing Land Use of Wadachiwadi 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 Plot which are buildable, utilizing full FSI.

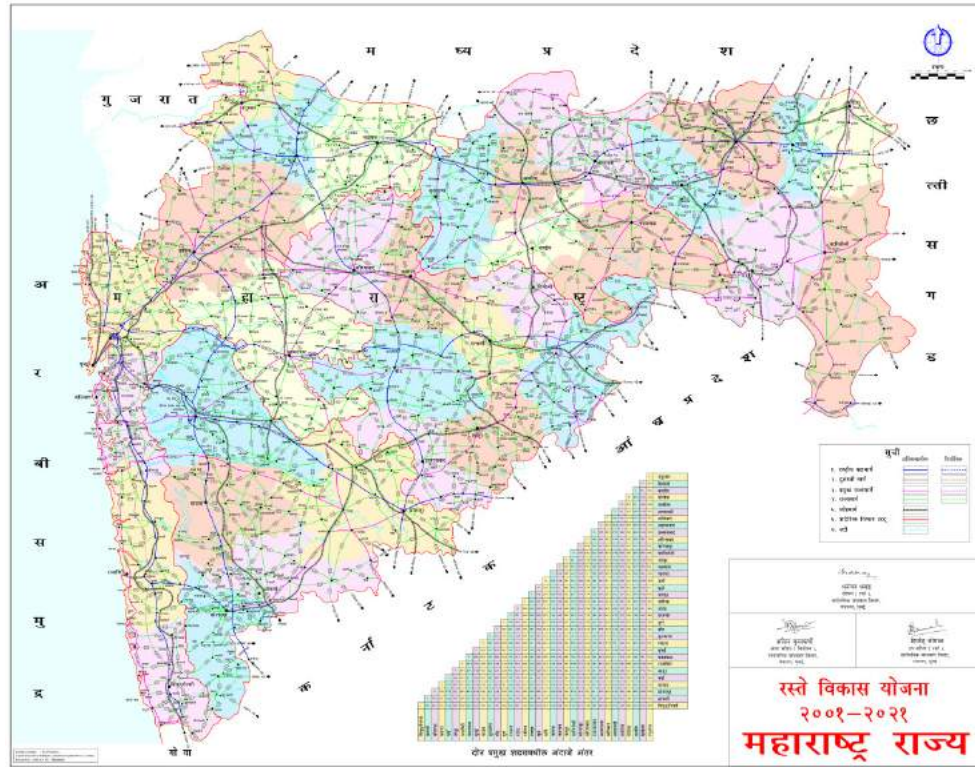


## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

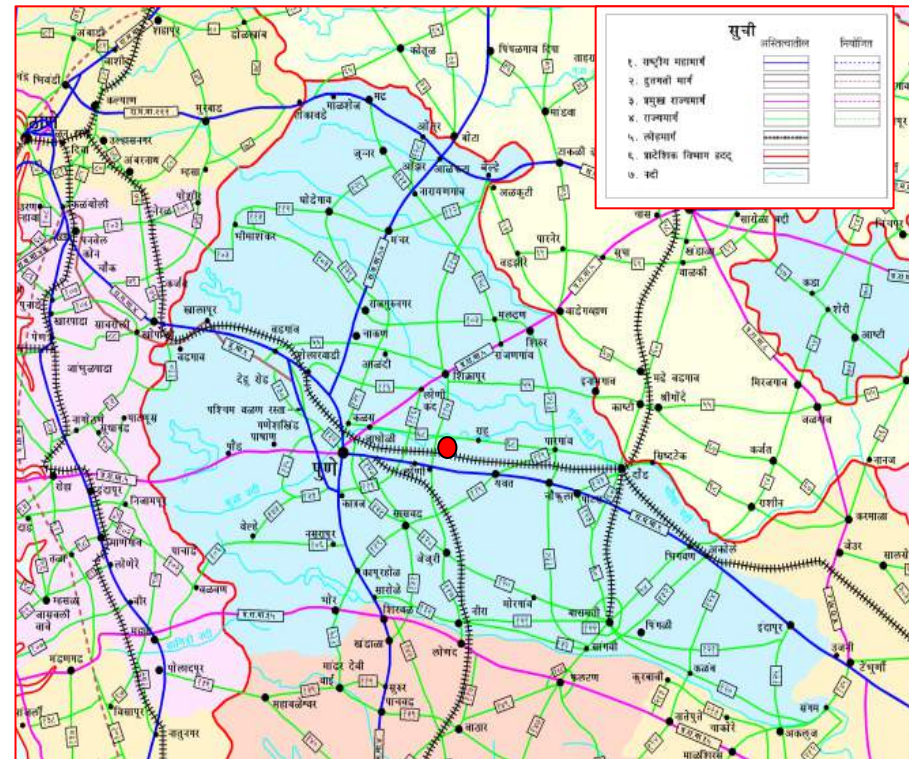
### II. CONNECTIVITY: -

The Connectivity to Wadachiwadi from State Highway (S.H 116), Katraj to Fursungi. The TPS is located about 2 km. from this State Highway.

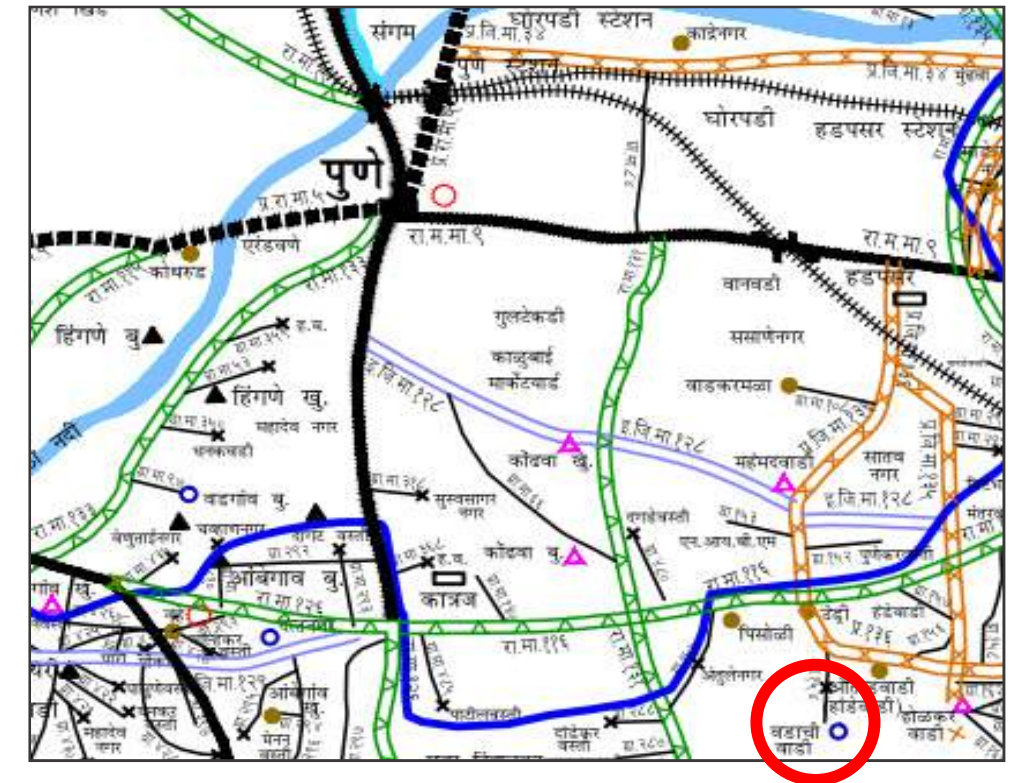
Also connecting through with Major District Road (MDR.136) and Village road VR154. A 6m wide existing/approach road connects TPS with Gaonthan at North direction and further it connects to Katraj-Hadapsar Bypass road at a distance of 1.5 Km in North direction.



MAP : ROAD NETWORK IN MAHARASHTRA



MAP: ROAD NETWORK IN PUNE

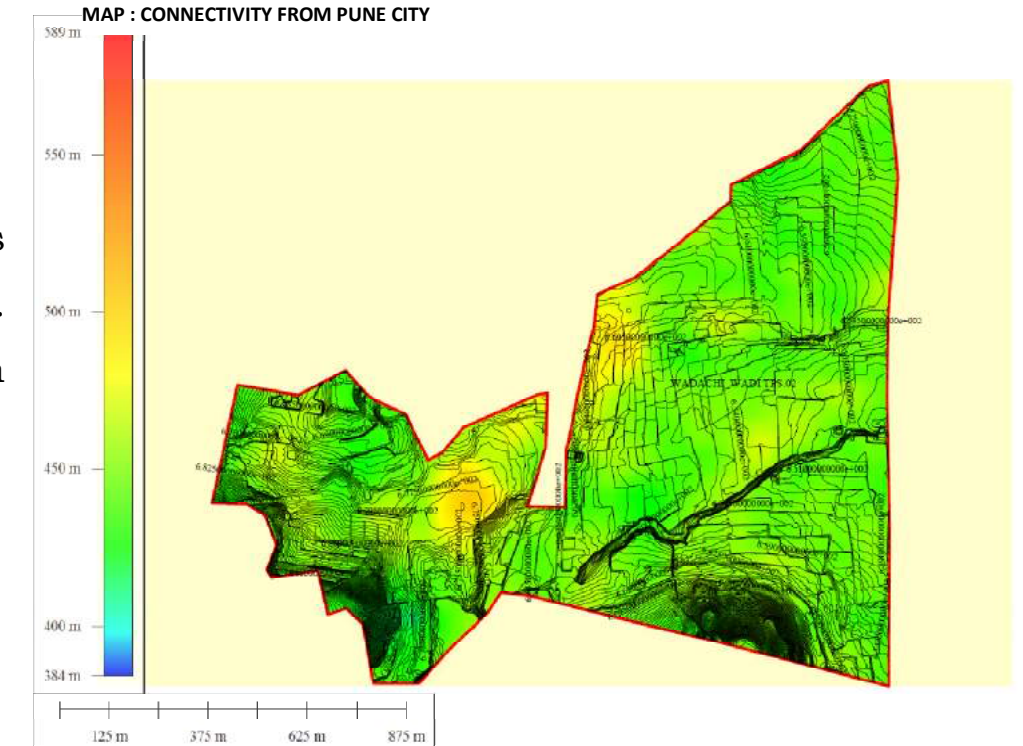


MAP : CONNECTIVITY FROM PUNE CITY

### III. PHYSICAL FEATURES: -

#### a) TOPOGRAPHY: -

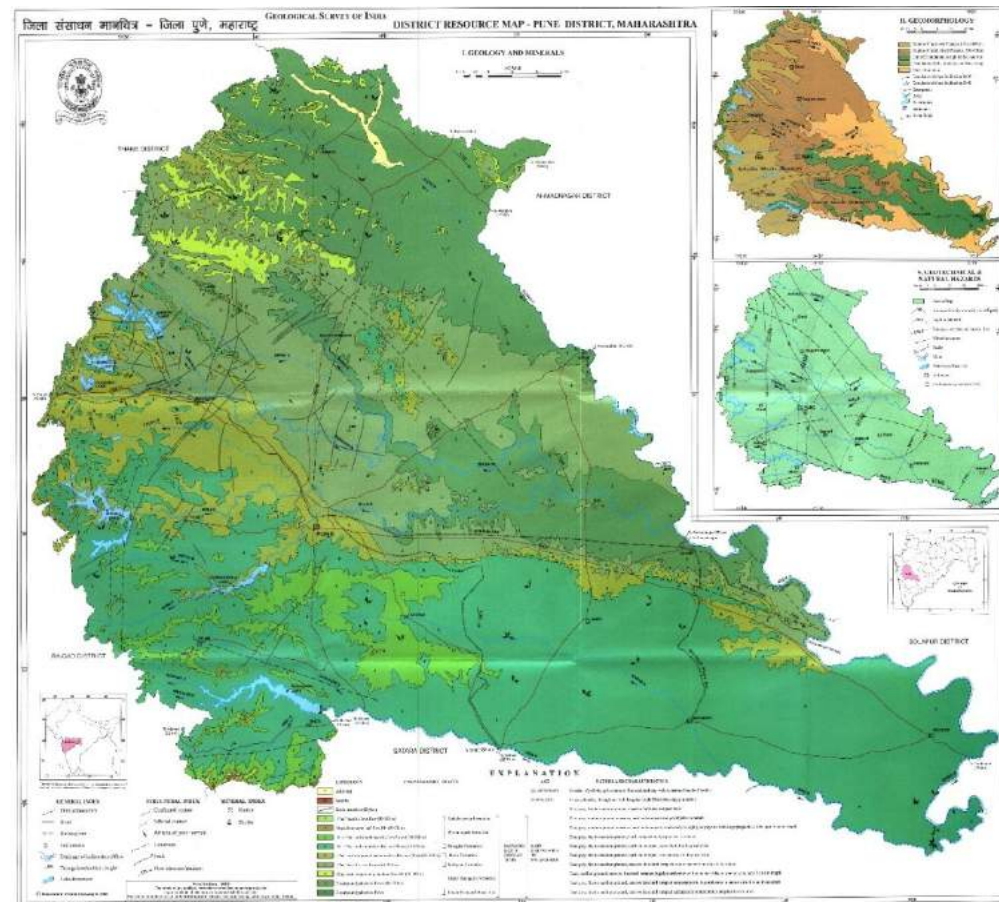
Thematic Map Showing contour analysis of proposed town planning scheme, in TPS areas contour level from above mean sea level is 652m to 670m along the length around 1523 m. Topography of the area of the proposed TPS is gentle with a hill towards South. The terrain towards the North is partially flat.



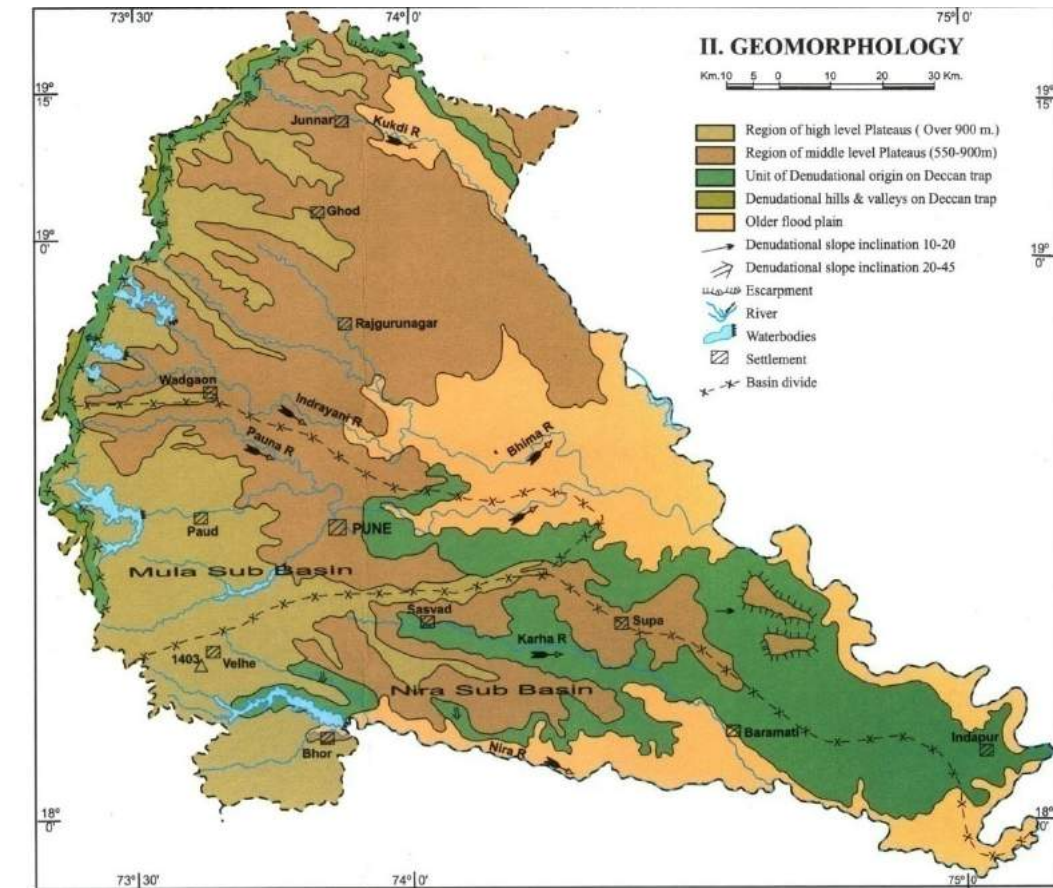


# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

## b) GEOLOGY AND GEOMORPHOLOGY:-



1 GEOLOGY OF PUNE DISTRICT



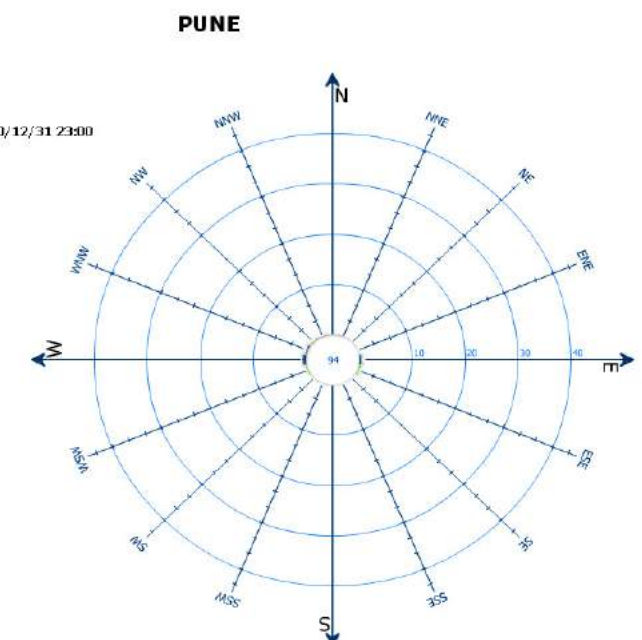
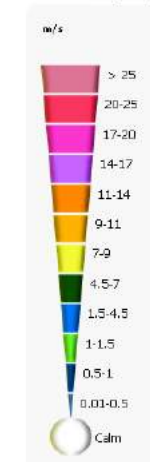
GEOMORPHOLOGY OF PUNE DISTRICT AND TPS AREA

- 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 m -350m) in Deccan Trap Which forms the Purnadarad Formation it comprises mainly of simple flows 'aa' type data aspheric.
- 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 15'N  
Longitude : 73 42'E  
Elevation : 559.0 m  
Month(s) : 01  
Hour(s) : 03  
Period : 1971/01/01 00:00 - 2000/12/31 23:00



## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **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 Sanctioned 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 Wadachiwadi Draft Town Planning Scheme No.02, 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 is being 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. PMRDA will submit the proposal of modification to Government of Maharashtra under Section 20 of the Maharashtra Regional and Town Planning Act, 1966, in the Sanctioned Regional Plan of Pune district after Sanctioning of Draft Town Planning Scheme by the Government.

### **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 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



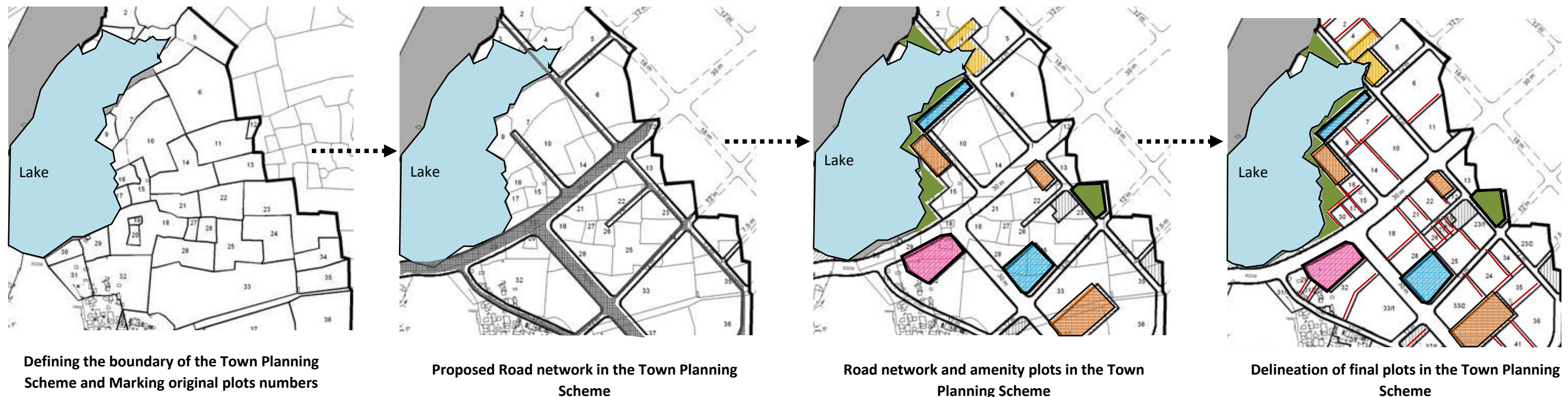
## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

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 of 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?

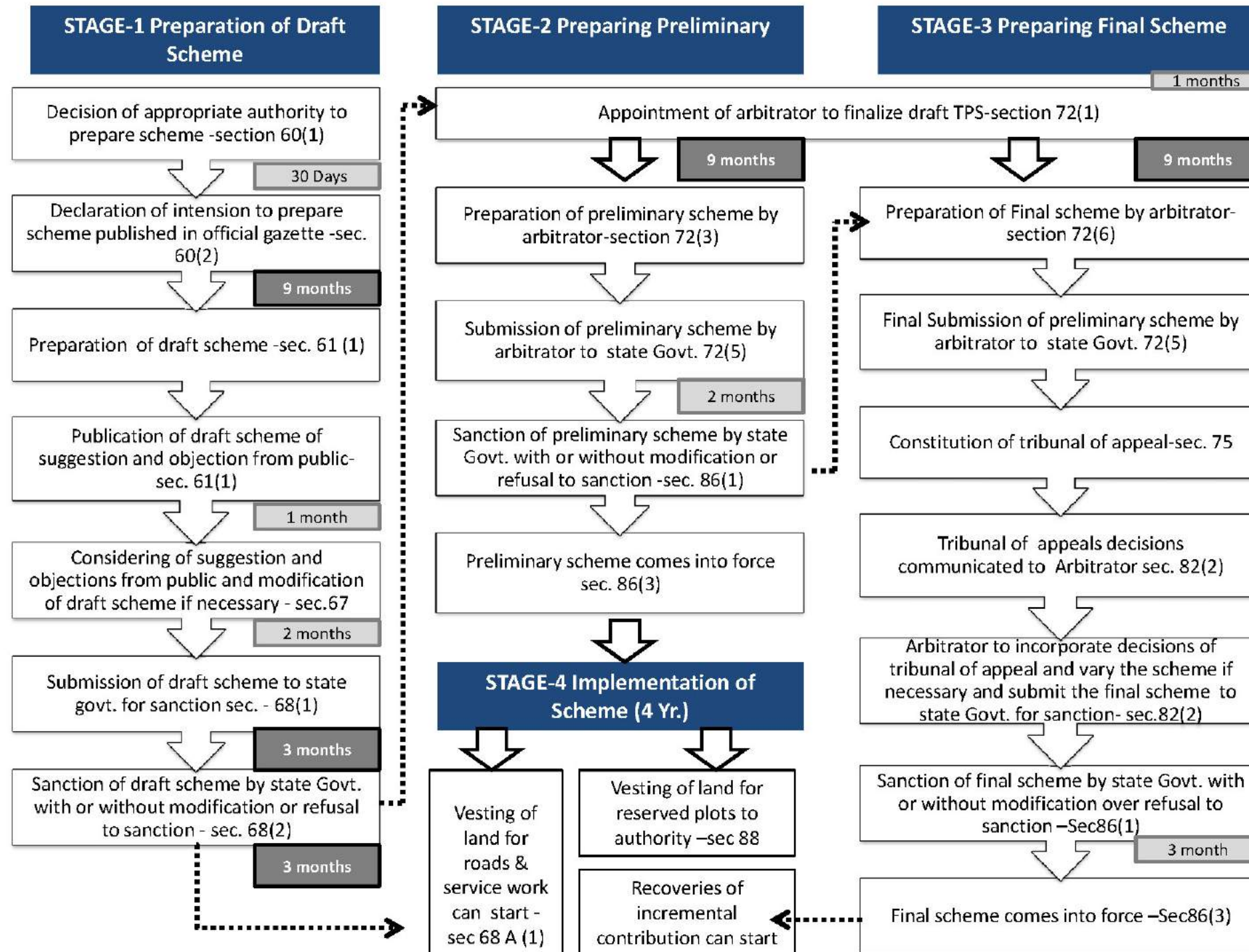
Cities or towns tend to grow in an unplanned and haphazard manner with passage of time due to high rate of urbanization and industrialization which has brought movement of people, goods and services. The cities are more than the Municipal Limits; they have extended to the agglomeration. Thus the actual 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 1 DEVELOPMENT PROCESS OF TOWN PLANNING SCHEME

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 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



## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **IX. PROPOSED TOWN PLANNING SCHEME: -**

Village Wadachiwadi, 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 is located to the 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 Wadachiwadi Draft Town Planning Scheme No. 2, for the area and implement the proposals of 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.
- 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.

## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **D) Reconstitution-**

- 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.

### **E) Compensation-**

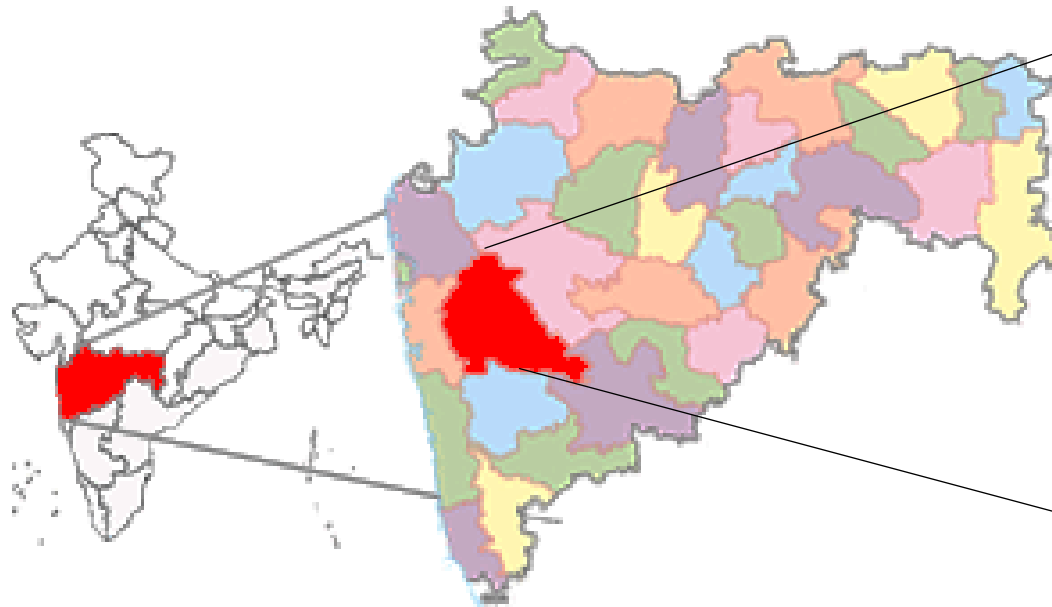
- The compensation amount is calculated based on the sales available prior to 5 years from the Date of Declaration of intension i.e. Date of Valuation
- In case of partial demolition i.e. less than 50% structure is affected & the remaining structure is habitable, compensation shall be paid to affected 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 17/12/2018 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.

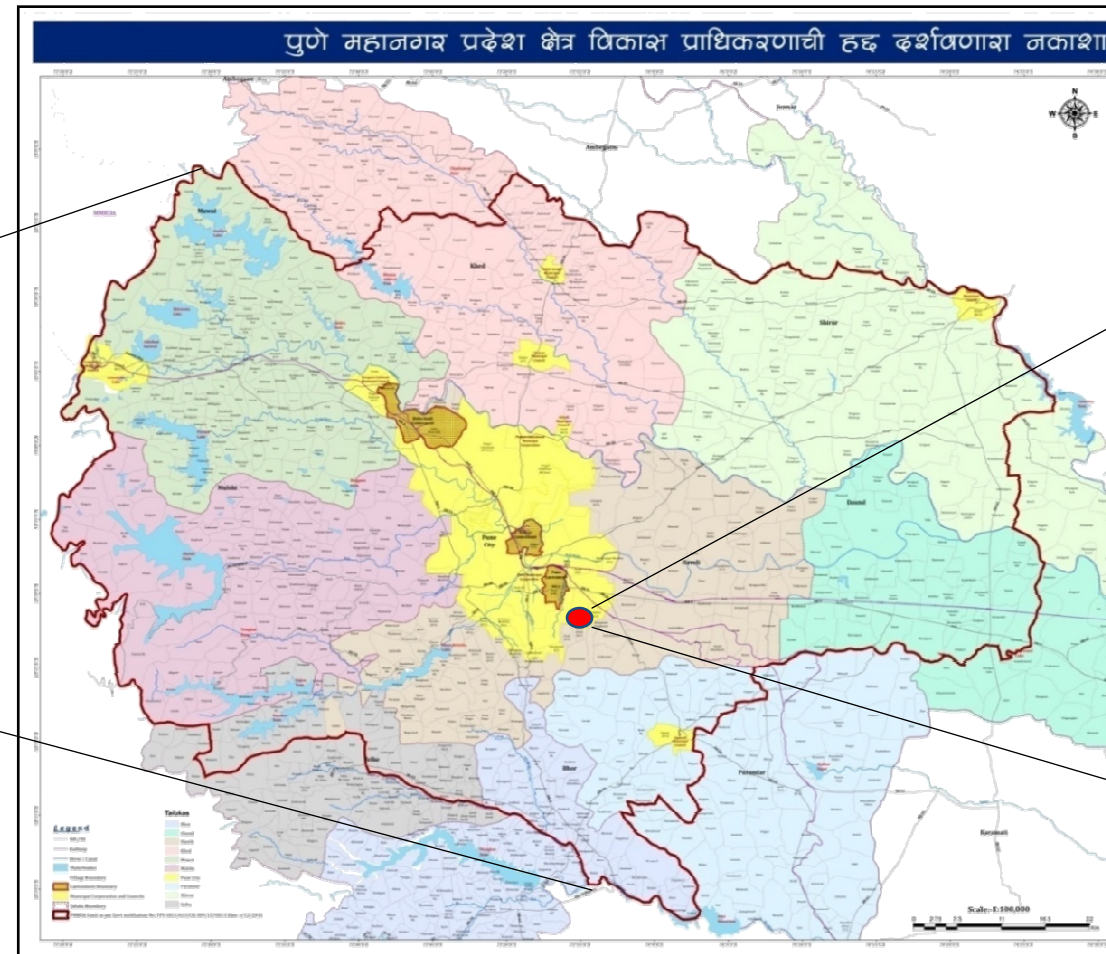
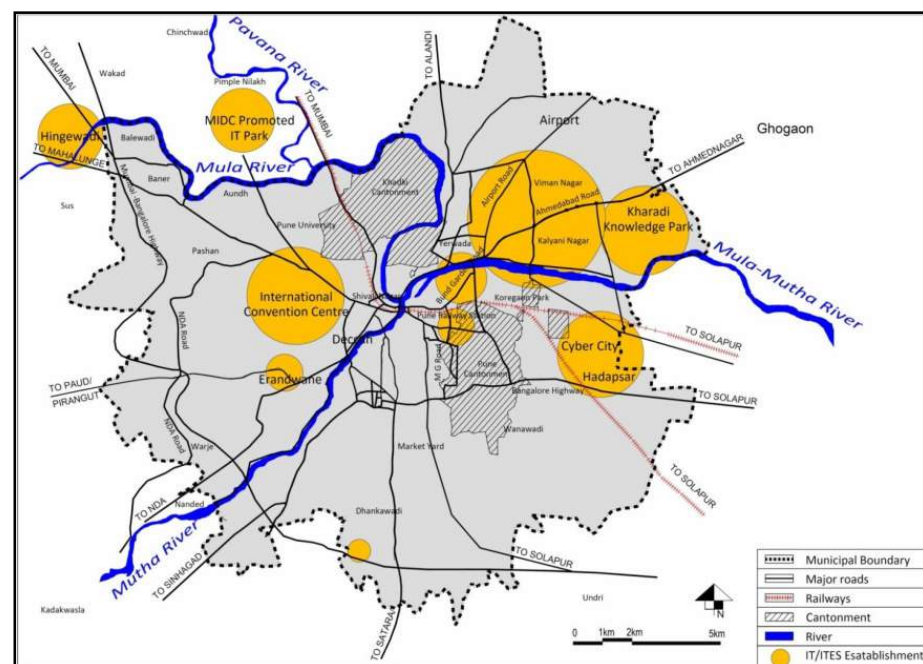
# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

## XI. LOCATION MAPS :-



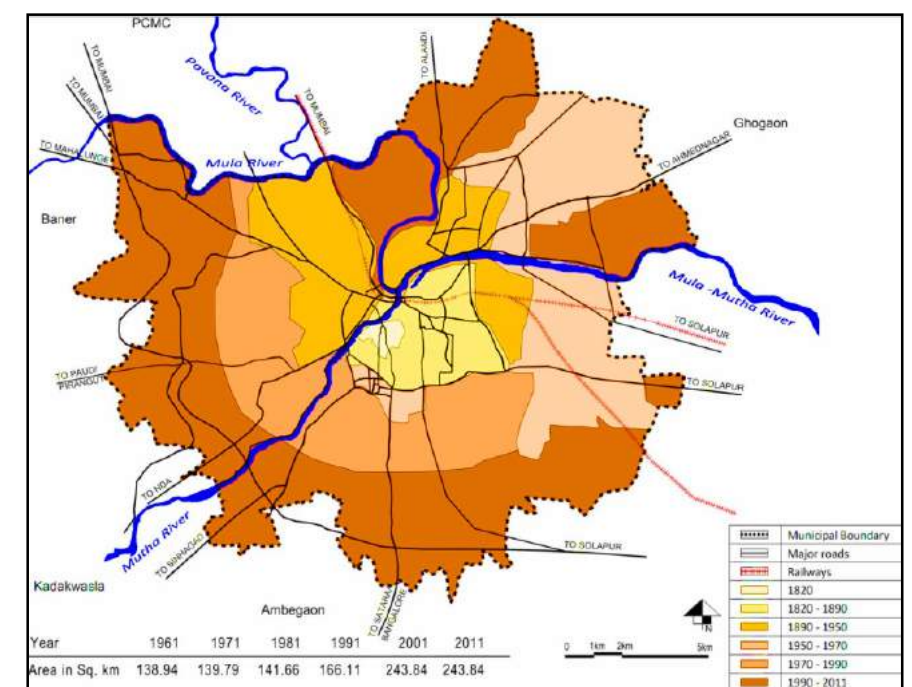
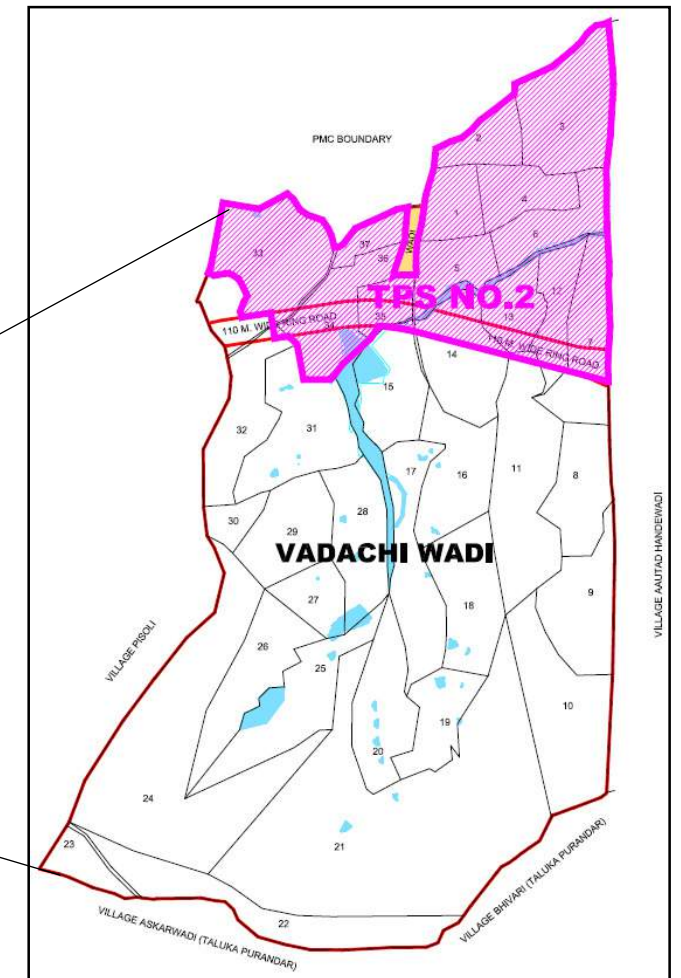
MAP SHOWING PUNE IN MAHARASHTRA

### ECONOMIC GROWTH DRIVERS OF PUNE CITY



MAP SHOWING PMR REGION IN MAHARASHTRA

- 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



CHRONOLOGICAL DEVELOPMENT OF PUNE CITY FROM 1820- 2011

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 3.PROPOSALS OF WADACHIWADI DRAFT TOWN PLANNING SCHEME NO.02:-

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, bridges and other structures;
- f) The allotment of reservation of land for 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 **134.79 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 are proposed along the High Tension lines. The proposed arterial roads are of 18.0 m. wide. The neighborhood streets are proposed to be 12.0 m. wide.



# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

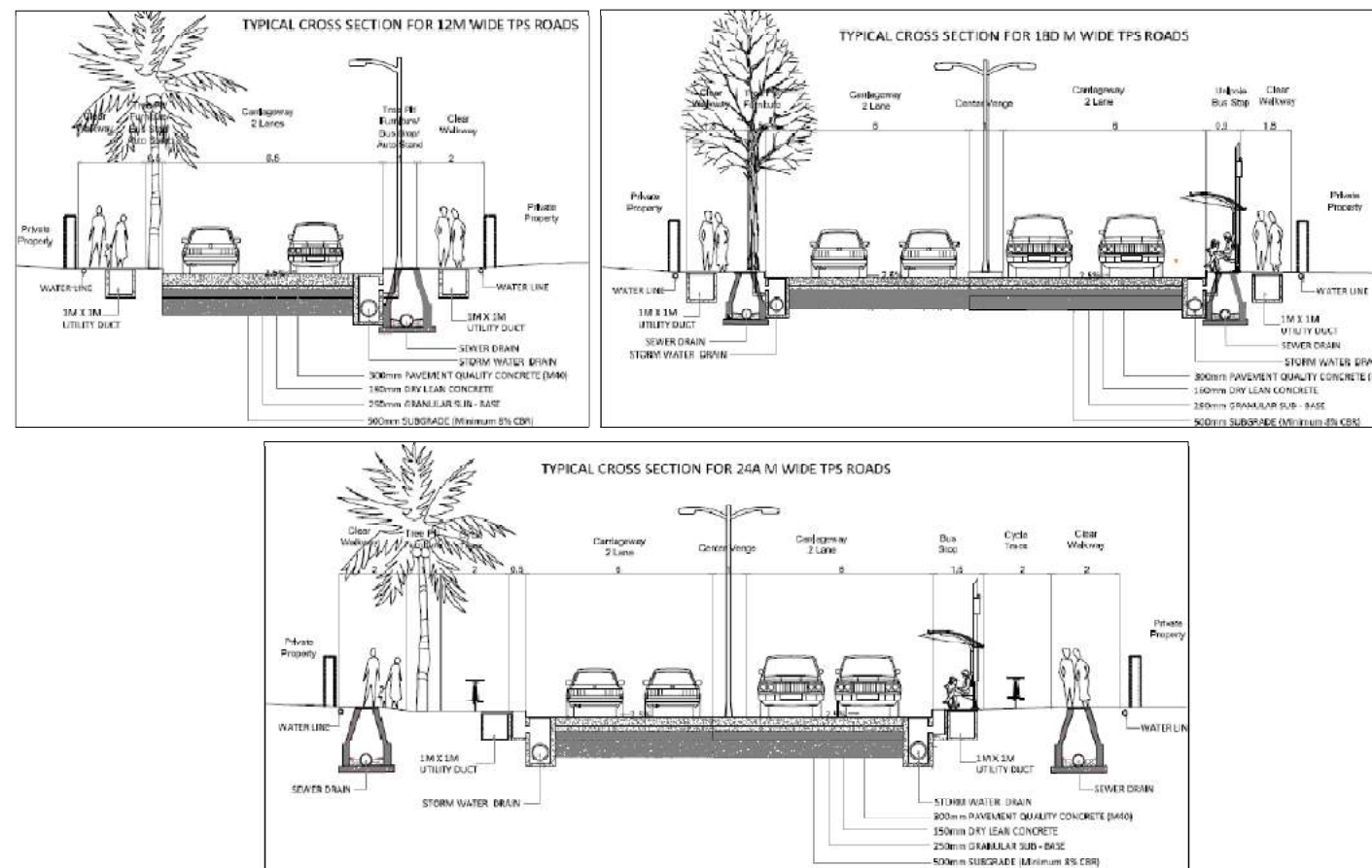
## I INFRASTRUCTURE LAYOUT

50 % of the total area of the TPS is allotted to the provision of roads and other infrastructure, public amenities and utilities within the TPS.

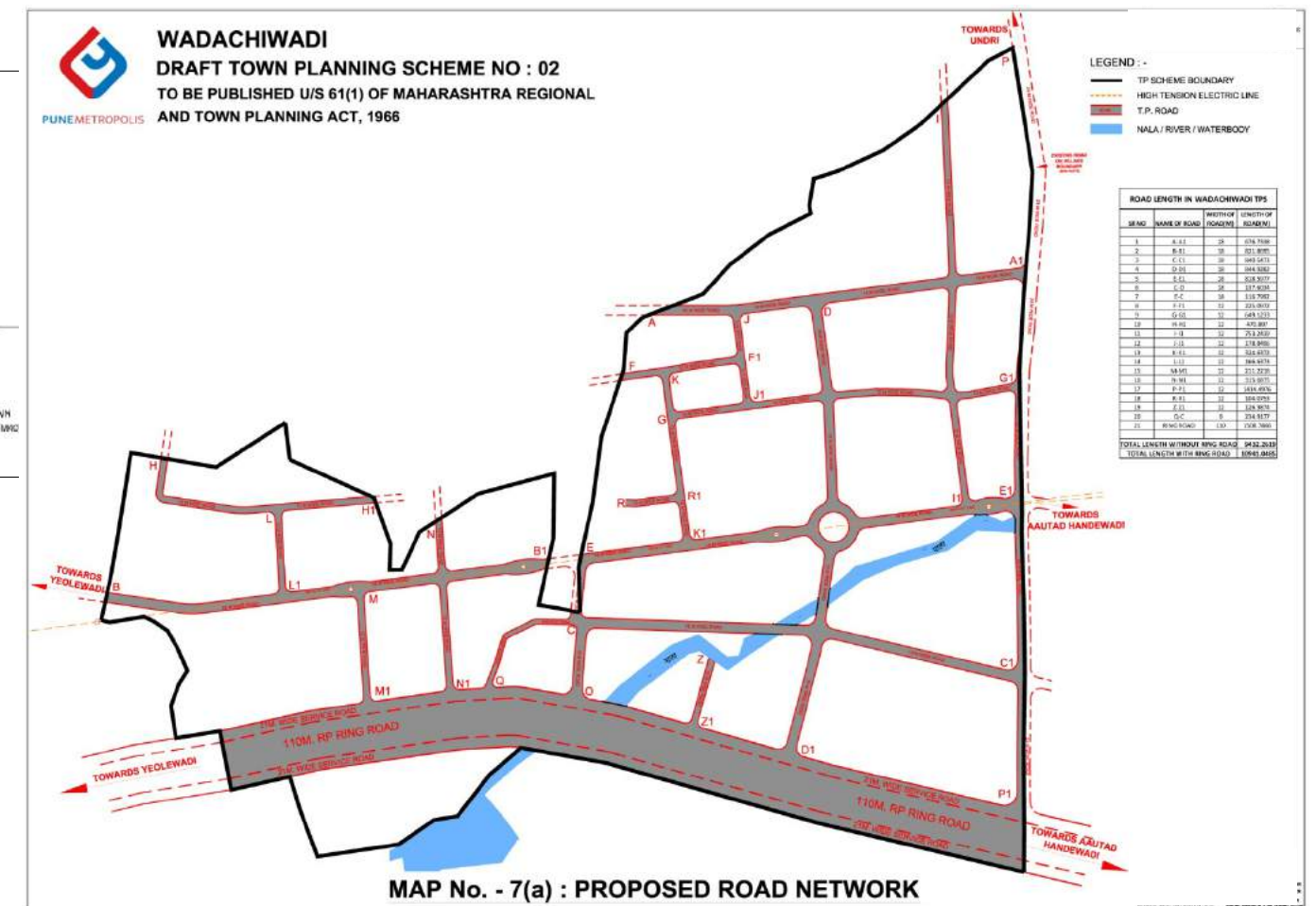
Broadly, following are the sectors which are considered for provision of infrastructure facilities

### 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 up to 28.78Ha i.e. 21.85 % (Including Ring Road) of the total TPS area. Total length of proposed roads is 9.42 km. A length of 1.519 km is under Proposed 110 m 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 MRTP Act, 1966, shall vest absolutely in PMRDA free from all encumbrances. The TPS road widths varies from 18.0 m to 9.0 m. Typical cross sections are prepared considering the purpose for which the road will be used and the proposed road widths.



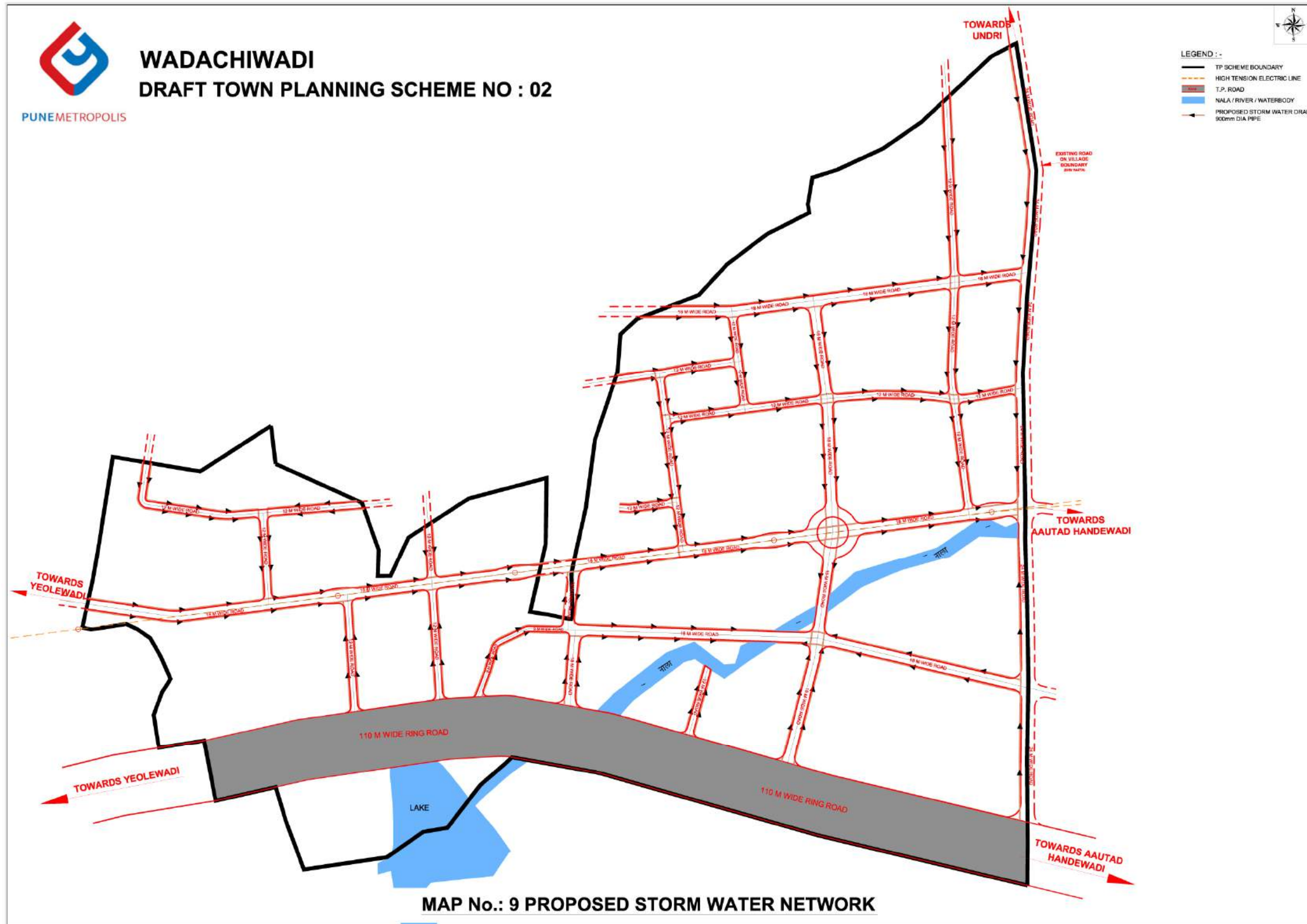
TYPICAL CROSS SECTION OF ROADS



## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

## 2. STORM WATER DRAINAGE

One major nala of length 1.07 km, running from South West to East is identified in the scheme area. Total length of nala will be retained. Total length for proposed storm water drain network is 21.86 km, of which 900 mm pipe drain is 1.5 km and box culvert is 20.36 km. Three cross drainage works are proposed along the roads for TPS.



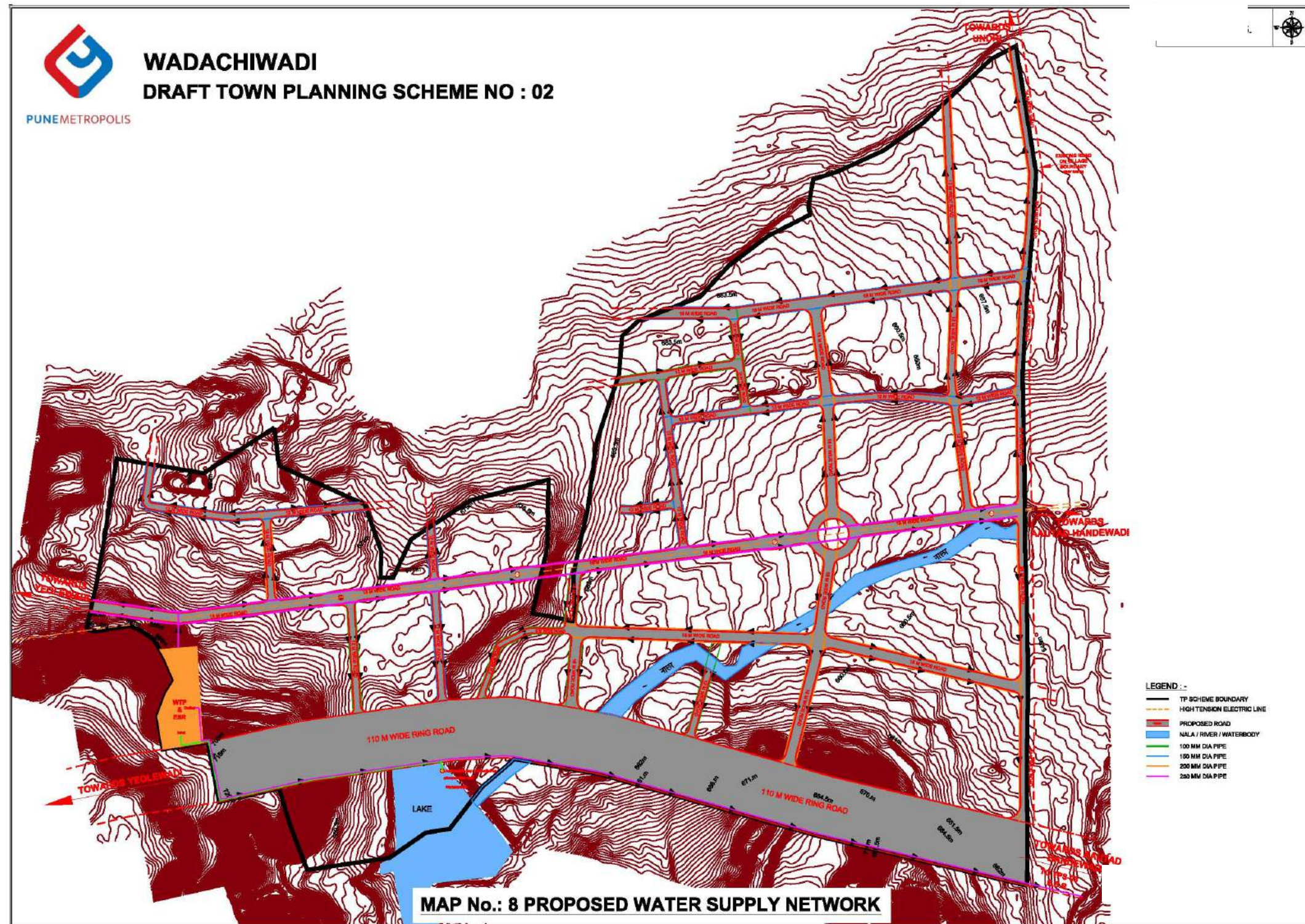


## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 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 0.6km away from the proposed WTP& ESR. Two Elevated Service Reservoirs of 3.45 MLD are proposed at WTP Site.

Considering the water supply rate of 150 lpcd& losses at 15% a water demand of 14.78MLD is observed. Considering 24X 7 water supply, a Water Treatment Plant of 32 MLD is proposed out of which 19.48MLD is consider for Wadachiwadi. Water supply network is proposed for 21.86 km with diameters ranging from 250 mm to 100 mm.

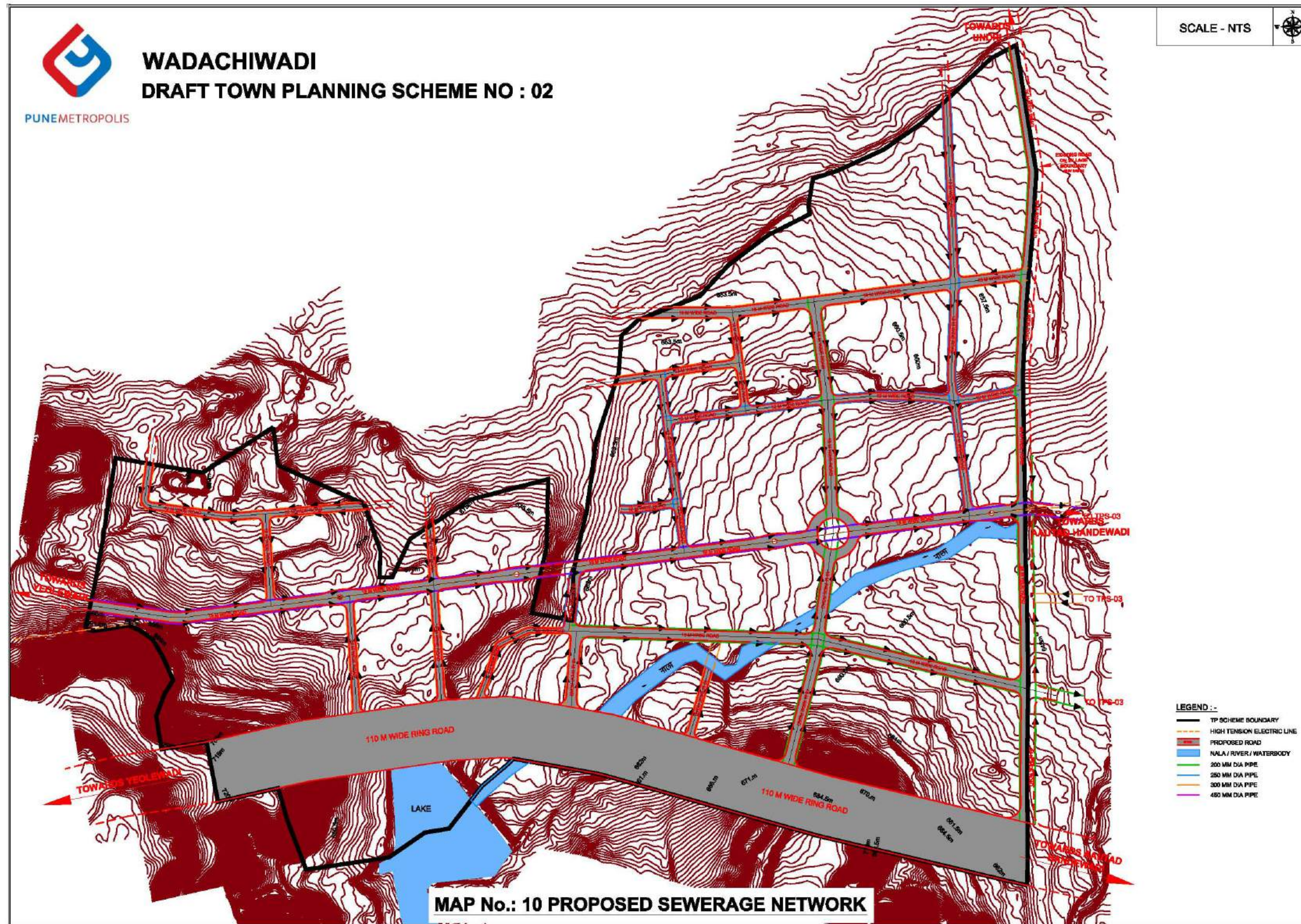




## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 4. SEWERAGE SYSTEM

Based on the water supply and population of TPS-2 & TPS-3, sewage generation for TPS-2 & TPS-3 is  $12.6 + 8.4 = 21\text{MLD}$ . Hence 1 Sewage Treatment Plants of 21MLD capacity is proposed. The location of STP is on the Northern side of Aautade Handewadi TPS 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 21.86 km. 15% of treated water is considered for utilization.

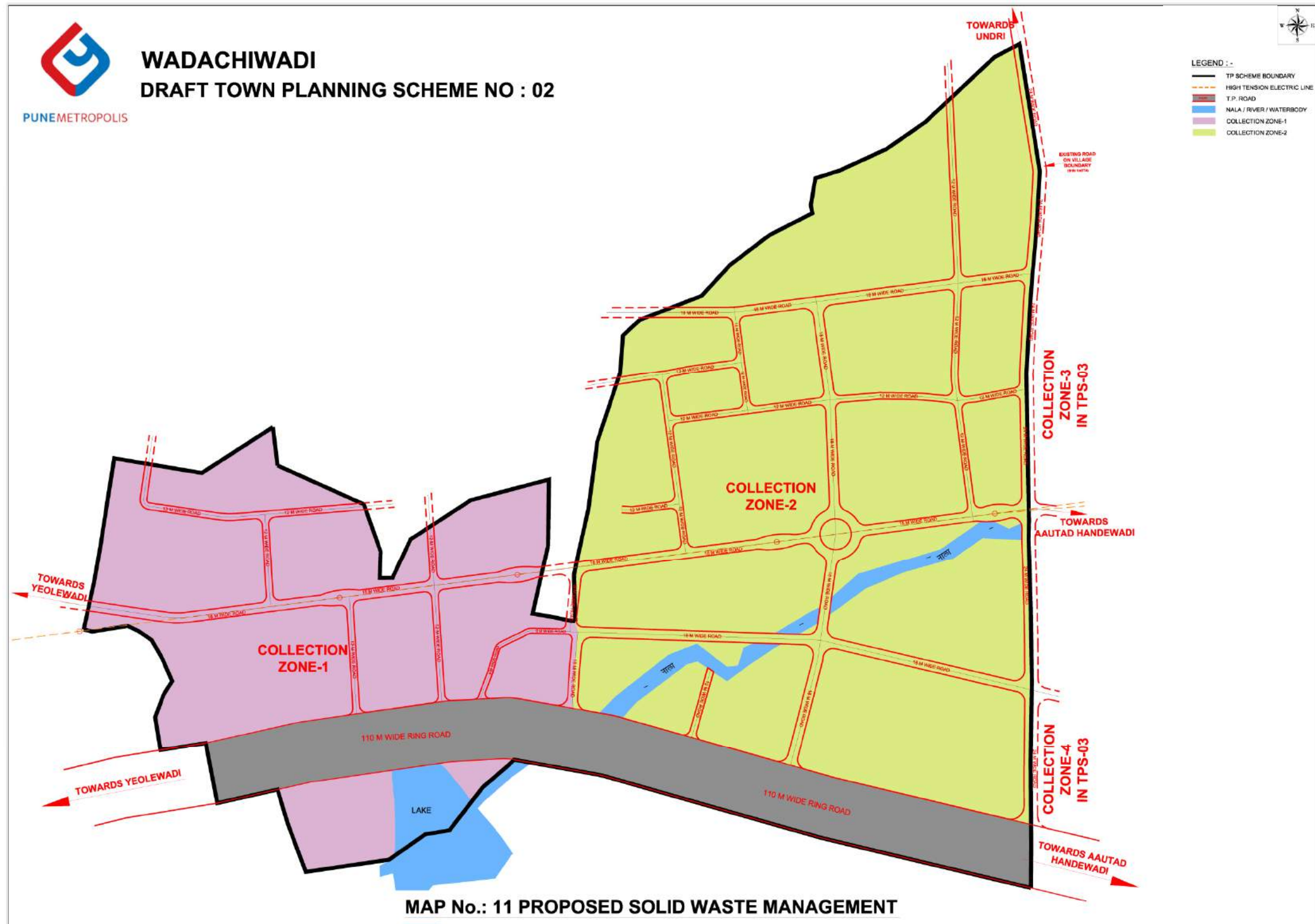




## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 5. SOLID WASTE MANAGEMENT SYSTEM

The entire TPS-2 & TPS-3 area is divided in 4 zones. It is proposed that two truck 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. The authority will do the necessary procedure of waste segregation and treatment.



## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **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 28kms from Lonikand (Wagholi) away from TPS. The power distribution network within the TPS is estimated to be 10.94kms. 1 substation of adequate capacity is proposed within the TPS. The demand of about 313 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 and the biological diversity of the micro-market.

### **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 67.80 Ha. And the area under plots reserved for Economically Weaker Section and Low Income Group as well as dispossessed persons is 10.95 Ha. Hence the total area under residential use will be 78.75 Ha. It is assumed that 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 available 80% area will be used for residential purpose. So the total area under residential use will be  $(78.75 \times 10000 \times 80\% \times 2.5) = 1575000 \text{ Sq.m}$ . The average area of a residential tenement is considered as 80 Sq.m the number of tenements will be 19688 considering the size of household as 4 persons, population will be 78752 say 79000. Considering the floating population of 3000 the estimated total population will be 82000.

### **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;

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 4.AREA ANALYSIS TABLE FOR WADACHIWADI TPS NO.02: -

Sr. No.	Particular		Area Ha.	Percent
1	Final Plots area to private land owners		67.80	51.66%
2	Area under Economically Weaker Section/ Lower Income Group/Dispossessed Persons		10.95	8.35%
3	Area under Gardens, Playgrounds, Children Playground, Riverfront Garden and Open spaces		10.28	7.83%
4	Area under Public amenities and Utility		6.54	4.98%
5	Area under Authority Plots		5.16	3.93%
6	a.	Area under proposed TP Roads	13.91	10.60%
	b.	Area under Proposed Ring Road	16.60	12.65%
A	<b>Total developable area under TPS</b>		<b>131.24</b>	<b>100 %</b>
7	Undeveloped Area (Nala)		3.55	--
B	TOTAL (B)		3.55	
	<b>TOTAL TPS AREA (A+B)</b>		<b>134.79</b>	

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 5.FINANCE OF THE DRAFT TOWN PLANNING SCHEME:-

In the Wadachiwadi Draft Town Planning Scheme No. 2, 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 expenses of the Scheme is estimated to be **₹.379.46** crore and the total incremental value is estimated to be **₹. 335.11** crore. 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 **₹.167.56** crore thus, giving net cost to the Authority to be **₹. 211.91** crore. Out of the total cost of the Scheme given in Form-2, cost of works proposed in the Scheme is estimated to be **₹. 183.86** crore while compensation payable for land acquired under the Scheme is estimated to be **₹.194.30** crore and for other expenses, cost of preparation and publication of the Draft Scheme is estimated to **Rs. 0.45** crore, cost of demarcation, salary etc. the estimate is worked out to be **₹.0.60** crore, legal expenses are estimated to be **Rs. 0.25** crore. Deducting the Incremental Contribution Payable by each holder under Section 99 from the total cost of the Scheme, Net cost of Scheme to PMRDA comes to **₹. 211.91** crore 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. 4.18 Crore)** 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 24/03/2018 that to waive contribution **(Rs. 167.56 crore)** 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. 211.91 crore** + as mentioned above contribution from the owner to be waived **167.56 crore** i.e. total expenditure **Rs. 379.46 crore** is proposed to be met by sale of Authority Plots. (Authority Plots **Rs.115.48** + EWS Plot **Rs.210.44** + Commercial Plots **Rs.91.19** = **Rs 417.11crore**).

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 5 (five) years from the date of sanction of the Draft Town Planning Scheme.



## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **I. 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 is 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 Wadachiwadi. 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 (-) of the Act 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.

## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

Plan No. 3 of the Scheme shows 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.

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 people, 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.

## **II. 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 is attached with this Scheme. 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.

## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **6.LEGAL FORMALITIES**

The PMRDA had submitted, Wadachiwadi Draft Town Planning Scheme No. 02 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 and decided in Authority Meeting held on 17/11/2018 vide Resolution No.01 to prepare and publish the WadachiwadiDraft Town Planning Scheme No.02, 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 20/11/2018on 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 on24/12/2018. 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. 02after 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 14applications 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.

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

**TABLE SHOWING LEGAL FORMALITIES**

Sr.No.	Description	Time Period as per MR&TP Act, 1966	Date
1	Date of Resolution No. 01 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.02 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 The 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 month from date of declaration of intension (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 intension (17.11.2018)	14.06.2019
7	Date of Hearing taken under Section 61(1) of MR&TP Act, 1966	14.07.2019	03.09.2019
8	Final date of publication of draft scheme u/s 61(1) with extension of time limit	3 month extension	

**Note: For the Publication of draft Town Planning scheme no.02 u/s 61(1) of Maharashtra Town and Regional planning Act 1966, the Schemes has been sent for consultation to Director of Town planning dated on 14/06/2019. As per the consultation of Director of Town planning, Maharashtra State, Pune the changes has been made and scheme has been published on 14/06/2019. The suggestion & objection has been taken into consideration from the Landowners in the hearing dated on 03.09.2019 for publication of scheme U/S 68(2) of Maharashtra Town and Regional planning Act 1966.**

# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

## 7.SALIENT FEATURES OF THE SCHEME-

### 1. AREA SUMMARY

Sr. No.	Particulars		Unit	No.
1	Total area of the Scheme		Hectares	134.79
2	Total number of Original Plots		Nos.	97
3	Total number of Final Plots		Nos.	186
4	Total area of Original Plots		Ha	131.16
5	Total area of Final Plots (excluding the area under plots allotted to PMRDA)		Ha	67.80
6	Deductions from Original Plots while reconstituting		%	50
7	Total number of Final Plots allotted to PMRDA		Nos.	54
8	Total area of Final Plots allotted to PMRDA		Ha	32.93
9	Total area of Final Plots allotted to PMRDA for Open Spaces, Garden, Lake Development		Ha	10.28
10	Total area of Final Plots allotted for Public Amenities and Utilities		Ha	6.54
11	Total area of Final Plots allotted to PMRDA for sale		Ha	5.16
12	Total area of Final Plots allotted to PMRDA for E.W.S		Ha	10.95
13	Average value of Original Plots per sq.m.		₹	4833
14	Average value of Final Plots per sq.m. in developed condition		₹	5994
15	Total amount of compensation payable (Column 11 of Form-I)		₹	194.30
16	Total cost of the Scheme (Form-2)		₹	379.46
17	Total Incremental contribution by Plot owners (Column 13 of Form-I)		₹	167.56
18	Net cost of the Scheme to the Authority		₹	211.91
19	Total area of roads provided in the Scheme		Ha	30.51
20	Length of Roads	km	1.51	1.51
		18 m	km	4.25
		12 m	km	4.94
		9 m	km	0.23

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 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 Persons	130, 131, 132, 133, 134, 135, 136, 137	109526.04	8.34%
2	Garden	138, 139, 140, 141, 142, 143, 144, 145, 146,147	52163.46	3.97%
3	Children Play Ground	148, 149, 150, 151, 152, 153,154	10439.71	0.80%
4	Play Ground	155, 156, 157, 158, 159,160	35709.16	2.72%
5	Green Belt	161, 162	1695.09	0.13%
6	Open Space	163, 164	2763.59	0.21%
7	Fire Station	165	1753.09	0.13%
8	Water Treatment Plant & Elevated Service Reservoir	166	11370.58	0.87%
9	Cremation & Burial Ground	167	2597.75	0.20%
10	Electric Substation	168	5731.59	0.44%
11	Vegetable Market	169, 170	2619.57	0.20%
12	Informal Market	171	990.50	0.08%
13	Shopping Centre	172, 173	9020.90	0.69%
14	Bus Stops	174, 175	2195.53	0.17%
15	Primary School	176, 177	18591.73	1.42%
16	Dispensary/ Maternity Home/ Hospital	178	10522.36	0.80%
17	Authority Plot	179, 180, 181, 182, 183	51617.83	3.93%
18	Road Area ( TP Road & Ring Road)		305173.30	23.25%
<b>TOTAL</b>			<b>649364.85</b>	<b>49.48%</b>



## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### PHASING OF FINANCE OF TOWN PLANNING SCHEME

#### a) Phases of Infrastructure Development (Values in Cr.): -

Phase Wise Expenditure						
Sr. No.	Particulars	Expenditure in Phase 1	Expenditure in Phase 2	Expenditure in Phase 3	Expenditure in Phase 4	Total Cost
1	Roads and Transportation	18.57	10.32	10.32	12.61	51.81
2	Storm water drainage	19.48	5.08	5.93	0.00	30.49
3	Sewerage and STP	6.15	4.81	3.97	0.00	14.92
4	Water Supply and WTP	1.85	3.05	4.25	0.00	9.15
5	Electricity and Streetlight	0.00	3.39	2.80	0.00	6.19
6	Solid Waste	0.00	1.31	1.31	0.00	2.62
7	Construction of Fire Station and Fire Vehicle with ladder	0.00	0.00	3.50	4.50	8.00
8	Cost of Development of amenity plots& construction of compound wall (Approx.)	0.00	0.00	12.36	15.64	28.00
	Subtotal A	46.05	27.95	44.43	32.75	151.18
	Escalation Cost : @ 15 %					22.68
	Subtotal (B)					<b>173.86</b>
	Misc. Expenses in 4 years					10.00
	<b>Total Cost of Infrastructure of T. P. Scheme</b>					<b>183.86</b>

**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.

## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **8.VALUE OF PLOTS IN THE SCHEME AND REASONS OF THE SAME**

#### **I. Original Value:**

It means value of the original plot without reference to any improvements contemplated in the scheme. According to the provisions of Maharashtra Regional Town Planning Act of 1966 [Sec. 97(1) (f)], it is the market value of the plots included in the scheme as on the date declaration of intension 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 that is to say values of final plots as a result of improvements in its shape [Sec. 97(1) (f)] of Maharashtra Regional Town Planning Act of 1966.

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 of declaration of intention to make a scheme.

### **VALUATION OF ORIGINAL PLOTS**

For the purpose of estimating the fair and reasonable market value of the original plots under Wadachiwadi Town Planning Scheme no. 2 as on the date of declaration of intention i.e. 17/11/2018, the instances or 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.

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

All TPS Common Sales Statement									
Sales Instances considered for valuation									
Serial No.	Village	Survey No.	Area	Actual Consideration	Rate (As per consideration)	Dast No.	Date	Multiplying Factor 12% p.a.	Rate as on 2018
			(Sq.m.)	(in RS.)	Per Sq.M.				Per Sq.M.
a	b	c	e	f	g=f/e	h	i	j	k
1	Wadachiwadi	11/3	1254	1950000	1555.0	3633/2017	07/01/2017	1.22	1897
2	Wadachiwadi	5/11	1000	3600000	3600.0	7318/2017	20/07/2017	1.16	4182
3	Wadachiwadi	5/5/5	1000	3000000	3000.0	7510/2017	26/09/2017	1.14	3417

From the above table it is seen that the areas under sale instances are ranging from 1000 Sqm. to 1254 Sqm. The lands under the town planning scheme possess necessary potentialities for urban use. The areas of lands under valuation of original plots are ranging from small areas of 359.86 Sq.m. to maximum 112336 Sq.m. (11.23 ha). For the purpose of estimating the fair value of original plots comparable sales instances of similar type of areas are considered. From the above instances of sales shown in the table the maximum area of the sale instance at serial No. 5 is 1254 Sqm. So these instances are useful for valuing similar type of lands. However only 2% lands out of total number of Original Plots are falling under such category. The areas of original plots of different sizes are shown in the table given below.

SR. NO.	AREA IN SQ.M.	NO. OF ORIGINAL PLOTS
1	0 to 1254 Sq.m.	2
2	1255 and above Sq.m.	95

## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

From the above table it is seen that only 2 Original Plots are of comparable area size and remaining 95 original plots are more than maximum area under sales. Hence it will not appropriate to consider the above instances of sales to arrive at proper rate of agricultural bulk land under the Original Plots

All the original plots comprised in Town Planning Scheme Area are agricultural lands and are falling in Agriculture/No Development Zone in the sanctioned Regional Plan of Pune. Since the development permissions are not allowed for any land development, unauthorized layouts have been prepared and the development is carried out by certain extent in piecemeal manner in the form of small building plots without having proper roads, open spaces and amenity spaces as required under Development Control Rules.

The sales of bulk land of agricultural holdings are not available for comparison with the lands under original plots. However most of the sales of small open plots from unauthorized layout of Survey No. 33/2 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 undeveloped land rate derived from this method can be used as an indicative rate and it can be directly applicable to the similar type of lands where unauthorized plotting is done in that vicinity. The rate derived from this method can also be applicable to the remaining area under Original Plots giving due consideration to its location, size, shape etc.

### **DEVELOPERS METHOD OF VALUATION**

For the purpose of estimating the fair and reasonable market value of the original plots under Wadachiwadi Town Planning Scheme no. 2 as on the date of declaration of intention i.e. 17/11/2018, the instances or 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. Lands comprised in TPS are mostly bulk lands. The sales of comparable bulk lands in the vicinity are not available for the purpose of valuation; however most of the sales are of small open plots from unauthorized layout. All the lands under TPS are having mostly plain and even surface. All the original plots comprised in Town Planning Scheme Area are agricultural lands and are falling in Agriculture / No Development Zone in the sanctioned Regional Plan of Pune. Since the development permissions are not allowed for any land development, unauthorized layouts have been prepared and the development is carried out by certain extent in piecemeal manner in the form of small building plots without having proper roads, open spaces and amenity spaces as required under Development Control Rules. Hence while estimating the values due consideration will have to be given to factors such as size of plot, cost of development and other incidental costs i.e. the value will have to be estimated on the basis of Developers Method of Valuation.

In the absence of comparable sales of large extents of land instances, instances of small building plots can be considered to some extents because these sales are of small building plots in unauthorized layouts. 28 Instances of sales of small building plots from unauthorized layout of survey number 33/2 part of Wadachiwadi village have been collected. Since, most of the available sales are of small land parcels from Survey number 33/2 which is located within the TPS area, the area covered by the unauthorized layout is considered as an undeveloped land for the purpose of Developers Method of Valuation. The statement of sales from unauthorized layout from survey number 33/2, Wadachiwadi village is shown in the table given below.

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

Serial No.	Plot No of Survey no. 33/2.	Area	Actual Consideration	Rate (As per consideration) Rs./ Sq.m.	Dast No.	Date	Multiplying Factor	Rate as on 2018
		(Sq.m)	(In RS.)					Per Sq.m.
a	e	f	g	h= g/f	i	j		k
1	30	185.87	1500000	8070	7966/2014	27/11/2014	1.48	11944
2	22/1	185.87	1575000	8474	6377/2014	20/09/2014	1.50	12710
3	96	232.34	1750000	7532	8317/2014	6/12/2014	1.48	11147
4	23	185.87	1270000	6833	6092/2014	09-06-2014	1.51	10317
5	48	185.87	750000	4035	7857/2015	31/12/2015	1.47	5932
6	43	232.34	500000	2152	816/2015	29/1/2015	1.46	3142
7	72	185.87	1560000	8393	7191/2015	5/12/2015	1.36	11414
8	-	278.8	2400000	8608	1359/2015	23/2/2015	1.45	12482
9	21/1	185.87	1000000	5380	1973/2016	16/3/2016	1.33	7156
10	32	139.4	750000	5382	6618/2016	10/10/2016	1.26	6781
11	22	139.4	1350000	9684	11797/2017	16/11/2017	1.12	10846
12	40	92.93	900000	9685	11820/2017	17/11/2017	1.12	10847
13	45	92.93	850000	9147	7937/2017	08-04-2017	1.16	10610
14	11	185.87	1600000	8608	3038/2017	18/5/2017	1.18	10158
15	30	139.40	1350000	9684	1213/2017	27/11/2017	1.12	10846
16	50	111.80	1034580	9254	7936/2017	08-04-2017	1.16	10734
17	29	139.40	1282500	9200	10978/2017	27/10/2017	1.13	10396

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

18	49	127.32	1164500	9146	7941/2017	08-04-2017	1.20	10975
19	33 & 44	156.13	1680000	10760	3261/2017	24/52017	1.18	12697
20		137.8	1260550	9148	10806/2017	04-01-2017	1.23	11252
21		137.8	1350000	9797	12130/2017	04-01-2017	1.23	12050
22		116.2	1187500	10219	8804/2017	04-01-2017	1.23	12570
23		278.80	2400000	8608	6694/2017	07-01-2017	1.23	10588
24		185.9	1800000	9683	6695/2017	07-01-2017	1.23	11910
25		116.2	1187500	10219	8805/2017	07-01-2017	1.23	12570
26		171.2	1842000	10759	8803/2017	07-01-2017	1.23	13234
27	10	185.87	1800000	9684	629/2018	14/1/2018	1.11	10749
28	56 & 57	371.74	2800000	7532	4816/2018	05-03-2018	1.09	8210



PUNE METROPOLIS

SCALE -NTS



# WADACHIWADI

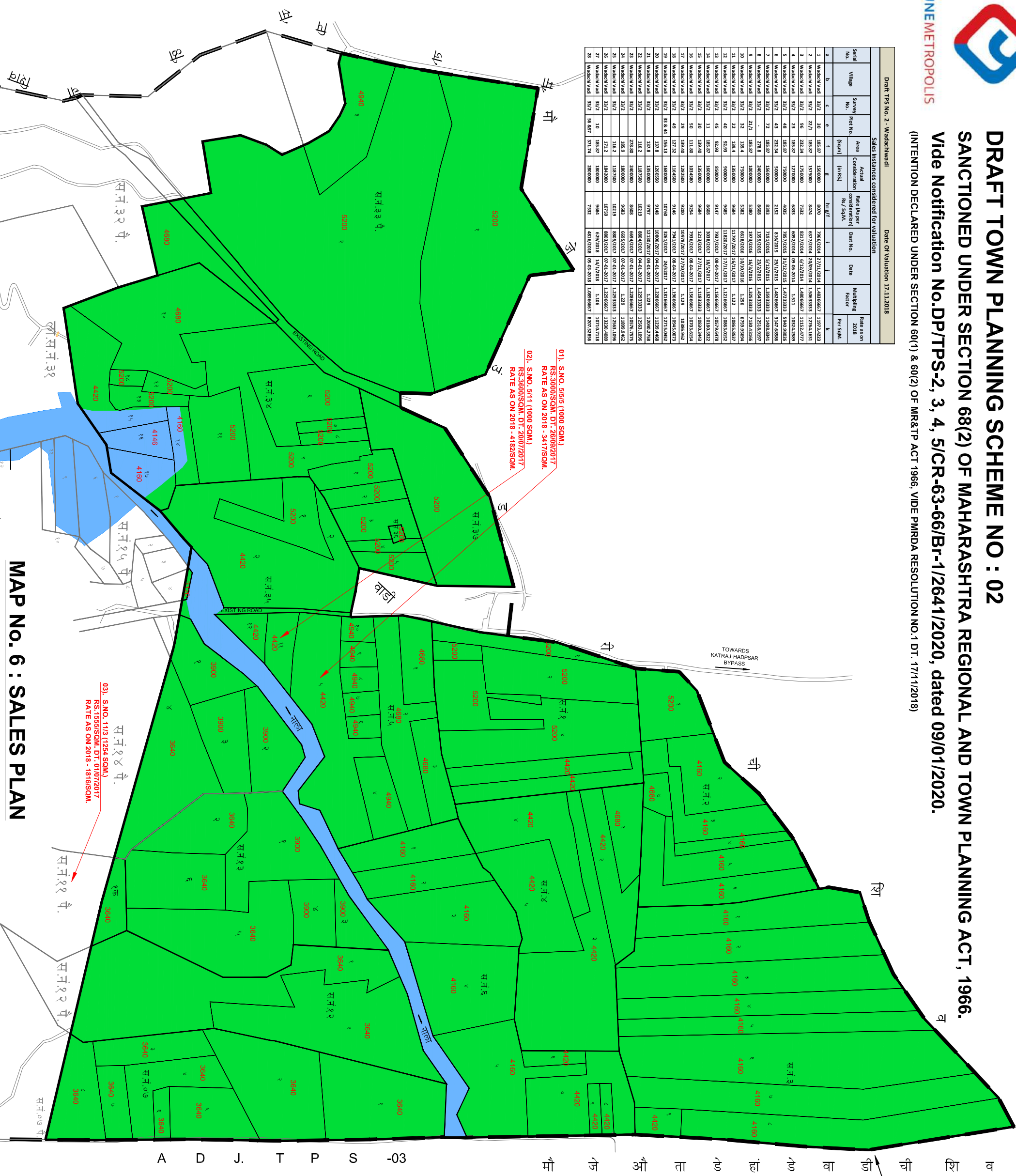
## DRAFT TOWN PLANNING SCHEME NO : 02

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.

(INTENTION DECLARED UNDER SECTION 60(1) & 60(2) OF MR&T ACT 1966. VIDE PMRDA RESOLUTION NO.1 DT. 17/11/2018)

Sales instances considered for valuation										Date of valuation 17.11.2018	
Serial No.	Village	Survey Plot No.	Area (Sq.m)	Actual Consideration (Rs)	Date of consideration	Date No.	Date	Multiplying Factor	Rate as on 2018	Per Sq.m	
a	b	c	d	e	f	g	h	i	j	k	
1	Wadachiwadi	33/2	30	185.47	150000	8075	79642704	177112014	1.4836667	139734223	
2	Wadachiwadi	33/2	22/1	185.47	1570000	8474	63772704	120972014	1.5083333	127641631	
3	Wadachiwadi	33/2	96	232.34	1750000	7532	83172704	67327014	1.4896667	111524772	
4	Wadachiwadi	33/2	23	185.47	1270000	6833	60972704	09063014	1.511	103242389	
5	Wadachiwadi	33/2	48	185.47	750000	4035	79672704	131127013	1.4723333	594028026	
6	Wadachiwadi	33/2	43	232.34	1500000	2152	81672704	291127013	1.4626667	314728886	
7	Wadachiwadi	33/2	72	185.47	1500000	8383	77872704	57127015	1.5033333	114063841	
8	Wadachiwadi	33/2	-	278.8	2400000	8688	13872704	23272015	1.6433333	125181977	
9	Wadachiwadi	33/2	21/1	185.47	1500000	5380	19772704	14272015	1.355	679325594	
10	Wadachiwadi	33/2	22	139.4	750000	5382	66172704	102072015	1.355	479325594	
11	Wadachiwadi	33/2	32	239.4	1530000	9684	117972704	146112017	1.122	108854372	
12	Wadachiwadi	33/2	40	92.39	900000	9685	116972704	171112017	1.1166667	108854372	
13	Wadachiwadi	33/2	45	92.39	850000	9147	79172704	060403017	1.1566667	105734678	
14	Wadachiwadi	33/2	31	185.47	1600000	8688	30382704	18572017	1.1866667	103815922	
15	Wadachiwadi	33/2	30	139.40	1350000	9084	12132704	171112017	1.1183333	108814443	
16	Wadachiwadi	33/2	50	111.80	1035000	9254	79167204	060403017	1.1566667	107034534	
17	Wadachiwadi	33/2	29	139.40	1282500	9200	107972704	171702017	1.129	103864562	
18	Wadachiwadi	33/2	47	127.32	1164000	9166	79472704	060403017	1.156	103864562	
19	Wadachiwadi	33/2	38 & 44	164.13	1600000	10760	32672704	24572017	1.1866667	127151042	
20	Wadachiwadi	33/2	137.8	1280550	9148	100867204	040103017	1.2286667	112394468		
21	Wadachiwadi	33/2	137.8	1187500	9747	88042704	040103017	1.229	120042798		
22	Wadachiwadi	33/2	116.2	1187500	10219	88042704	070103017	1.2286667	125641096		
23	Wadachiwadi	33/2	278.80	2400000	8688	66942704	070103017	1.2286667	105767575		
24	Wadachiwadi	33/2	185.6	1800000	8683	66942704	070103017	1.2286667	118993462		
25	Wadachiwadi	33/2	116.2	1187500	10219	88042704	070103017	1.2286667	125641096		
26	Wadachiwadi	33/2	116.2	1187500	10219	88042704	070103017	1.2286667	125641096		
27	Wadachiwadi	33/2	56.837	371.74	2800000	7532	48167204	050303018	1.0896667	820732886	



### LEGEND :-

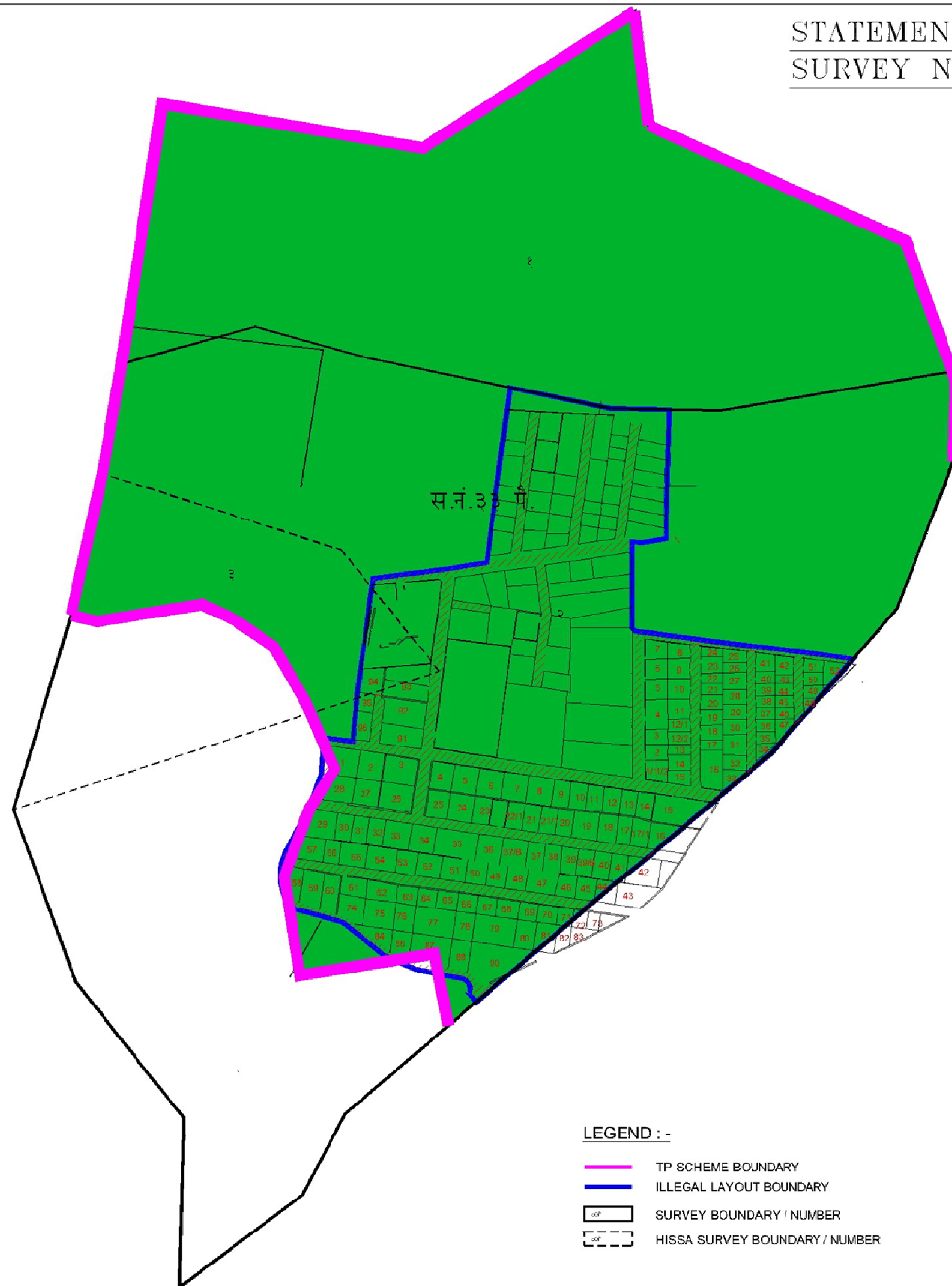
- NALA / WATERBODY
- AGRICULTURE AND NO DEVELOPMENT ZONE
- TP SCHEME BOUNDARY
- VILLAGE BOUNDARY
- SURVEY BOUNDARY / NUMBER
- HISSA SURVEY BOUNDARY / NUMBER
- LAND RATE FOR ORIGINAL PLOT



# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

## STATEMENT SHOWING SALES OF ILLEGAL LAYOUT PLOTS IN SURVEY NO. :- 33/2, WADACHIWADI FROM 2014 to 2018

TOTAL AREA OF SURVEY NO. :- 33/2  
AS PER 7/12 :- 153500 Sq. M.  
APPROX AREA OF ILLEGAL LAYOUT :- 61526 Sq. M.  
APPROX AREA UNDER ROADS :- 8290 Sq. M.  
APPROX AREA UNDER PLOTS :- 53236 Sq. M.



Draft TPS No. 2 - Wadachiwadi					Date of Valuation= 17-11-2018			
Sales Instances Considered for Valuation								
Serial No.	Plot No of Survey no. 33/2.	Area (Sq.m)	Actual Consideration (In RS.)	Rate (As per consideration) Rs./ Sq.m.	Dast No.	Date	Multiplying Factor	Rate as on 2018 Per Sq.m.
a	e	f	g	h= g/f	i	j		k
1	30	185.87	1500000	8070	7966/2014	27-11-2014	1.48	11944
2	22-Jan	185.87	1575000	8474	6377/2014	20-09-2014	1.5	12710
3	96	232.34	1750000	7532	8317/2014	06-12-2014	1.48	11147
4	23	185.87	1270000	6833	6092/2014	09-06-2014	1.51	10317
5	48	185.87	750000	4035	7857/2015	31-12-2015	1.47	5932
6	43	232.34	500000	2152	816/2015	29-01-2015	1.46	3142
7	72	185.87	1560000	8393	7191/2015	05-12-2015	1.36	11414
8	-	278.8	2400000	8608	1359/2015	23-02-2015	1.45	12482
9	21-Jan	185.87	1000000	5380	1973/2016	16-03-2016	1.33	7156
10	32	139.4	750000	5382	6618/2016	10-10-2016	1.26	6781
11	22	139.4	1350000	9684	11797/2017	16-11-2017	1.12	10846
12	40	92.93	900000	9685	11820/2017	17-11-2017	1.12	10847
13	45	92.93	850000	9147	7937/2017	08-04-2017	1.16	10610
14	11	185.87	1600000	8608	3038/2017	18-05-2017	1.18	10158
15	30	139.4	1350000	9684	1213/2017	27-11-2017	1.12	10846
16	50	111.8	1034580	9254	7936/2017	08-04-2017	1.16	10734
17	29	139.4	1282500	9200	10978/2017	27-10-2017	1.13	10396
18	49	127.32	1164500	9146	7941/2017	08-04-2017	1.2	10975
19	33 & 44	156.13	1680000	10760	3261/2017	24/5/2017	1.18	12697
20		137.8	1260550	9148	10806/2017	04-01-2017	1.23	11252
21		137.8	1350000	9797	12130/2017	04-01-2017	1.23	12050
22		116.2	1187500	10219	8804/2017	04-01-2017	1.23	12570
23		278.8	2400000	8608	6694/2017	07-01-2017	1.23	10588
24		185.9	1800000	9683	6695/2017	07-01-2017	1.23	11910
25		116.2	1187500	10219	8805/2017	07-01-2017	1.23	12570
26		171.2	1842000	10759	8803/2017	07-01-2017	1.23	13234
27	10	185.87	1800000	9684	629/2018	14-01-2018	1.11	10749
28	56 & 57	371.74	2800000	7532	4816/2018	05-03-2018	1.09	8210



## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

It is seen from the above instances of sales that these are executed during the year 2014 to 2018. Since there are three different unauthorized layouts in survey number 33/2, location of plots under sale could not be shown on the plan and hence detail description of each and every plot under the sale have not been mentioned. The size of land parcels under the sales are vary from 92.93 Sq.m. to 371.74 Sq.m. From the above instances of sales the land rates are ranging from Rs. 2152 per Sq.m. to Rs. 10760 per Sq.m. during the years 2014 to 2018. It is observed from the measurement plan that there are around 200 plots of varying sizes starting from 92.93 Sq.m. to 371.74 Sq.m.

For the purpose of arriving at the fair rates of the lands under original plots, it is assumed that three types of plot sizes are classified as shown below.

- 1) Plots of area less than 100 Sq.m.
- 2) Plots of area between 101 – 250 Sq.m.
- 3) Plots of area above 250 sq.m.

The land parcels of above sizes are classified as per the provisions of rule 15.6 (plots area, plot width for various uses) DCPR-2018 for PMRDA. As per the rule Row House, semi-detached & detached, detached buildings are allowed respectively as per above mentioned the plot sizes.

### **1) Plots of area less than 100 Sq.m.**

The lands under the sales at sr. no. 13 & 12 are located within the TPS area. The area under these sales is 92.93 Sq.m. each. These sales shows land rates at Rs. 9147 & 9685 per sq.m. As on April 2017 and November 2017. These two sales are of smaller area out of available 28 sales. These land parcels are purchased for the purpose of residential use. The updated rates as on the date of valuation works out at Rs.10610 and Rs.10847 per Sq.m. respectively. The land parcels under these sales are plain. The average rate of such smaller size plot is Rs. 10729 per Sq.m. as on the date of valuation.

### **2) Plots of area between 101 – 250 Sq.m.**

The lands under the sales at sr. no. 16, 22, 25, 18, 20, 21, 15, 17, 19, 26, 1, 2, 4, 5, 7, 8, 9, 11, 14, 27, 24, 3 & 6 are located within the TPS area. The area under these sales is ranging from 111.8 Sq.m. to 232.34 respectively. These sales shows land rates ranging from Rs.2152 to 10760 per sq.m. as on June 2014 to November 2017. These sales are of medium size plots where semi-detached / detached buildings are permissible as per DCPR-2018 when it is in residential zone. These land parcels are purchased for the purpose of residential use. The updated rates as on the date of valuation works out ranging from Rs. 3142 and 12697 per Sq.m. The land parcels under these sales are plain. The average rate of such medium size plot is Rs. 10501 per Sq.m. as on the date of valuation.

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 3) Plots of area above 250 sq.m.

The lands under the sales at sr. no. 23, 10 & 28 are located within the TPS area. The area under these sales is ranging from 278.8 Sq.m. to 371.74 Sq.m. These sales shows land rates ranging from Rs.7532 to 8608 per sq.m. as on February 2015 to March 2018. These sales are of size above 250sq.m. plots where detached buildings are permissible as per DCPR-2018 when it is in residential zone. These land parcels are purchased for the purpose of residential use. The updated rates as on the date of valuation works out ranging from Rs. 8210 and 12482 per Sq.m. The land parcels under these sales are plain. The average rate of above size plot is Rs. 10427 per sq.m. as on the date of valuation.

#### A) Developed value of plot from unauthorized layout

Sr. No.	Plots Classification	Area in Sq.m.	Percentage of categories	Approximate Area distribution	Updated Sales Rates in Rs.	Gross Developed of Plot in Rs.
1	Plots of area less than 100 Sq.m.	185.86	3.73	1987.75	10729	21326570
2	Plots of area between 101 – 250 Sq.m.	3862.5	77.60	41308.97	10501	433785445
3	Plots of area above 250 sq.m.	929.35	18.67	9939.28	10427	103636921
<b>Total Gross Developed Value of plot</b>						<b>558748936</b>

Total Gross Developed Value of plots in Rs.= Rs.558748936 ..... (a)

#### B) Present Value Of Gross Proceed

Assuming that all above plots would take 6 years to dispose off.

The amount of gross proceeds will have to be deferred for mean period of three years.

Present value of Rs.1 at 7% obtainable at the end of the year = 0.8163

Hence, present value of gross proceed = 558748936 x 0.8163 = Rs.456106756 ..... (b)

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### C) Cost of development

i) The owner will have to provide roads by demarcating it on site by digging trenches along road side and spreading the excavated stuff on road area. The foundation being a hard murum, estimated cost of the roads at Rs.1500 Per sq.m.

$$= 8290 \times 1500 = \text{Rs.}12435000 \dots\dots\dots (i)$$

ii) Architect's fees at 5% rate of gross proceed =  $558748936 \times 5/100$  = Rs.27937447..... (ii)

iii) Brokerage at 2% rate of gross proceed =  $558748936 \times 2/100$  = Rs.11174979..... (iii)

iv) Developer's profit at 15% of gross proceed =  $558748936 \times 15/100$  = Rs.83812340..... (iv)

Total Cost of Development=  $12435000 + 27937447 + 11174979 + 83812340$  = Rs.135359766 ..... (c)

Therefore net proceeds representing value of entire land= $456106756 - 135359766$  = Rs.320746990

This is to be distributed over the entire area of land under layout i.e. 61526 Sq.m.

Thus the land rate which indicates value of undeveloped land = Rs.5213 per Sq.m. say **Rs 5200 per Sqm**

It is noticed from the above instances of sales that most of the sales are of small areas having plain and even surface. These sales are of small building plots purchased for the purpose of residential use. All the area under the TPS is falling in Agriculture/ No-development zone. The sales of bulk lands are not available in the vicinity of scheme area. It is noticed that all the plots in the instances of the sales described above are fronting on 4.5M road and the developers have not incurred the expenditure on public amenities and basic infrastructures except kuccha roads. Considering the actual situation of development of survey no. 33/2 part and the sales instances of small plots from unauthorized layout of survey no. 33/2, the undeveloped land rate of area under layout is worked out at **Rs. 5200 per sq.m.** as described above.



## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### LAND VALUE AS PER ANNUAL STATEMENT OF RATES 2018

Value Zone of ASR 2018	Survey Number	OP No.	Rates as per ASR
Value zone no. 6 (Jirayat Land)			Rs. 10271500/- per Ha.
Value zone no. 6.3 (Agriculture Land)	survey no. 1, 2, 3, 4, 5, 6, 33, 34, 35, 36 and 37	29,28,30,46,47,54,55,27,49,48,50,51,52,53, 73,74,75,81,82,83,84,85,86,71,72,70,69,68,31,32,33,34,35,36,37,42,43,44,45,56,65,66,67,76,91,90,87,89,88,1,2,3,5,6,7,9,10,11,12,13,14,15,16,17,18,22,23,25,26,20,19,24,8	Rs. 1720/- per Sq.m.
Value zone no. 8 (Hill top/ Hill slope)	Survey no 7,11, 12, 13,14,15,32	92,93,94,95,96,97,78,79,60,80,77,63,64,65,61,58,57,39,40,41,59,38,4	Rs. 1100/- per Sq.m.
Value zone no. 11.2 (Lands near gaathan but not fronting on highway)	survey no. 1, 2, 3, 4, 5, 6,13,14,15, 33, 34, 35, 36 and 37	29,28,30,46,47,54,55,27,49,48,50,51,52,53, 73,74,75,81,82,83,84,85,86,71,72,70,69,68,31,32,33,34,35,36,37,42,43,44,45,56,65,66,67,76,91,90,87,89,88, 1,2,3,5,6,7,9,10,11,12,13,14,15,16,17,18,22,23,25,26,20,19,24,8, 63,64,65,61,58,57,39,40,41,59,38	Rs. 5200/- per Sq.m.

The lands under the town planning scheme possess necessary potentialities for urban use. The areas of lands under valuation of original plots are ranging from small areas of 359.86 Sq.m. to maximum 112336 Sq.m. (11.23 ha) as a large holding.

It is noticed from the rate shown in ASR is same as that of the rate worked out from developers method of valuation. As per valuation done by developers method of valuation, the rate of undeveloped land works out to Rs. 5200 per sq.m.

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

The undeveloped land rate derived from this method can be used as an indicative rate and it can be directly applicable to the similar type of lands where unauthorized plotting is done in that vicinity. The rate derived from this method can also be applicable to the remaining area under Original Plots giving due consideration to its location, size, shape etc, the value of undeveloped agricultural original plots are fixed as shown below.

SR. NO.	NO. OF ORIGINAL PLOTS	Rate Fixed considering Small plot Sales per Sq.m.	REMARKS
<b>1</b>	<b>3</b>	<b>5</b>	<b>8</b>
1	(1,2,10, 11, 12,13,15,18,22,23+25,24,26,27,28,29,30,46,47,6,7,8,9,19)	<b>5200</b>	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	(3,33,34,42,43,56,44)	<b>4940</b>	
3	(4,5,31,32,45,52,72)	<b>4680</b>	
4	(14,20,35,36,37,54,55,68,69,70,71,86,87,88,89,90)	<b>4420</b>	
5	(16,21,49,17,48,50,51,53,65,66,67,73,74,75,76,81,82,83,84,85,91)	<b>4160</b>	
6	(39,40,41,57,63,64)	<b>3900</b>	
7	(58,59,60,61,62,77,78,79,80,92,93,94,95,96,97)	<b>3640</b>	
8	(38)	<b>3120</b>	

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### **SEMI FINAL VALUE OF FINAL PLOT**

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

- a) Plot with rectangular shape,
- b) Buildable plot size.
- c) 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 10% to 60% increase in the rate of original plot is considered. The semi-final rates are fixed as shown in the table below.

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

The Semi-Final value of a final Plot is ranging from **Rs. 4186 per Sqm to Rs. 12000 per Sqm**



## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### FINAL VALUE OF FINAL PLOT:-

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

- a) 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
- b) Considering the amenities to be provided in the Town Planning Scheme like new roads, water supply, schools, hospitals, gardens, playground, etc.
- c) 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 24m wide road	40%
2	Frontage on 18m wide road	30%
3	Frontage on 15m wide road	20%
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. 2735/- per sq.m.** in the rate calculated after giving percentage rise as shown in table above.

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2													
VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combled)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	1-P-6	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	1-1 & 1-2	5,000.00	Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.35	7020	frontage on 12m road	1.1	10457	
FP given in two parts (FP no.1-1 and FP no.1-2) due to built up FP areas: FP no. 1-1 is 2155 and FP no. 9-2 is 2845.													
2	3 part	OP is of uneven size, HT line is centrally passing through OP, Existing access to OP	0.95	4940	2	7,303.0413	Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.55	7657	frontage on 18m road	1.3	12689	
Only part of this Survey number comes in TPS Boundary													
3	1- P-5	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to semi-developed area	1	5200	3	4,775.00	Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.35	7020	frontage on 18m road	1.3	11861	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
4	8-P-3	OP is located on semidevelped land having flat terrain, OP is bulk plot with irregular shape	1	5200	4	5,000.00	Shape of Non rectangular Final plot	1.5	5201	frontage on 18m road	1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
			1	5200				1.5	5201		1.3	9496	
5	1-P-7	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	5	1,450.00	Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.35	7020	frontage on 12m road	1.1	10457	
	2-P-3	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200			Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.35	7020		1.1	10457	
6	1- P-2	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	6	13,450.00	Shape of Non rectangular Final plot	1.25	5200	frontage on 12m road	1.1	8455	
			1	5200				1.25	5200		1.1	8455	
	2-P-1	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200			Shape of Non rectangular Final plot	1.25	5200		1.1	8455	
			1	5200				1.25	5200		1.1	8455	



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
7	1-P -4	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	7	4,365.0	Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.35	7020	Double frontage on 12m road	1.2	11159	
Individual Areas exceed the actual total on 7/12 (FP given as per ekun) Ekun as per 7/12 is													
8	1- P-3	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	8	3,475.00	Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.35	7020	frontage on 12m road	1.1	10457	
			1	5200				1.35	7020		1.1	10457	
9	1- P-1	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	9	4,025.00	Shape of Non rectangular Final plot	1.25	6500	frontage on 18m road	1.3	11185	
10	2-P-2	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	10	1,960.00	Shape of Non rectangular Final plot	1.25	6500	frontage on 18m road	1.3	11185	
			1	5200			Shape of Non rectangular Final plot	1.25	6500		1.3	11185	
FP is given more due to existing buildup													
11	2-P-4	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	11	14,489.9943	Shape of Non rectangular Final plot	1.25	6500	frontage on 18m road	1.3	11185	
Only part of this Survey number comes in TPS Boundary													

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
12	2-P-5	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	12	31,306.50	Shape of Non rectangular Final plot	1.25	6500	Double frontage on 110m & 12m road	1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
12-1	2-P-6	Op is located towards northern boundary of TPS area. It has got NA potentiality as it is nearer to Residential area	1	5200	12-1	929.50	Shape of Non rectangular Final plot	1.25	6500	frontage on 12m road	1.1	9885	
13	17-P-1	OP is located on low lying land and get submerged in rainy season, OP is irregular in Shape	0.8	4160	13	2,100.00	Shape of Non rectangular Final plot	1.4	5824	Double frontage on 110m & 12m road	1.6	12053	



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
14	5-P-1	OP is irregular in shape, OP is located on sloping ground, adjoining to semi developed land	0.9	4680	14	14,850.00	Shape of Non rectangular Final plot	1.4	6552	frontage on 110m road	1.5	12563	
			0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.5	12563	
			0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.5	12563	
			0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.5	12563	
			0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.5	12563	
			0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.5	12563	
	12-P-1	OP is located on semideveloped land, having flat terrain, OP is in form of rectangular strip.	1	5200			Shape of Non rectangular Final plot	1.05			1.5	10073	
		OP is located on semideveloped land, OP in having flat terrain, OP is long stripped rectangular shape	1	5200			Shape of Non rectangular Final plot	1.05			1.5	10073	
	15-P-1	OP is located on semideveloped land, OP in having flat terrain, having irregular shape.	1	5200			Shape of Non rectangular Final plot	1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
											1.5	10073	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	14-P-1	OP is located on low lying land and some part of it get submerged in rainy season, OP is irregular in Shape	0.85	4420	15	9,800.00	Shape of Non rectangular Final plot	1.05	4892	frontage on 110m road	1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5	10073	
	13-P-1	OP is located on semideveloped land, having flat terrain, OP is regular in shape	1	5200			Shape of Non rectangular Final plot	1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
	7-P-1	OP is located on semideveloped land having flat terrain, OP is bulk plot with irregular shape	1	5200			Shape of Non rectangular Final plot	1.05	5460		1.7	12017	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
16	6-P-1	OP is located on semidevelped land having flat terrain, OP is bulk plot with irregular shape	1	5200	16	24,850.00	Shape of Non rectangular Final plot	1.05	5460	Triple frontage on 110m and 12m road	1.7	12017	
	11-P-1	OP is located on semidevelped land having flat terrain, OP is bulk plot with regular shape	1	5200			Shape of Non rectangular Final plot	1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
OP area's total for 34/6 and 34/9 on 7/12 and individual areas don't match. Hence taken as per Ekun													
17	9-P-1	OP is located on semidevelped land having flat terrain, OP is in the form of long strip plot.	1	5200	17	1,900.00	Shape of Non rectangular Final plot	1.5	7800	Double frontage on , 12m and 18m road	1.4	13655	
	10-P-1	OP is located on semidevelped land having flat terrain, OP is in the form of long strip plot.	1	5200			Shape of Non rectangular Final plot	1.5	7800		1.4	13655	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
18	8-P-2	OP is located on semidevelped land having flat terrain, OP is bulk plot with irregular shape	1	5200	18	500.00	Shape of Non rectangular Final plot	1.5	7800	frontage on 18m road	1.3	12875	
19	8-P-1	OP is located on semidevelped land having flat terrain, OP is bulk plot with irregular shape	1	5200	19-1 & 19-2	16,550.00	Shape of Non rectangular Final plot	1.5	7800	Frontage on 18m road	1.3	12875	
20	22-P-1	OP is located on semidevelped land having flat terrain, OP is bulk plot with rectangular shape	1	5200	20	1,950.00	Shape of Non rectangular Final plot	1.25	6500	Frontage on 18m road	1.3	11185	
21	18-P-1	OP is located on semidevelped land having flat terrain, OP is bulk plot with rectangular shape	1	5200	21	2,850.00	Shape of Final Plot 1:1 to 1:1.5	1.35	7020	frontage on 12m road	1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	
			1	5200				1.35	7020		1.1	10457	



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combied)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
22	23+25	OP is located on semidevelped land having flat terrain, with regular shape	1	5200	22	5,060.00	Shape of Non rectangular Final plot	1.25	6500	frontage on 9m road	1.1	9885	
			1	5200				1.25	6500		1.1	9885	
			1	5200				1.25	6500		1.1	9885	
As this Plot is already under amenities, FP is given equal to OP													
23	23+25	OP is located on semidevelped land having flat terrain, with regular shape	1	5200	23	4,258.2450	Shape of Non rectangular Final plot	1.25	6500	Double frontage on 9m & 18m road	1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
			1	5200				1.25	6500		1.4	11835	
1	5200	1.25	6500	1.4	11835								
24	24	OP is located on semidevelped land having flat terrain, with regular shape	1	5900	24	250.00	Shape of Final Plot above 1:1.5	1.7	10030	frontage on 18m road	1.3	15774	
25	26-P-1	OP is located on semidevelped land having flat terrain, with regular shape	1	5200	25	1,950.00	Shape of Non rectangular Final plot	1.25	6500	frontage on 9m road	1.1	9885	
			1	5200				1.25	6500		1.1	9885	
			1	5200				1.25	6500		1.1	9885	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
26	20-P-3	OP is located near semidevelped land having flat terrain, OP is bulk plot with irregular shape adjoining to nalla	0.85	4420	26	635.00	Shape of Non rectangular Final plot	1.5	6630	frontage on 9m road	1.1	10028	
			0.85	4420				1.5	6630		1.1	10028	
FP is given equal to OP due to existing structures													
27	20-P-4	OP is located near semidevelped land having flat terrain, OP is bulk plot with irregular shape adjoining to nalla	0.85	4420	27	250.00	Shape of Non rectangular Final plot	1.55	6851	frontage on 9m road	1.1	10271	
28	19	OP is located on semidevelped land having flat terrain, OP is bulk plot with irregular shape	1	5200	28	4,050.00	Shape of Non rectangular Final plot	1.5	7800	Double frontage on 9m and 110m road	1.6	15215	
			1	5200				1.5	7800		1.6	15215	
29	20-P-1	OP is located near semidevelped land having flat terrain, OP is bulk plot with irregular shape adjoining to nalla	0.85	4420	29	3,329.50	Shape of Non rectangular Final plot	1.55	6851	frontage on 110m road	1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combied)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
30	20-P-2	OP is located near semidevelped land having flat terrain, OP is bulk plot with irregular shape adjoining to nalla	0.85	4420	30-1 & 30-2	12,553.00	Shape of Non rectangular Final plot	1.55	6851	Triple frontage on 9m , 18m & 110m road	1.9	15752	
FP is given in two parts FP no. 30-1 and FP No. 30-2 due to larger land holding. Final Plot Area of FP No. 30-1 is 6192.75sq.m and FP no. 30-2 is 6360.25 sq.m													
31	39-P-1	OP is located on semidevelped land having flat terrain, adjucent to Nalla.	0.75	3900	31	4,486.2375	Shape of Non rectangular Final plot	1.3	5070	frontage on 110m road	1.5	10340	
	39-P-2												
Only part of this Survey number comes in TPS Boundary													
32	37-P-1	OP is located on semidevelped land having flat terrain, with irregular shape adjucent to Nalla.	0.85	4420	32	1,650.00	Shape of Non rectangular Final plot	1.55	6851	frontage on 110m road	1.5	13012	
33	36-P-1	OP is located on semidevelped land having flat terrain, with regular shape adjucent to Nalla.	0.85	4420	33	2,550.00	Shape of Non rectangular Final plot	1.3	5746	frontage on 18m road	1.3	10205	
			0.85	4420				1.3	5746		1.3	10205	
			0.85	4420				1.3	5746		1.3	10205	
			0.85	4420				1.3	5746		1.3	10205	
			0.85	4420				1.3	5746		1.3	10205	
			0.85	4420				1.3	5746		1.3	10205	
			0.85	4420				1.3	5746		1.3	10205	
			0.85	4420				1.3	5746		1.3	10205	



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
34	34-P-1	OP is located on semidevelped land having flat terrain, with rectangular shape.	0.95	4940	34	2,000.00	Shape of Non rectangular Final plot	1.25	6175	Double frontage on 18m road	1.6	12615	
FP Area is given equal to OP due to structure													
35	33-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	0.95	4940	35	1,100.00	Shape of Final Plot above 1:1.5	1.3	6422	frontage on 18m road	1.3	11084	
36	42-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	0.95	4940	36	1,100.00	Shape of Final Plot above 1:1.5	1.3	6422	frontage on 18m road	1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	
37	43-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	0.95	4940	37	1,000.00	Shape of Final Plot above 1:1.5	1.3	6422	frontage on 18m road	1.3	11084	
38	44-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	0.95	4940	38	900.00	Shape of Final Plot above 1:1.5	1.3	6422	frontage on 18m road	1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	
39	56-P-2	OP is located near semidevelped land having flat terrain, ofrectangular shape.	0.95	4940	39	1,500.00	Shape of Final Plot above 1:1.5	1.3	6422	frontage on 18m road	1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	
			0.95	4940				1.3	6422		1.3	11084	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
40	31-P-1	OP is located on semideveloped land having flat terrain, with regular shape affected by HT line.	0.9	4680	40	3,950.00	Shape of Final Plot 1:1 to 1:1.5	1.15	5681	frontage on 18m road	1.3	10120	
	56-P-1	OP is located near semideveloped land having flat terrain, ofrectangular shape	0.95	4940			Shape of Final Plot 1:1 to 1:1.5	1.5			1.3	10120	
								1.5			1.3	2735	
41	35-P-1	OP is near from semideveloped land having flat terrain, with regul shape adjacent to Nalla.	0.85	4420	41	13,500.00	Shape of Non rectangular Final plot	1.3	5746	Double frontage on 18m road	1.6	11929	
	35-P-2		0.85	4420				1.3	5746		1.6	11929	
	35-P-3		0.85	4420				1.3	5746		1.6	11929	
	35-P-4		0.85	4420				1.3	5746		1.6	11929	
	35-P-5		0.85	4420				1.3	5746		1.6	11929	
				0.85				4420	1.3		5746	1.6	
42	65-P-2	OP is located adjacent to Nalla having flat terrain with rectangular shape	0.8	4160	42	2,175.00	Shape of Non rectangular Final plot	1.1	4576	frontage on 18m road	1.3	8684	
43	66-P-1	OP is located adjacent to Nalla having flat terrain with rectangular shape	0.8	4160	43	7,100.00	Shape of Non rectangular Final plot	1.05	4368	Double frontage on 18m and 18m road	1.6	9724	
	65-P-1	OP is located adjacent to Nalla having flat terrain with rectangular shape	0.8	4160			Shape of Non rectangular Final plot	1.05	4368		1.6	9724	
	67-P-2	OP is located adjacent to Nalla having flat terrain with regular shape	0.8	4160			Shape of Non rectangular Final plot	1.05	4368		1.6	9724	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combied)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
44	32-P-2	OP is located on semidevelped land having flat terrain, with regular shape affected by HT line.	0.9	4680	44	3,950.00	Shape of Non rectangular Final plot	1.4	6552	frontage on 18m road	1.3	11253	
45	45-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	0.9	4680	45	3,350.00	Shape of Non rectangular Final plot	1.25	5850	frontage on 18m road	1.3	10340	
46	32-P-1	OP is located on semidevelped land having flat terrain, with regular shape affected by HT line.	0.9	4680	46	3,650.00	Shape of Non rectangular Final plot	1.4	6552	Double frontage on 18m road	1.6	13218	
47	31-P-2	OP is located on semidevelped land having flat terrain, with regular shape affected by HT line.	0.9	4680	47	1,250.00	Shape of Non rectangular Final plot	1.4	6552	Double frontage on 18m road	1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
	31-P-3	OP is located on semidevelped land having flat terrain, with regular shape affected by HT line.	0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552		1.6	13218	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
48	29-P-1	OP is located on semidevelped land having flat terrain, with regular shape	1	5200	48	13400.00	Shape of Non rectangular Final plot	1.25	6500	frontage on 18m road and point access of 12m road	1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
	29-P-2		1	5200			1.25	6500	1.3		11185		
			1	5200			1.25	6500	1.3		11185		
			1	5200			1.25	6500	1.3		11185		
			1	5200			1.25	6500	1.3		11185		
	28-P-3		1	5200			1.25	6500	1.3		11185		
			1	5200			1.25	6500	1.3		11185		
			1	5200			1.25	6500	1.3		11185		
	28-P-4	OP is located on semidevelped land having flat terrain, with regular shape	1	5200			Shape of Non rectangular Final plot	1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
	30-P-1	OP is located on semidevelped land having flat terrain, with regular shape	1	5200			Shape of Non rectangular Final plot	1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
			1	5200				1.25	6500		1.3	11185	
	FP area is given equal to OP area because of structure (13400 Sq.m.), Hence no F.S.I. will be given												
49	46-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	49	5550	Shape of Non rectangular Final plot	1.25	6500	Double frontage on 12m & 18m road	1.4	11835	
			1	5200				1.25	6500		1.4	11835	



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
50	54-P-1	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.85	4420	50	4100	Shape of Non rectangular Final plot	1.5	6630	Double frontage on 12m & 12m road	1.2	10691	
51	55-P-1	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.85	4420	51	9200	Shape of Non rectangular Final plot	1.05	7215	Double frontage on 12m & 12m road	1.2	11393	
	28-P-2	OP is located on semidevelped land having flat terrain, with regular shape	1	5200			Shape of Non rectangular Final plot	1.05	7215		1.2	11393	
52	47-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	52	1500.00	Shape of Non rectangular Final plot	1.25	6500	Double frontage on 12m & 12m road	1.2	10535	
FP area is given equal to OP area due to Structure and Rights of use of water from well in OP Number 47/P-1 which is affected													
53	27-P-1	OP is located on semidevelped land having flat terrain, with rectangular shape	1	5200	53	10100.0000	Shape of Non rectangular Final plot	1.25	6500	Double frontage on 18m and 12m road	1.4	11835	
			1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
	1		5200	1.25				6500	1.4		10535		
	27-P-2		1	5200				1.25	6500		1.4	10535	
	27-P-3		1	5200				1.25	6500		1.4	10535	
	27-P-4		1	5200				1.25	6500		1.4	10535	
	27-P-5		1	5200				1.25	6500		1.4	10535	
	27-P-6		1	5200				1.25	6500		1.4	10535	
	27-P-7		1	5200				1.25	6500		1.4	10535	
	27-P-8		1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combied)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	27-P-9		1	5200				1.25	6500		1.4	10535	
	27-P-10		1	5200				1.25	6500		1.4	10535	
	27-P-11		1	5200				1.25	6500		1.4	10535	
	27-P-12		1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
	27-P-13		1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
FP is given equal to OP due to existing structures													
54	49	OP is located near semidevelped land having flat terrain, with regular shape.	0.8	4160	54	5650	Shape of Non rectangular Final plot	1.25	5200	Double frontage on 18m and 12 road	1.4	10015	
			0.8	4160				1.25	5200		1.4	10015	
55	48-P-2	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.8	4160	55	1100.00	Shape of Non rectangular Final plot	1.5	6240	frontage on 12m road	1.1	9599	
56	47-P-2	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	56	1925	Shape of Non rectangular Final plot	1.25	6500	Double frontage on 12m road	1.2	10535	
57	47-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	57	2150	Shape of Final Plot 1:1 to 1:1.5	1.35	7020	Double frontage on 12m road	1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020		1.20	11159	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
58	47-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	58	2104.5	Shape of Final Plot 1:1 to 1:1.5	1.15	5382	Double frontage on 12m road	1.20	9193	
	65-P-1	OP is located adjacent to Nalla having flat terrain with rectangular shape	0.8	4160			Shape of Final Plot 1:1 to 1:1.5	1.15	5382		1.20	9193	
59	47-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	59	2104.5	Shape of Final Plot 1:1 to 1:1.5	1.15	5382	frontage on 12m road	1.10	8655	
	65-P-1	OP is located adjacent to Nalla having flat terrain with rectangular shape	0.8	4160			Shape of Final Plot 1:1 to 1:1.5	1.15	5382		1.10	8655	
60	72-P-2	OP is located on semideveloped land, having flat terrain with regular shape	0.9	4680	60	1,400.00	Shape of Final Plot 1:1 to 1:1.5	1.35	6318	Double frontage on 12m road	1.20	10317	
			0.9	4680				1.35	6318		1.20	10317	
			0.9	4680				1.35	6318		1.20	10317	
			0.9	4680				1.35	6318		1.20	10317	
			0.9	4680				1.35	6318		1.20	10317	
61	48-P-3	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.8	4160	61	5275.00	Shape of Final Plot 1:1 to 1:1.5	1.15	4983	Double frontage on 18m & 12m road	1.40	9712	
	50-P-1	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.8	4160			Shape of Final Plot 1:1 to 1:1.5	1.15	4983		1.40	9712	
	52-P-1	OP is located near semidevelped land having flat terrain, of rectangular shape.	0.9	4680			Shape of Final Plot 1:1 to 1:1.5	1.15	4983		1.40	9712	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
62	53-P-2	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.8	4160	62	3350	Shape of Final Plot above 1:1.5	1.55	4784	frontage on 12m road	1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
			0.8	4160				1.55	4784		1.1	7997	
63	72-P-1	OP is located on semideveloped land, having flat terrain with regular shape	0.9	4680	63	2450	Shape of Final Plot above 1:1.5	1.3	6084	frontage on 12m road	1.1	9427	
			0.9	4680				1.3	6084		1.1	9427	
			0.9	4680				1.3	6084		1.1	9427	
			0.9	4680				1.3	6084		1.1	9427	
			0.9	4680				1.3	6084		1.1	9427	
			0.9	4680				1.3	6084		1.1	9427	
			0.9	4680				1.3	6084		1.1	9427	
			0.9	4680				1.3	6084		1.1	9427	
64	47-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	64	2103.5	Shape of Final Plot 1:1 to 1:1.5	1.15	5382	Frontage on 12m road	1.1	8655	
	65-P-1	OP is located adjacent to Nalla having flat terrain with rectangular shape	0.8	4160			Shape of Final Plot 1:1 to 1:1.5	1.15	5382		1.1	8655	
65	47-P-1	OP is located near semidevelped land having flat terrain, with regular shape.	1	5200	65	950	Shape of Final Plot above 1:1.5	1.3	6760	Frontage on 12m road	1.1	10171	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
66	65-P-1	OP is located adjucent to Nalla having flat terrain with rectangular shape	0.8	4160	66	787.50	Shape of Final Plot above 1:1.5	1.15	4784	Frontage on 12m road	1.1	7997	
67	47-P-1	OP is located near semideveloped land having flat terrain, with regular shape.	1	5200	67	950	Shape of Final Plot above 1:1.5	1.3	6760	Frontage on 12m road	1.1	10171	
68	71-P-2	OP is located near semideveloped land, having flat terrain with regular shape	0.85	4420	68	2,675.00	Shape of Non rectangular Final plot	1.25	5525	Double frontage on 18m & 12m road	1.4	10470	
69	69-P-1	OP is located near semideveloped land, having flat terrain with rectangular shape	0.85	4420	69	5,800.00	Shape of Non rectangular Final plot	1.25	5525	Frontage on 18m road	1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
	69-P-2		0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
	69-P-3		0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
			0.85	4420				1.25	5525		1.30	9918	
70	68-P-1	OP is located near semideveloped land, having flat terrain with rectangular shape	0.85	4420	70	8,400.00	Shape of Non rectangular Final plot	1.25	5525	Double frontage on 18m road	1.6	11575	
			0.85	4420				1.25	5525		1.6	11575	
71	67-P-1	OP is located adjucent to Nalla having flat terrain with regular shape	0.8	4160	71	6,800.00	Shape of Non rectangular Final plot	1.1	4576	Double frontage on 18m road	1.60	10057	



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
72	76-P-1	OP is adjacent to Nalla, having flat terrain with rectangular shape	0.8	4160	72	14,823.00	Shape of Non rectangular Final plot	1.1	4576	Frontage on 18m road	1.30	8684	
	91-P-1	OP is adjacent to Nalla, having flat terrain with rectangular shape	0.8	4160			Shape of Non rectangular Final plot	1.1	4576		1.30	8684	
73	91-P-2	OP is adjacent to Nalla, having flat terrain with rectangular shape	0.8	4160	73	1,227.00	Shape of Non rectangular Final plot	1.1	4576	Frontage on 18m road	1.30	8684	
			0.8	4160				1.1	4576		1.30	8684	
			0.8	4160				1.1	4576		1.30	8684	
			0.8	4160				1.1	4576		1.30	8684	
			0.8	4160				1.1	4576		1.30	8684	
			0.8	4160				1.1	4576		1.30	8684	
			0.8	4160				1.1	4576		1.30	8684	
			0.8	4160				1.1	4576		1.30	8684	
74	70-P-1	OP is located near semideveloped land, having slope towards north with regular shape	0.85	4420	74	10,250.00	Shape of Non rectangular Final plot	1.35	5967	Double frontage on 12m road	1.20	9895	
	70-P-2		0.85	4420				1.35	5967		1.20	9895	
	70-P-4		0.85	4420				1.35	5967		1.20	9895	
	70-P-5		0.85	4420				1.35	5967		1.20	9895	
	70-P-6		0.85	4420				1.35	5967		1.20	9895	
75	71-P-1	OP is located near semideveloped land, having flat terrain with regular shape	0.85	4420	75	2,675.00	Shape of Non rectangular Final plot	1.25	5525	Double frontage on 12m and 18m road	1.4	10470	
76	73-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	76	5533.5	Shape of Non rectangular Final plot	1.5	6240	Double frontage on 18m road	1.6	12719	
			0.8	4160				1.5	6240		1.6	12719	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
77	74-P-2	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	77	5612.50	Shape of Non rectangular Final plot	1.5	6240	frontage on 18m road	1.3	10847	
			0.8	4160				1.5	6240		1.3	10847	
78	75-P-2	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	78	2000	Shape of Non rectangular Final plot	1.5	6240	frontage on 18m road	1.3	10847	
			0.8	4160				1.5	6240		1.3	10847	
79	81-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	79	9700.00	Shape of Non rectangular Final plot	1.5	6240	Triple frontage on 18m,18m and 12m road	1.6	12719	
FP is not allotted for OP 3/4/1 since the land is being used for non-remunative purposes i.e. for Garden, PG etc. (Thus OP and FP areas are equal)													
80	81-P-2	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	80	3000.00	Shape of Non rectangular Final plot	1.5	6240	frontage on 12m road	1.1	9599	
81	83-P-3	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	81	2650	Shape of Non rectangular Final plot	1.5	6240	Double frontage on 18m & 12m road	1.4	11471	
82	48-P-1	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.8	4160	82	1475.00	Shape of Non rectangular Final plot	1.5	6240	frontage on 18m road	1.3	10847	
			0.8	4160				1.5	6240		1.3	10847	
			0.8	4160				1.5	6240		1.3	10847	
			0.8	4160				1.5	6240		1.3	10847	
			0.8	4160				1.5	6240		1.3	10847	
83	51-P-1	OP is located near semidevelped land having flat terrain, of long rectangular strip shape.	0.8	4160	83	5050	Shape of Non rectangular Final plot	1.5	6240	frontage on 18m road	1.3	10847	
			0.8	4160				1.5	6240		1.3	10847	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combied)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
84	53-P-1	OP is located near semideveloped land having flat terrain, of long rectangular strip shape.	0.8	4160	84	4200.00	Shape of Non rectangular Final plot	1.5	6240	Frontage on 18m road	1.30	10847	
85	75-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	85	9150.00	Shape of Non rectangular Final plot	1.5	6240	Frontage on 18m road	1.30	10847	
86	73-P-2	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	86	3316.50	Shape of Non rectangular Final plot	1.5	6240	Frontage on 18m road	1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
87	74-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	87	3887.5	Shape of Non rectangular Final plot	1.5	6240	Frontage on 18m road	1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
			0.8	4160				1.5	6240		1.30	10847	
88	83-P-2	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	88	4050	Shape of Non rectangular Final plot	1.5	6240	Double frontage on 18m and 12m road	1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
89	82-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	89	2775	Shape of Final Plot 1:1 to 1:1.5	1.6	6656	Frontage on 18m road	1.3	11388	
	82-P-2		0.8	4160				1.6	6656		1.3	11388	
90	83-P-5	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	90	2000	Shape of Final Plot 1:1 to 1:1.5	1.60	6656	Frontage on 12m road	1.1	10057	
91	82-P-3	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	91	1375.00	Shape of Final Plot 1:1 to 1:1.5	1.60	6656	Frontage on 12m road	1.1	10057	
	82-P-4		0.8	4160				1.60	6656		1.1	10057	
92	82-P-5	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	92	2,750.00	Shape of Final Plot above 1:1.5	1.55	6448	Double Frontage on 12m road	1.2	10473	
93	83-P-4	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	93	4550	Shape of Final Plot 1:1 to 1:1.5	1.6	6656	Frontage on 12m road	1.1	10057	
			0.8	4160				1.6	6656		1.1	10057	
			0.8	4160				1.6	6656		1.1	10057	
94	84-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	94	4950	Shape of Final Plot 1:1 to 1:1.5	1.6	6656	Frontage on 12m road	1.1	10057	
94-1	4/3/2	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	94-1	10,825.00	Shape of Final Plot 1:1 to 1:1.5	1.6	6656	Frontage on 24m road	1.4	12053.4	
	4/3/5												
	3/8B/1- Part 1												
	3/7-Part 3												
	4/4/A/1												

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combied)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
95	85-P-2	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	95	1325	Shape of Non rectangular Final plot	1.5	6240	Double Frontage on 18m and 12m road	1.4	11471	
			0.8	4160				1.5	6240		1.4	11471	
			0.8	4160				1.5	6240		1.4	11471	
95-1		OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	95-1	2150	Shape of Non rectangular Final plot	1.5	6240	Frontage on 24m and 18m road	1.7	13343	
96	85-P-4	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	96	2000.00	Shape of Non rectangular Final plot	1.5	6240	Double Frontage on 18m and 24m road	1.7	13343	
97	85-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	97	5800	Shape of Non rectangular Final plot	1.5	6240	Double frontage on 18m and 24m road	1.7	13343	
			0.8	4160				1.5	6240		1.7	13343	
			0.8	4160				1.5	6240		1.7	13343	
			0.8	4160				1.5	6240		1.7	13343	
			0.8	4160				1.5	6240		1.7	13343	
			0.8	4160				1.5	6240		1.7	13343	
98	84-P-2	OP is located near semideveloped land, having flat terrain with long	0.8	4160	98	5900.00	Shape of Non rectangular Final plot	1.5	6240	Double frontage on 18m and 12m road	1.4	11471	
			0.8	4160				1.5	6240		1.4	11471	
99	83-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	99	7,050.00	Shape of Non rectangular Final plot	1.5	6240	Double frontage on 18m and 12m road	1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160				1.5	6240		1.40	11471	



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
100	85-P-3	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	100	1800	Shape of Non rectangular Final plot	1.05	4505	frontage on 12m road	1.10	9041	
	86-P-1	OP is located near semideveloped land, having flat terrain with rectangular shape	0.85	4420			Shape of Non rectangular Final plot	1.05	4505		1.10	9041	
101	87-P-1	OP is located near semideveloped land, having flat terrain with regular shape	0.85	4420	101-1 & 101-2	8,900.00	Shape of Non rectangular Final plot	1.05	4368	Triple frontage on 12m and 24m road	1.60	9724	
			0.85	4420				1.05	4368		1.60	9724	
			0.85	4420				1.05	4368		1.60	9724	
			0.85	4420				1.05	4368		1.60	9724	
	92-P-1	OP is located near semidevelped land having flat terrain, of regular shape adjacent to Nalla.	0.7	3640			Shape of Non rectangular Final plot	1.05	4368		1.60	9724	
	92-P-2		0.7	3640				1.05	4368		1.60	9724	
FP given in two parts due to structure and existing trees. FP area of 3900sq.m includes only 6/7 because of existing structures. FP Area for FP no. 101-1 is 3900 sq.m. and FP Area for FP no. 101-2 is 5000 sq.m. Remaining Area of 6/7 is merged with 7/1/2 and 7/1/4.													
102	90-P-1	OP is located near semideveloped land, having flat terrain with rectangular shape	0.85	4420	102	2,400.00	Shape of Non rectangular Final plot	1.25	5525	Double frontage on 12m and 24m road	1.60	10470	
	89-P-1	OP is located near semideveloped land, having flat terrain with rectangular shape	0.85	4420			Shape of Non rectangular Final plot	1.25	5525		1.60	10470	
	88-P-1	OP is located near semideveloped land, having flat terrain with rectangular shape	0.85	4420			Shape of Non rectangular Final plot	1.25	5525		1.60	10470	
			0.85	4420				1.25	5525		1.60	10470	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
103	-			5900	103	2,550.00	Shape of Final Plot 1:1 to 1:1.5	1.15	6785	frontage on 12m road	1.10	10199	
104	92-P-10	OP is located near semidevelped land having flat terrain, of regular shape adjacent to Nalla.	0.7	3640	104	2,100.00	Shape of Final Plot 1:1 to 1:1.5	1.4	5096	frontage on 12m road	1.10	8341	
	92-P-11		0.7	3640				1.4	5096		1.10		
	92-P-12		0.7	3640				1.4	5096		1.10		
	92-P-13		0.7	3640				1.4	5096		1.10		
	92-P-14		0.7	3640				1.4	5096		1.10		
	92-P-15		0.7	3640				1.4	5096		1.10		
	92-P-16		0.7	3640				1.4	5096		1.10		
104-1& 104-2	1-P -4	OP is located near semidevelped land having flat terrain, of regular shape adjacent to Nalla.	0.7	3640	104-1 - 104-2	10,285.00	Shape of Final Plot 1:1 to 1:1.5	1.4	4707	Double frontage on 24m and 12m road	1.60	10266	
	80-P-3												
105	92-P-3	OP is located near semidevelped land having flat terrain, of regular shape adjacent to Nalla	0.7	3640	105	2,550.00	Shape of Final Plot above 1:1.5	1.35	4914	frontage on 24m road	1.4	9615	
	92-P-4		0.7	3640				1.35	4914		1.4	9615	
	92-P-5		0.7	3640				1.35	4914		1.4	9615	
	92-P-6		0.7	3640				1.35	4914		1.4	9615	
106	92-P-7	OP is located near semidevelped land having flat terrain, of regular shape adjacent to Nalla	0.7	3640	106	4,050.00	Shape of Final Plot 1:1 to 1:1.5	1.4	5096	frontage on 24m road	1.4	9869	
	92-P-7		0.7	3640				1.4	5096		1.4	9869	
	92-P-8		0.7	3640				1.4	5096		1.4	9869	
	92-P-9		0.7	3640				1.4	5096		1.4	9869	
			0.7	3640				1.4	5096		1.4	9869	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
107	93-P-1	OP is located on hill slope with regular shape.	0.7	3640	107	11,150.00	Shape of Non rectangular Final plot	1.15	4186	Double frontage on 18m and 24m road	1.7	9851	
			0.7	3640				1.15	4186		1.7	9851	
108	80-P-1	OP is located near semidevelped land having flat terrain, of irregular shape adjacent to Nalla.	0.7	3640	108	12,050.00	Shape of Non rectangular Final plot	1.3	4732	frontage on 18m road	1.3	8887	
			0.7	3640				1.3	4732		1.3	8887	
			0.7	3640				1.3	4732		1.3	8887	
			0.7	3640				1.3	4732		1.3	8887	
	80-P-2		0.7	3640				1.3	4732		1.3	8887	
109	77-P-1	OP is of irregular shape, OP located on Sloping land	0.7	3640	109-1 & 109-2	21,052.2840	Shape of Final Plot 1:1 to 1:1.5	1.5	5460	Double frontage on 18m and 110m road	1.3	9833	
Only part of this Survey number is within the TPS Area and Final Plot for this area is given in 2 parts FP nos. 109-1 and 109-2. Final area of FP 109-2 is 15881 sq.m and final area of FP 109-1 is 5171.284 sq.m.													
110	57-P-7	OP is located near semidevelped land having flat terrain, of irregular shape adjacent to Nalla.	0.75	3900	110	4,050.00	Shape of Non rectangular Final plot	1.05	4300	Double frontage on 18m road	1.6	9615	
			0.75	5200				1.05	4300		1.6	9615	
	58-P-1	OP is located onsloping land having flat terrain with irregular shape.	0.7	3640			Shape of Non rectangular Final plot	1.05	4300		1.6	9615	
			0.7	3640				1.05	4300		1.6	9615	
111	59-P-1	OP is located onsloping land having flat terrain with irregular shape	0.7	3640	111	10,733.9613	Shape of Non rectangular Final plot	1.4	5096	Double frontage on 12m, 110m road	1.6	10889	
Only part of this Survey number comes in TPS Boundary													

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
112	38-P-1	OP is comparatively small piece of land adjacent to nalla.	0.6	3120	112	181.7359	Shape of Final Plot 1:1 to 1:1.5	1.5	4680	Frontage on 12m road	1.1	7883	
Only part of this Survey number comes in TPS Boundary													
113	60-P-1	OP is located onsloping land having flat terrain with irregular shape	0.7	3640	113	2,249.6083	Shape of Final Plot above 1:1.5	1.45	5278	frontage on 12m road	1.1	8541	
Only part of this Survey number comes in TPS Boundary													
114	4	OP is of irregular shape, OP located on Sloping land	0.9	4680	114	5,169.5508	Shape of Final Plot 1:1 to 1:1.5	1.5	7020	Double frontage on 12m and 110 road	1.6	13967	
Only part of this Survey number comes in TPS Boundary													
115	41-P-1	OP is located near semidevelped land having flat terrain, with irregular shape adjacent to Nalla.	0.75	3900	115	5,050.00	Shape of Non rectangular Final plot	1.55	6045	Double frontage on 18m and 110 road	1.8	13616	
116	40-P-1	OP is located near semidevelped land having flat terrain, with regular shape towards southern side of TPS.	0.75	3900	116	5,050.00	Shape of Non rectangular Final plot	1.25	4875	frontage on 18m road	1.30	9073	

VALUE OF OP AND FP AND REASONS FOR THE SAME														
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	
117	63-P-2	OP is located adjucent to Nalla having flat terrain with rectangular shape	0.75	3900	117	2,436.00	Shape of Non rectangular Final plot	1.1	4290	frontage on 18m road	1.30	8312		
FP given more due to existing Structures														
118	57-P-1	OP is located near semidevelped land having flat terrain, of irregular shape adjacent to Nalla.	0.75	3900	118	2,000.00	Shape of Non rectangular Final plot	1.55	6045	frontage on 18m road	1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
	57-P-2		0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			57-P-3	0.75				3900	1.55		6045	1.30		10594
				0.75				3900	1.55		6045	1.30		10594
				0.75				3900	1.55		6045	1.30		10594
			57-P-4	0.75				3900	1.55		6045	1.30		10594
				0.75				3900	1.55		6045	1.30		10594
	57-P-5		0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
			0.75	3900				1.55	6045		1.30	10594		
57-P-6	0.75	3900	1.55	6045	1.30	10594								
	0.75	3900	1.55	6045	1.30	10594								
119	63-P-1	OP is located adjucent to Nalla having flat terrain with rectangular shape	0.75	3900	119	2,050.00	Shape of Final Plot above 1:1.5	1.15	4485	Double frontage on 18m road	1.6	9911		
			0.75	3900				1.15	4485		1.6	9911		
			0.75	3900				1.15	4485		1.6	9911		
			0.75	3900				1.15	4485		1.6	9911		
			0.75	3900				1.15	4485		1.6	9911		
120	62-P-1	OP is located onsloping land having flat terrain with irregular shape	0.7	3640	120	3,050.00	Shape of Final Plot 1:1 to 1:1.5	1.5	5460	frontage on 18m road	1.3	9833		



VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
121	62-P-2	OP is located onsloping land having flat terrain with irregular shape	0.7	3640	121	1,000.00	Shape of Final Plot above 1:1.5	1.45	5278	frontage on 18m road	1.3	9596	
122	64-P-1	OP is located adjacent to Nalla having flat terrain with regular shape	0.75	3900	122	2,000.00	Shape of Final Plot above 1:1.5	1.15	4485	frontage on 18m road	1.3	8566	
123	61-P-2	OP is located onsloping land having flat terrain with irregular shape	0.7	3640	123	2,550.00	Shape of Final Plot above 1:1.5	1.45	5278	frontage on 18m road	1.3	9596	
			0.7	3640				1.45	5278		1.3	9596	
	61-P-3		0.7	3640				1.45	5278		1.3	9596	
124	61-P-1	OP is located onsloping land having flat terrain with irregular shape	0.7	3640	124	21,200.00	Shape of Final Plot 1:1 to 1:1.5	1.5	5460	Double frontage on 18m & 110m road	1.8	12563	
								1.5					
125	79-P-1	OP is of irregular shape, OP located on Sloping land	0.7	3640	125	3,850.00	Shape of Final Plot 1:1 to 1:1.5	1.5	5460	frontage on 110m road	1.5	10925	
			0.7	3640				1.5	5460		1.5	10925	
126	97-P-1	OP is located on hill slope with regular shape.	0.7	3640	126	2,250.00	Shape of Non rectangular Final plot	1.15	4186	frontage on 110m road	1.5	9014	
127	94-P-2	OP is located on hill slope with regular shape.	0.7	3640	127	3,500.00	Shape of Non rectangular Final plot	1.15	4186	Double frontage on 18m and 24m road	1.7	9851	
	96-P-1	OP is located on hill slope with regular shape.	0.7	3640			Shape of Non rectangular Final plot	1.15	4186		1.7	9851	

VALUE OF OP AND FP AND REASONS FOR THE SAME													
Serial Number	OP Number	Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	Rate of Original Value Per Sq.M.	FP Number	FP Area (Combi ed)	Brief discription of FP in undeveloped condition	Multiplying Factor for Rate of Final Plot Value in Undeveloped condition	Rate of Semi-Final Value Per Sq. M	Brief discription of FP in developed condition	Multiplying Factor for Rate of Final Plot Value in Developed condition	Rate of Final Plot Value	Remark
1	2	3	4	5	6	7	8	9	10	11	12	13	14
128	95-P-1	OP is located on hill slope with regular shape.	0.7	3640	128	7,700.00	Shape of Final Plot above 1:1.5	1.2	4368	frontage on 24m road	1.4	8850	
			0.7	3640				1.2	4368		1.4	8850	
	94-P-1	OP is located on hill slope with regular shape.	0.7	3640			Shape of Final Plot above 1:1.5	1.2	4368		1.4	8850	
			0.7	3640				1.2	4368		1.4	8850	
129	78-P-1	OP is of regular shape, OP located on Sloping land	0.7	3640	129	5,154.7481	Shape of Non rectangular Final plot	1.15	4186	Double frontage on 24m and 110m road	1.9	10688	
Only part of this Survey number is within TPS Area													
130	16	OP is located on low lying land and get submerged in rainy season, OP is irregular in Shape,	0.8	4160	157	5,600.00	Shape of Non rectangular Final plot	1.3	5408	frontage on 12m road	1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
	21	OP is located on low lying land and get submerged in rainy season, OP is irregular in Shape	0.8	4160			Shape of Non rectangular Final plot	1.3	5408		1.1	8684	
			0.8	4160				1.3	5408		1.1	8684	
Area admeasuring 5600 sqm is allotted in EWS-1 (F.P. 157) to dispossessed land owner from O.P. No. 16 and O.P. No. 21.													
						6,17,104.55							

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 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 Sq.m	Frontage on major Road	Frontage on other Roads	Max. Semi-Final Rate for F.P.	% rise on Semi-Final rate	Cost of Infrastructure per Sq.m	Rate Fixed for Final Plot in Rs per Sq.m
1	EWS/DP-1	130	4020.95	12M	12M	12000	50	2735	20735
2	EWS/DP-2	131	10518.05	18M	12M	12000	60	2735	21935
3	EWS/DP-3	132	3590.52	18M	12M	12000	60	2735	21935
4	EWS/DP-4	133	44574.31	12M	-	12000	20	2735	17135
5	EWS/DP-5	134	18765.71	24M	12M	12000	60	2735	21935
6	EWS/DP-6	135	18610.22	18M	-	12000	40	2735	19535
7	EWS/DP-7	136	7215.28	12M	-	12000	20	2735	17135
10	EWS/DP-8	137	2231.00	18M	18M	12000	60	2735	21935
8	Authority Plot-1	179	25304.14	18M	12M	12000	60	2735	21935
9	Authority Plot-2	180	7976.70	18M	12M	12000	60	2735	21935
10	Authority Plot-3	181	4495.11	18M	18M	12000	60	2735	21935
12	Authority Plot-4	182	7564.30	18M	12M	12000	60	2735	21935
	Authority Plot-5	183	6277.58	110M	12M&9M	12000	90	2735	25535
13	Vegetable Market-1	169	2619.57	18M	-	12000	40	2735	19535
13	Vegetable Market-2	170	5000.00	12M	-	12000	20	2735	17135
14	Informal Market-1	171	990.50	12M	12M	12000	50	2735	20735
15	Primary School-1	176	12539.24	12M	12M	12000	50	2735	20735
16	Primary School-2	177	6052.49	12M	-	12000	20	2735	17135
17	Dispensary /Hospital	178	10522.36	18M	12M	12000	60	2735	21935
19	Shopping Center -1	172	1804.02	18M	12M	12000	60	2735	21935
20	Shopping Center -2	173	2216.88	18M	12M	12000	60	2735	21935

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 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 Sq.m	Frontage on major Road	Frontage on other Roads	Max. Semi-Final Rate for F.P.	% rise on Semi-Final rate	Cost of Infrastructure per Sq.m	Rate Fixed for Final Plot in Rs per Sq.m
1	Garden -1	138	1835.84	12M		12000	20	2735	17135
2	Garden -2	139	10077.09	18M	12M	12000	60	2735	21935
3	Garden -3	140	3395.07	110 M		12000	70	2735	23135
4	Garden -4	141	4206.62	12M		12000	20	2735	17135
5	Garden -5	142	4060.16	18M		12000	40	2735	19535
6	Garden -6	143	7008.22	18M		12000	40	2735	19535
7	Garden -7	144	5137.29	18M	12M	12000	60	2735	21935
8	Garden -8	145	5228.19	18M		12000	40	2735	19535
9	Garden -9	146	10736.59	18M		12000	40	2735	19535
10	Garden -10	147	1901.56	9M		12000	30	2735	18335
11	CPG-1	148	868.79	18M		12000	30	2735	18335
12	CPG-2	149	620.81	9M	18M	12000	10	2735	15935
13	CPG-3	150	664.61	110M	18M	12000	80	2735	24335
14	CPG-4	151	909.58	18M		12000	40	2735	19535
15	CPG-5	152	1173.88	12M	12M	12000	50	2735	20735
16	CPG-6	153	1078.37	12M	12M	12000	50	2735	20735
17	CPG-7	154	5123.67	24M	12M	12000	60	2735	21935
19	Play Ground -1	155	14619.38	12M	12M	12000	50	2735	20735
20	Play Ground -2	156	3910.08	18M	12M	12000	60	2735	21935
21	Play Ground -3	157	2690.64	12M		12000	20	2735	17135

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

22	Play Ground -4	158	7008.22	12M		12000	20	2735	17135
23	Play Ground -5	159	3271.84	18M	-	12000	40	2735	19535
24	Play Ground -6	160	4209.00	12M	12M	12000	50	2735	20735
27	Green Belt -1	161	1434.60	110 M		12000	70	2735	23135
28	Green Belt -2	162	260.49	110M		12000	70	2735	23135
29	Open Space - 3	162	300.59	18M	18M	12000	60	2735	21935
30	Open Space - 4	164	2463.01	18M		12000	40	2735	19535
31	Fire Station	165	1753.09	18M		12000	40	2735	19535
32	WTP &ESR	166	11369.58	110M		12000	70	2735	23135
33	Cremation and burial ground	167	2597.75	18M		12000	40	2735	19535
34	Electric Substation	168	5731.59	18M		12000	40	2735	19535
35	Bus Stop-1	174	1634.51	18M	12M	12000	60	2735	21935
36	Bus Stop-2	175	561.02	18M	24M	12000	70	2735	23135

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

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: Almost in all Original Plots 50% area is deducted towards social infrastructure, roads and Authority Plots. The Original Plots where percentage deduction is other than 50% are as shown below								
1	2/1	27-P-1	10100	53	10100	0	0	Existing structures
	2/1/2	27-P-2						
	2/1/3	27-P-3						
	2/1/4	27-P-4						
	2/1/5	27-P-5						
	2/1/6	27-P-6						
	2/1/7	27-P-7						
	2/1/8	27-P-8						
	2/1/9	27-P-9						
	2/1/10/1	27-P-10						
	2/1/10/2	27-P-11						
	2/1/10/3	27-P-12						
	2/1/10/4	27-P-13						
FP is given equal to OP due to existing structures								
2	3/4/1	81-P-1	9700	79	9700	0	0	Government Land
FP is not allotted for OP 3/4/1 since the land is being used for non-remunerative purposes i.e. for Garden, PG etc. (Thus OP and FP areas are equal)								
3	5/10	34-P-1	2000	34	2000	0	0	Existing structures
FP Area is given equal to OP due to structure								
4	13/4/2	63-P-2	4000	117	2436	1564	64.20	Existing structures
FP given more due to existing Structures								
5	33/2-Part 2	2-P-2	2600	10	1960	640	32.65	Existing structures
FP is given more due to existing built up								
6	34/3/34/4/35/2A PLOT NO. 1	23 & 24	5059.9	22	5059.9	0	0	Plot under Road ,Open and Amenity space
	34/3/34/4/35/2A PLOT NO. 2							
	34/3/34/4/35/2A PLOT NO. 3							



## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

As this Plot is already under amenities, OP is given equal to FP								
7	35/2A-Part 3	20-P-3	635	326	635	0	0	Existing structures
FP is given equal to OP due to existing structures								
8	1/1/A	29-P-1	13400	48	13400	0	0	Existing structures
	1/1/B	29-P-2						
	1/2/3/A/2	28-P-1						
	1/2/A/3/1/1	28-P-3						
	1/2/B	28-P-4						
	1/10	30-P-1						
FP is given equal to OP due to existing structures								
9	1/4/A-Part 5	47-P-1	1500	52	1500	0	0	Existing structures
FP is given equal to OP due to existing structures								

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### LIST OF STRUCTURES AFFECTED BY PROPOSED ROAD NETWORK:-

Sr.No .	Survey number	Name of Owner	Type of structure	Plinth Area ( sq.m)	Number of Floors	Total Built-Up Area ( sq.m)	Age of structure (Years)	Present Rate as per ASR (Rs)	Cost of Structure (Rs)	Depreciation Factor	Present Cost (Rs)
1	1	Bhanudas Dhanawade	LB (Kucha)	-	1	36.03	5	11616	418570.9	0.85	355785
2	5	Prashant Khandare	RCC	69.9903	1	69.99	15	19360	1355012	0.8	1084010
3	6	Shankar Lakshman Babar		144.9922	1	144.99	10	11616	1684229	0.75	1263172
4	6	Shankar Lakshman Babar	Kucha	37.5307	1	37.53	10	6776	254308	0.75	190731
5	13	Sulekha Society	LB (Kucha)	-	1	20.9	9	11616	242809.3	0.85	206388
6	13	Sulekha Society	LB (Kucha)	19.3601	1	19.36	9	11616	224886.9	0.85	191154
7	14	Sanjay Jagtap	Kucha	20.2287	1	20.23	5	6776	137069.7	0.85	116509
8	14	Manoj Yarovde	RCC	24.2854	1	24.29	7	19360	470165.3	0.9	423149
9	14	Gautam Gyanba Sakhre	Kucha	14.7558	1	14.76	10	6776	99985.3	0.75	74989
10	14	Sandeep Kaineth Singh	Kucha	23.9447	1	23.94	7	6776	162249.3	0.85	137912
11	14	Prakash Suresh Igawe	Kucha	12.6574	1	12.66	6	6776	85766.54	0.85	72902
12	14	Munirabi Abbas Sayyad	RCC	111.8863	2	223.77	5	19360	4332238	0.9	3899014

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

13	14	Mangal Subhash Shinde	RCC	96.4742	2	192.95	10	19360	3735481	0.8	2988385
14	14	Sanjay Sonraj Oswal	Kucha	31.4355	1	31.44	5	6776	213007	0.85	181056
15	14	Ramu Sangotti	Kucha	55.0899	1	55.09	8	6776	373289.2	0.85	317296
16	14	Ramdas Sonba Ugale	LB (Kucha)	11.2637	1	11.26	16	11616	130839.1	0.75	98129
17	14	Ramdas Sonba Ugale	LB (Kucha)	60.9462	1	60.95	2	11616	707951.1	0.95	672554
18	14	Ramdas Sonba Ugale	LB (Kucha)	44.0242	1	44.02	4	11616	511385.1	0.95	485816
19	14	Ramdas Sonba Ugale	LB (Kucha)	17.0843	1	17.08	1	11616	198451.2	1	198451.23
20	14	Ramdas Sonba Ugale	LB (Pakka)	143.5019	1	143.5	6	16456	2361467	0.9	2125321
21	14	Ramdas Sonba Ugale									
22	14	Ramdas Sonba Ugale									
23	14	Ramdas Sonba Ugale	Kucha	1.9283	1	1.93	2	6776	13066.16	0.95	12413
24	33	Krushna Haribhau Lohkare	LB (Kucha)		1	27.87	7	11616	323746.1	0.85	275184
25	33	Krushna Haribhau Lohkare	Kucha	8.6499	1	8.65	7	6776	58611.72	0.85	49820
26	33	Sudarshan Singh	Kucha	10.9069	1	10.91	5	6776	73905.15	0.85	62819
27	34	Sunita Arvind Kadam	RCC	-	2	247.12	2	19360	4784243	0.95	4545031
28	34	Jagdish Kumavat	LB (Kucha)	-	1	13.94	4	11616	161872.4	0.95	153779

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

29	34	Siddhivianyak Vaibhav Society	RCC	44.3748	1	44.37	15	19360	859096.1	0.8	687277
30	34	Omesh Prabhakar Godbole	RCC	26.082	1	26.08	5	19360	504947.5	0.9	454453
31	34	Abdul Khalif Patwegar	RCC	58.887	1	58.89	1	19360	1140052	1	1140052
32	34	Naseer Khan	RCC	110.4282	1	110.43	7	19360	2137890	0.9	1924101
33	34	Madan Injatkar	RCC	-	1	117.06	6	19360	2266222	0.9	2039599
34	34	Sarla Kumawat	RCC	-	2	206.24	4	19360	3992864	0.95	3793221
35	34	Umesh Godbole	RCC	-	2	94.2	15	19360	1823768	0.8	1459015
36	34	Harishchandr a Redekar	RCC	-	2	103.12	5	19360	1996432	0.9	1796789
37	34	Nitin Joshi	RCC	89.7212	2	179.44	7	19360	3474005	0.9	3126604
38	34	Anil Narayan Sarthe	RCC	-	2	91.04	7	19360	1762616	0.9	1586354
39	35	Tanaji Bandal	Kucha	17.5015	1	17.5	10	6776	118590.2	0.75	88943
40	35	Tanaji Bandal	RCC	89.539	2	179.08	15	11616	2080170	0.8	1664136
41	35	Tanaji Bandal	LB (Kucha)	71.7269	1	71.73	20	11616	833179.7	0.6	499908
42	35	Tanaji Bandal	LB (Kucha)	4.5179	1	4.52	1	11616	52479.93	1	52480
43	35	Tanaji Bandal	LB (Kucha)	4.3251	1	4.33	1	11616	50240.36	1	50240
44	35	Balasaheb Bandal	LB (Kucha)	4.5264	1	4.53	1	11616	52578.66	1	52579
45	35	Balasaheb Bandal	LB (Kucha)	100.0849	1	100.08	1	11616	1162586	1	1162586
<b>Total Cost</b>											<b>41760105</b>

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### ESTIMATED COST OF WORKS PROPOSED IN THE SCHEME

#### A) PROPOSED ROADS

RIGHT OF WAY	Length (km)
110 M	1.51
18M	4.25
12M	4.94
9M	0.23
<b>TOTAL</b>	<b>10.93 km.</b>
<b>Total Road Area</b>	<b>30.51Ha.</b>
	<b>305100sqm.</b>
<b>Total Area Excluding Area under Ring Road</b>	<b>139100 sqm.</b>
<b>Total Road Area</b>	<b>13.91 Ha.</b>
	<b>139100sqm.</b>
<b>Entire cross section With Utility and all structures (Water, Sewer, Electrical)</b>	<b>Rs. 3500 / sqm.</b>
<b>Amount for construction of Roads</b>	<b>48.68 Crores</b>

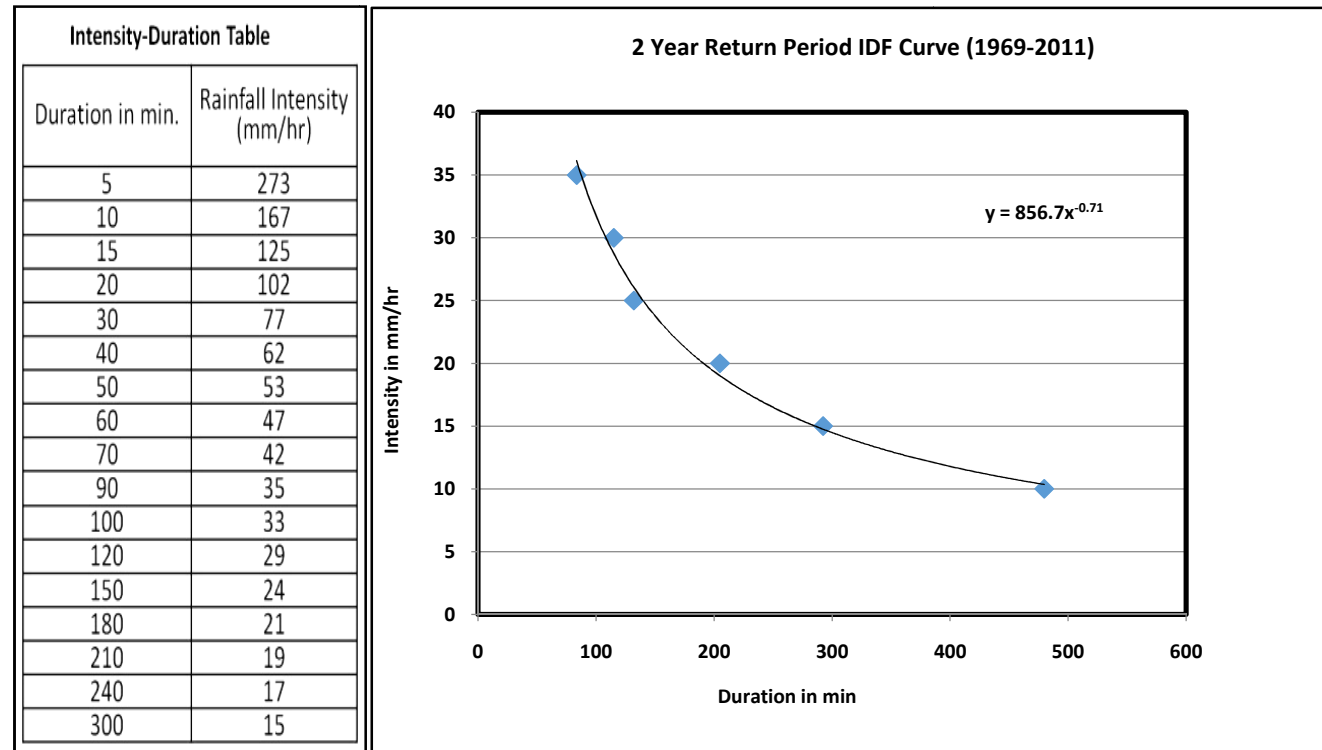
#### B) CULVERTS/ BRIDGES

Sr. No.	Culvert No	Proposed Width of Road	Proposed Nalla Width	Culvert Type	Total Cost (Lakhs)
1	Culvert 1	24 m	28.51 m	Slab	102.63
2	Culvert 2	18 m	30.68 m	Slab	82.84
3	Culvert 3	18 m	47.31 m	Slab	127.74
	<b>Total</b>				<b>313.21 (Rs.3.13Cr.)</b>

**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.

# WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

## 1. STORM WATER DRAINAGE



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

Formula used for Hydraulic Design	
<b>Computation of Runoff</b> Rational Method" is proposed for the computation of design runoffs $Q = 10 C \times I \times A$ 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.	<b>Drain Capacity</b> 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.
<b>Coefficient of Roughness</b> BoX RCC Drain (manning 'n)= 0.015 RCC pipe (manning 'n) = 0.011	<b>Runoff</b> (Q) = V x A R = Hydraulic Radius, S = Slope, n = Manning's coefficient
<b>Free Board</b> Free board = 0. 30 m	<b>Velocity</b> Velocity Limit - 0.80m/Sec to 3.0M/Sec

## PROPOSED STORM WATER NETWORK

Sr. No.	Diameter of Proposed Dia in mm (RCC, MP3)	Proposed length (Km)	Cost Per Km (Lakh)	Total Cost (Lakh)
1	900 mm	21.86	52.73	1152.67
<b>Total</b>		<b>21.86</b>	52.73	<b>1152.67</b>
<b>Nala Development</b>		<b>1.96</b>	967.77	<b>1896.82</b>
<b>Total</b>				<b>3049.49 L (Rs. 30.49 Cr.)</b>

## 2. WATER SUPPLY SYSTEM

### COMMON WTP AT WADACHIWADI FOR TPS-2 &3

Population for TPS 2 =84000 Population for TPS3 =54000 Total Population =1,38,000	1,38,000	Persons
Water Supply	150	lpcd
Add 15% losses	176	lpcd
<b>Population</b>	1,38,000	<b>Ultimate stage</b>
<b>Water Demand (14.78+9.52)</b>	<b>24.30</b>	<b>MLD</b>
<b>Water Supply Source is existing lake at Wadachiwadi</b>		
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
<b>ESR Capacity</b>	<b>3.45</b>	<b>MLD</b>
<b>24 X 7Gravity Based Distribution System</b>		



## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 3. SEWERAGE COLLECTION & TREATMENT SYSTEM

Sr. No.	Component	Proposed Component	Block Cost in Lakh
1	Construction of Jack well, intakewell, inspection well &pump house	Proportionate cost (170 X 0.6087)	103.48
2	Leading Main from Wadachiwadi lake to Proposed WTP	500 MM DI, length 0.60 Km Proportionate cost (46.91 X 0.6087)	28.55
3	Elevated Service Reservoirs at WTP site	2 Nos., Capacity - 3.45MLD, Staging 15.00 Mt, Outlet - 3 # 250 MM	53.46
4	Distribution Network		388.47
	PIPE DIA	LENGTH IN KM	
	100	0.468	
	150	9.88	
	200	8.514	
	250	3.02	
	TOTAL	21.88	
4	WTP of 32 MLD capacity for TPS 2& 3 Total cost Rs.560L, Proportionate cost (560 x 0.6087)		340.87
Total RS.			914.83 (Rs 9.15 Cr.)

\*Block Costs from MJPDSR

Note: the cost of WTP is proportionately distributed in TPS 2 and 3 in proportion to their requirement of water.

Population	138000 (84000+54000)	Persons
Water supply	150	lpcd
Sewage Generation	12	MLD
<b>STP Required</b>	<b>12 X 1</b>	<b>MLD</b>
<b>Diameter of Sewer</b>	<b>Length</b>	
200 mm	0.468	km
250 mm	9.88	Km
300 mm	8.514	Km
450 mm	3.02	Km
<b>Total Length</b>	<b>21.88</b>	<b>Km</b>

#### COMMON STP FOR TPS-2 & TPS-3 AT AAUTADEHANDEWADI

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 Cost =1392.52 L, Proportionate Cost For 21.88 km length	841.06
2	Wet well with overhead pump house, Sewage Pumps and constructing STP (SBR technology) 1No (21MLD capacity) (12.6+8.4) Total cost=1002 L for Proportionate cost.	601.2
3	Misc. Works like fencing, approach road Electric Supply, landscapingetc. Proportionate Cost.	50
	<b>Total</b>	<b>1492.26 (Rs 14.92 Cr).</b>

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 4. SOLID WASTE MANAGEMENT SYSTEM

Solid waste collection from 4 zones

Collected at Transfer Station

Waste is sorted at Transfer station

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

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

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### DRAFT TOWN PLANNING SCHEME NO.2 - WADACHIWADI

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

Sr. No	Road Width	Length in Metres	Type of Lane	No. of Poles required	Pole height	Rate for Poles	Amount in Rs.
1	18 m	4257	Two Lane	142	9 m	35000	4970000
2	12 m	4940	Two Lane	164	9 m	35000	5740000
3	9 m	234	intermediate	7	7 m	30000	210000
						<b>Total</b>	10920000
						For A.E.C. Connection	531450
						<b>Total</b>	11451450
						Add 20% for adjoining TPS	2290290
						<b>Total</b>	13741740
						Add 7% physical cont. + work Charges	961921
						<b>Total</b>	14703661
						Add 15% price ECS for 5 years	2205549
						<b>Total</b>	16909211
						Add 10% adm. charges	1690921
						<b>Total</b>	<b>18600132</b> <b>1.86 Cr</b>
Note: The above work shall be completed within a period of 5 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 10.93 km. 1 substation of adequate capacity is proposed within the TPS. The demands of about 313 streetlights are considered in the total power demand estimation.

1. Electric transmission to TPS - 200 (Lakh)
2. substation – 1-200 (Lakh)
3. Electricity distribution- 33 (Lakh)
4. **Total ( A+ B) - 6.19 Cr**

**9.REDISTRIBUTION AND VALUATION STATEMENT FORM-I**

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	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	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				
1	शालुताई तुकाराम ब्बुध्दिवंत	1	33/1/2- P	1-P	10000.00	5200	5,20,00,000	5,55,92,683.33	1-1 & 1-2	5,000.00	7020	3,51,00,000	3,86,92,683	10457	5,22,85,000	5,58,77,683	-16900000	17185000	8592500		-8307500					
	तुकाराम काशिनाथ बुध्दिवंत																									
	रणजित तुकाराम बुध्दिवंत																									
	धनंजय तुकाराम बुध्दिवंत																									
	हेमंत तुकाराम बुध्दिवंत																									
	मिना हेमंत बुध्दिवंत																									
	मंजु रणजित बुध्दिवंत																									
	हेमा धनंजय बुध्दिवंत																									
FP given in two parts (FP no.1-1 and FP no.1-2) due to built up FP areas: FP no. 1-1 is 2155 and FP no. 1-2 is 2845.																										
2	कृष्णा हरीभाऊ लोहोकरे	1	33/3 P	3 -P	14606.08	4940	7,21,54,048	7,21,54,048.04	2	7,303.0413	7657	5,59,19,387	5,59,19,387	12689	9,26,69,021	9,26,69,021	-16234661	36749634	18374817.06		2140156.253					
	इतर अधिकारातील नावे																									
	बोजा-सहकारी सोसायटी इकरार उडरी वि.का.स.सो.इकरार - हिरामण बांदल																									
	बोजा-सहकारी सोसायटी इकरार व इतर																									
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.																									
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.-निर्तोन बांदल																									
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - लक्ष्मण बांदल																									
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - सुवर्णा मसाळ																									
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - गंगुबाई बांदल																									
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल																									
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल																									
Only part of this Survey number comes in TPS Boundary																										
3	कृष्णा हरीभाऊ लोहोकरे	1	33/1/2-P	1- P	9550.00	5200	4,96,60,000	4,96,60,000.00	3	4,775.00	7020	3,35,20,500	3,35,20,500	11861	5,66,36,275	5,66,36,275	-16139500	23115775	11557887.5		-4581612.5					
	रमेश बाळाराम यादव				448.00	5200	23,29,600	23,29,600.00			5201	11,64,912	11,64,912	9496	21,27,026	21,27,026	-1164688	962114	481056.8		-683631.2					
	प्रकाश बाळाराम यादव																									
	नरेंद्र बाळाराम यादव																									
	रविंद्र बाळाराम यादव																									
	दिनेश शंकर यादव				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75					
	लिला शंकर यादव																									
	राकेश वसंत यादव										5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75					
	फिलीप फर्नांडिस																									
	गोपीचंद सखाराम मोहिते				2086.00	5200	1,08,47,200	1,08,47,200.00			5201	54,24,122	54,24,122	9496	99,03,963	99,03,963	-5423079	4479841	2239920.725		-3183157.775					
	सुहासिनी शरद शेखर										5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75					
	शरद सुमंत शेखर																									
	डेव्हीड यशवंत पाटोळे				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75					
	सुधाकर शाहुराज क्षिरसागर																									

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))																											
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																											
Redistribution and Valuation Statement																											
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees					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					
4	शंकर साहेबराव ठवरे	1	33/1- P	8-P	250.00	5200	13,00,000	13,00,000.00	4	5,000.00	5201	6,50,063	6,50,063	9496	11,86,956	11,86,956	-649938	536894	268446.875		-381490.625						
	स्मिता शंकर ठवरे				250.00	5200	13,00,000	13,00,000.00			5201	6,50,063	6,50,063	9496	11,86,956	11,86,956	-649938	536894	268446.875		-381490.625						
	भिमराव साहेबराव ठवरे				250.00	5200	13,00,000	13,00,000.00			5201	6,50,063	6,50,063	9496	11,86,956	11,86,956	-649938	536894	268446.875		-381490.625						
	अनिल नोहा डोंगरे				250.00	5200	13,00,000	13,00,000.00			5201	6,50,063	6,50,063	9496	11,86,956	11,86,956	-649938	536894	268446.875		-381490.625						
	अंजेश सदाशिव जगताप				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75						
	शेखरसिंग				600.00	5200	31,20,000	31,20,000.00			5201	15,60,150	15,60,150	9496	28,48,695	28,48,695	-1559850	1288545	644272.5		-915577.5						
	लालोनीसिंग				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75						
	स्वणैदु घोष				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75						
	रेवती घोष				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75						
	गणेशचंद्र घोष				1040.00	5200	54,08,000	54,08,000.00			5201	27,04,260	27,04,260	9496	49,37,738	49,37,738	-2703740	2233478	1116739		-1587001						
	जया घोष				1050.00	5200	54,60,000	54,60,000.00			5201	27,30,263	27,30,263	9496	49,85,216	49,85,216	-2729738	2254954	1127476.875		-1602260.625						
	राजपाल भाटकर				250.00	5200	13,00,000	13,00,000.00			5201	6,50,063	6,50,063	9496	11,86,956	11,86,956	-649938	536894	268446.875		-381490.625						
	सोमा भाटकर				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75						
	आशालता अशोक जोएल				238.00	5200	12,37,600	12,37,600.00			5201	6,18,860	6,18,860	9496	11,29,982	11,29,982	-618741	511123	255561.425		-363179.075						
	विद्यादेवी रामविलास दुबे				238.00	5200	12,37,600	12,37,600.00			5201	6,18,860	6,18,860	9496	11,29,982	11,29,982	-618741	511123	255561.425		-363179.075						
	संम्युअल जे मनतोडे				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75						
	फलीरा संम्युअल मनतोडे				238.00	5200	12,37,600	12,37,600.00			5201	6,18,860	6,18,860	9496	11,29,982	11,29,982	-618741	511123	255561.425		-363179.075						
	चर्च ऑफ़ खाइस्ट तर्फ अध्यक्ष				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75						
	प्रताप शंकर जाधव				300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25	-457788.75							
	कमल प्रताप जाधव																										
	शशांक अनिल इंदुरकर																										
	सास्मिता शशांक इंदुरकर																										
	अमित गधुसूदन कुलकर्णी																										
	आशिष मधुसूदन कुलकर्णी																										
5	राकेश मोतीलाल शर्मा	1	33/1/2-P	1-P	1450.00	5200	75,40,000	1,18,44,121.43	5	1,450.00	7020	50,89,500	93,93,621	10457	75,81,325	1,18,85,446	-2450500	2491825	1245912.5		-1204587.5						
	प्रशांत मोतीलाल शर्मा																										
	प्रशांत मोतीलाल शर्मा																										
	राकेश मोतीलाल शर्मा																										
	इतर अधिकारातील नावे																										
	बोजा-सहकारी सोसायटी इकरार उडरी वि.का.स.सो.इकरार - हिरामण बांदल																										
	बोजा-सहकारी सोसायटी इकरार व इतर																										
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.																										
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.																										
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - लक्ष्मण बांदल																										
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - सुवर्णा मसाळ																										
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - गंगुबाई बांदल																										
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल																										
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल																										
	पुणे कॅन्टोमेंट सहकारी बँक लि.																										

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)



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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	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	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
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल																					
	पुणे कॅन्टोमेंट सहकारी बँक लि.																					
7	कांचन जनार्दन रणदिवे	1	33/1/2-P	1-P	1000.00	5200	4,53,96,000	4,53,96,000.00	7	4,365.0	7020	3,06,42,300	3,06,42,300	11159	55,79,500	55,79,500	-14753700	-25062800	-12531400		-27285100	
	बाबासाहेब भगवान आतकिरे				1870.00																	
	लुकमान हाफीउद्दीन खान				1.00																	
	जुलेखा लुकमान खान																					
	जरीना लुकमान खान																					
	नसरीन लुकमान खान																					
	अ.पा.क ३ ते ५ साठी लुकमान खान																					
	कासमभाई अब्दुल शेख				1.00																	
	ताहेराबी कासम शेख																					
	आयुब कासम शेख																					
	रज्जाक कासम शेख																					
	रफिक कासम शेख																					
	अ.पा.क ३ ते ५ कासमभाई				2049.00																	
	अमीत साहेबराव लभडे																					
	सुनिल वासुदेव राणे																					
	सचिन साहेबराव लभडे																					
	मिल्लींद वासुदेव राणे																					
	मोरया इंजी वर्क्स प्रा.लि.				1981.00																	
	गोपीचंद सखाराम मोहिते				1.00																	
इंदुबाई गोपिचंद मोहिते																						

Individual Areas exceed the actual total on 7/12 (FP given as per ekun) Ekun as per 7/12 is 11000sq.m.

8	सुधीर लक्ष्मण फुलावरे	1	33/1- P	1- P	4950.00	5200	2,57,40,000	2,57,40,000.00	8	3,475.00	7020	1,73,74,500	1,73,74,500	10457	2,58,81,075	2,58,81,075	-8365500	8506575	4253287.5		-4112212.5				
	उत्तम लक्ष्मण फुलावरे				2000.00	5200	1,04,00,000	1,04,00,000.00				7020	70,20,000	70,20,000	10457	1,04,57,000	1,04,57,000	-3380000	3437000	1718500					
	दत्तात्रय लक्ष्मण फुलावरे																								

| 9 | अंजना हिरामण बांदल | 1 | 33/1-P | 1- P | 8050.00 | 5200 | 4,18,60,000 | 4,98,77,662.52 | 9 | 4,025.00 | 6500 | 2,61,62,500 | 3,41,80,163 | 11185 | 4,50,19,625 |  | -15697500 | 18857125 | 9428562.5 |  | -6268937.5 |  |
| हिरामण नारायण बांदल |
| इतर अधिकारातील नावे |
| बोजा-सहकारी सोसायटी इकरार वडाचीवाडी |
| बोजा-सहकारी सोसायटी इकरार वडाचौवाडी - नितोिन बांदल |
| बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - लक्ष्मण बांदल |
| बोजा-सहकारी सोसायटी इकरार वडाचौवाडी -सुवर्णा मासाळ |
| बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - गंगुबाई बांदल |
| बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल |
| बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल |
| बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - अंजनाबाई हि.बांदल |
|  |
|  |

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1)																										
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																										
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	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	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				

10	तपन रियोकुमार रॉय	1	33/2-P	2-P	1500.00	5200	78,00,000	2,13,17,554.42	10	1,960.00	6500	1,27,40,000	2,05,37,554	11185	2,19,22,600	2,97,20,154	-780000	9182600	4591300		3811300	
	निवेदिता तपन रॉय																					
	तपन्ना प्रियोकुमार रॉय				1100.00	5200	57,20,000				6500			11185								

FP is given more due to existing buildup

11	बाबासाहेब भगवान आतकिरे	1	33/2-P	2-P	25979.99	5200	135095940.2	13,54,83,763.7	11	14,490.0	6500	8,44,34,963	8,47,59,967	11185	14,52,93,086	14,56,80,909	-50723797	60858123	30429061.53		-20294735.43	
	कृष्णा हरीभाऊ लोहोकरे																					
	विभा सिंघल	1	33/2-P	2-P	2000.00	5200	1,04,00,000	1,05,76,878.71	6500	32,50,000	34,26,879	11185	55,92,500	57,69,379	-7150000	2342500	1171250	-5978750				
	.अनिता जैन				1000.00	5200	52,00,000	52,00,000.00	6500	32,50,000	32,50,000	11185	55,92,500	55,92,500	-1950000	2342500	1171250	-778750				

Only part of this Survey number comes in TPS Boundary

अभिमन्यू सदाशिव पिंगळे					28000.00	5200	14,56,00,000	14,56,00,000			6500	9,10,00,000	9,10,00,000	13135	18,38,90,000	18,38,90,000	-54600000	92890000	46445000			-8155000
स्मिता अभिमन्यू पिंगळे																						
रघुनाथ वामन जावळे					1000.00	5200	52,00,000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
सुरेखा रघुनाथ जावळे					1000.00	5200	52,00,000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
सुरेंद्र उर्फ बी.एम.तायडे					1000.00	5200	5200000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
कॅप्टन प्रविणकुमार सिंह					1000.00	5200	5200000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
यामा सिंह					1000.00	5200	5200000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
यशोदा महेश शर्मा					1000.00	5200	5200000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
मृदुला शर्मा सिंह					1000.00	5200	5200000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
जयेश चंपानेरी					1000.00	5200	5200000	52,00,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-19500000	3317500	1658750			-291250
बाबासाहेब भगवान आतकिरे					8300.00	5200	43160000	4,31,60,000.00			6500	2,69,75,000	2,69,75,000	13135	5,45,10,250	5,45,10,250	-16185000	27535250	13767625			-2417375
महेश विठ्ठल आहिरे					139.00	5200	722800	7,22,800.00			6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25			-40483.75
प्रविण रामचंद्र शिखरे					139.00	5200	722800	7,22,800.00			6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25			-40483.75
मयुरी प्रविण शिखरे					186.00	5200	967200	9,67,200.00			6500	6,04,500	6,04,500	13135	12,21,555	12,21,555	-362700	617055	308527.5			-54172.5
सिध्देश्वर मारुती सुरवसे					139.00	5200	722800	7,22,800.00			6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25			-40483.75
मंजुषा सिध्देश्वर सुरवसे					139.00	5200	722800	7,22,800.00			6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25			-40483.75
खलिल उमर काझी					139.00	5200	722800	7,22,800.00			6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25			-40483.75
मिलीता खलिल काझी					278.00	5200	1445600	14,45,600.00			6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5			-80967.5
सुमन प्रभाकर आलेगावकर					139.00	5200	7,22,800	7,22,800.00			6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25			-40483.75
विक्रम रामचंद्र शिखरे					594.00	5200	30,88,800	33,84,436.32			6500	19,30,500	22,26,136	13135	39,01,095	41,96,731	-1158300	1970595	985297.5			-173002.5
पायल विक्रम शिखरे					195.00	5200	10,14,000	10,14,000.00			6500	6,33,750	6,33,750	13135	12,80,663	12,80,663	-380250	646913	323456.25			-56793.75
सतिश के. गुंड					185.00	5200	9,62,000	9,62,000.00			6500	6,01,250	6,01,250	13135	12,14,988	12,14,988	-360750	613738	306868.75			-53881.25
अनुपमा एस. गुंड					528.00	5200	27,45,600	27,45,600.00			6500	17,16,000	17,16,000	13135	34,67,640	34,67,640	-1029600	1751640	875820			-153780
सकिना हसन करजीकर					185.00	5200	9,62,000	9,62,000.00			6500	6,01,250	6,01,250	13135	12,14,988	12,14,988	-360750	613738	306868.75			-53881.25
प्य प्रकाश नागनाथ सरवदे					278.00	5200	14,45,600	14,45,600.00			6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5			-80967.5
अल्ताफ फकिर मोहमंद शेख					185.00	5200	9,62,000	39,38,482.19			6500	6,01,250	35,77,732	13135	12,14,988	41,91,470	-360750	613738	306868.75			-53881.25
शहनाज शेख																						
हितेश सी भतिजा																						
राजकुमारी एन भतिजा																						
अनिलदेव कपुरचंद शर्मा																						
भरत बी खालानी																						
वंदना बी खालानी																						
लक्ष्मण रघुनाथ भोसले																						

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))																																																						
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																																																						
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	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	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																																
12	धाकटू रघूनाथ भोसले	1	33/2-P	2-P	185.00	5200	9,62,000	9,62,000.00	12	31,306.50	6500	6,01,250	6,01,250	13135	12,14,988	12,14,988	-360750	613738	306868.75		-53881.25																																	
	राजश्री धाकटू भोसले				232.00	5200	12,06,400	12,06,400.00			6500	7,54,000	7,54,000	13135	15,23,660	15,23,660	-452400	769660	384830			-67570																																
	शब्बीर मुशब्बर लतिफ				185.00	5200	9,62,000	9,62,000.00			6500	6,01,250	6,01,250	13135	12,14,988	12,14,988	-360750	613738	306868.75				-53881.25																															
	फरीदा शब्बीर लतिफ				185.00	5200	9,62,000	13,79,489.20			6500	6,01,250	10,18,739	13135	12,14,988	16,32,477	-360750	613738	306868.75					-53881.25																														
	शीराज सोमजी				185.00	5200	9,62,000	11,27,101.31			6500	6,01,250	7,66,351	13135	12,14,988	13,80,089	-360750	613738	306868.75						-53881.25																													
	मनिषा शीराज सोमजी				185.00	5200	9,62,000	9,62,000.00			6500	6,01,250	6,01,250	13135	12,14,988	12,14,988	-360750	613738	306868.75							-53881.25																												
	शशिकांत सिताराम शर्मा				464.00	5200	24,12,800	24,12,800.00			6500	15,08,000	15,08,000	13135	30,47,320	30,47,320	-904800	1539320	769660								-135140																											
	सुदर्शन विठ्ठन गायकवाड				278.00	5200	14,45,600	14,45,600.00			6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5									-80967.5																										
	अहरोन जी बनसोडे				371.00	5200	19,29,200	19,29,200.00			6500	12,05,750	12,05,750	13135	24,36,543	24,36,543	-723450	1230793	615396.25										-108053.75																									
	अनिता अ बनसोडे				371.00	5200	19,29,200	19,29,200.00			6500	12,05,750	12,05,750	13135	24,36,543	24,36,543	-723450	1230793	615396.25											-108053.75																								
	पारसी होमी पावरी				464.00	5200	24,12,800	24,12,800.00			6500	15,08,000	15,08,000	13135	30,47,320	30,47,320	-904800	1539320	769660												-135140																							
	नंदीता पारसी पावरी				278.00	5200	14,45,600	14,45,600.00			6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5													-80967.5																						
	सरफराज सिकंदर बागसीराज				371.00	5200	19,29,200	19,29,200.00			6500	12,05,750	12,05,750	13135	24,36,543	24,36,543	-723450	1230793	615396.25														-108053.75																					
	सचिन बसवेश्वर गाडवे				464.00	5200	24,12,800	24,12,800.00			6500	15,08,000	15,08,000	13135	30,47,320	30,47,320	-904800	1539320	769660															-135140																				
	अर्वातिका सचिन गाडवे				278.00	5200	14,45,600	14,45,600.00			6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5																-80967.5																			
	पुरब शर्मा				371.00	5200	19,29,200	19,29,200.00			6500	12,05,750	12,05,750	13135	24,36,543	24,36,543	-723450	1230793	615396.25																	-108053.75																		
	रंजना शर्मा				464.00	5200	24,12,800	24,12,800.00			6500	15,08,000	15,08,000	13135	30,47,320	30,47,320	-904800	1539320	769660																		-135140																	
	सागर रोहित आबनावे				278.00	5200	14,45,600	14,45,600.00			6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5																			-80967.5																
	रोहीदास रामभाऊ आबनावे				371.00	5200	19,29,200	19,29,200.00			6500	12,05,750	12,05,750	13135	24,36,543	24,36,543	-723450	1230793	615396.25																				-108053.75															
	कुसूम सिंग				464.00	5200	24,12,800	24,12,800.00			6500	15,08,000	15,08,000	13135	30,47,320	30,47,320	-904800	1539320	769660																					-135140														
	सुयांशु कुसूम सिंग				278.00	5200	14,45,600	14,45,600.00			6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5																						-80967.5													
	विनीता सिंग				370.00	5200	19,24,000	19,24,000.00			6500	12,02,500	12,02,500	13135	24,29,975	24,29,975	-721500	1227475	613737.5																							-107762.5												
	कुसूम सिंग				232.00	5200	12,06,400	12,06,400.00			6500	7,54,000	7,54,000	13135	15,23,660	15,23,660	-452400	769660	384830																								-67570											
	अभीरुची मनमित छाबडा				465.00	5200	24,18,000	24,18,000.00			6500	15,11,250	15,11,250	13135	30,53,888	30,53,888	-906750	1542638	771318.75																									-135431.25										
	मनमित जी छाबडा				1115.00	5200	57,98,000	57,98,000.00			6500	36,23,750	36,23,750	13135	73,22,763	73,22,763	-2174250	3699013	1849506.25																										-324743.75									
	रेखा गंजु				10000.00	5200	5,20,00,000	5,20,00,000.00			6500	3,25,00,000	3,25,00,000	13135	6,56,75,000	6,56,75,000	-19500000	33175000	16587500																											-2912500								
	करण गंजु				1300.00	5200	67,60,000	67,60,000.00			6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-3510000	3317500	1658750																												-1851250							
	यास्मिन फजल दारुवाला																																																					
	फजल खादर दारुवाला																																																					
	गोरख हिरामण बांदल																																																					
	ज्ञानोबा हिरामण बांदल																																																					
	रामदास हिरामण बांदल																																																					
	शरद विठ्ठल कुदळे																																																					
The action on the application of applicant Shri Pradyumn Kumar Singh,Sachin Balu Malusare, Sandip Balu Malusare, will be taken subject to production of his ownership on updated 7/12 extract. Rahul P Kamble & Leena Rahul Kamble & Hanumant Dada Kodpe & Malvika Kadam, Sandip Ramakant Nagalkar, Tanaji Shrimant Gayakwad,Sushil Lalwani																																																						
13	विकास ज्ञान राणा	1	33/2-P	2-P	1859.00	5200	96,66,800	96,66,800.00	12-1	929.5	6500	60,41,750	60,41,750	9885	91,88,108	91,88,108	-3625050	3146358	1573178.75		-2051871.25																																	
14	महादेव श्रीपती कोतवाल	1	34/14	17-P	4200.00	4160	1,74,72,000	1,74,72,000.00	13	2,100.00	5824	1,22,30,400	1,22,30,400	12053	2,53,12,140	2,53,12,140	-5241600	13081740	6540870		1299270																																	
	शंकर श्रीपती कोतवाल																																																					
	रामदास श्रीपती कोतवाल																																																					
	सुभाष श्रीपती कोतवाल																																																					
	अंजनाबाई नारायण कामटे																																																					
	सीताबाई पांडुरंग खोटे																																																					
	रतनबाई बबन घुले																																																					

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	GP 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	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
15	वेणुबाई बाबुराव बावकर	1	34/10	5-P	6125.00	4680	2,86,65,000	2,86,65,000.00	14	14,850.00	6552	2,00,65,500	2,00,65,500	12563	3,84,74,188	3,84,74,188	-8599500	18408688	9204343.75		604843.75	
	भाऊसाहेब हरीभाऊ बावकर																					
	अनिल हरीभाऊ बावकर																					
	संदीप हरीभाऊ बावकर				4900.00	4680	2,29,32,000	2,29,32,000.00			6552	1,60,52,400	1,60,52,400	12563	3,07,79,350	3,07,79,350	-6879600	14726950	7363475		483875	
	सोनूबाई हरीभाऊ बावकर																					
	किसन बाबुराव बावकर																					
	धर्मश किशोर गठानी				6075.00	4680	2,84,31,000	2,84,31,000.00			6552	1,99,01,700	1,99,01,700	12563	3,81,60,113	3,81,60,113	-8529300	18258413	9129206.25		599906.25	
	उस्मान हाजी अल्लाऊद्दीन शेख																					
	गणपत श्रीपत औताडे				6300.00	4680	2,94,84,000	2,94,84,000.00			6552	2,06,38,800	2,06,38,800	12563	3,95,73,450	3,95,73,450	-8845200	18934650	9467325		622125	
	जयवंत श्रीपती औताडे																					
	नामदेव श्रीपती औताडे																					
	बाबासाहेब श्रीपती औताडे				6300.00	4680	2,94,84,000	2,94,84,000.00			6552	2,06,38,800	2,06,38,800	12563	3,95,73,450	3,95,73,450	-8845200	18934650	9467325		622125	
	लक्ष्मण श्रीपती औताडे																					
	गणेश सुरेश बांदल																					
इतर अधिकारातील नावे																						
महिमद शेख गुलाल मंहमंद उस्मान हाजी अल्लाउद्दीन																						
बोजा- सहकारी सोसायटी इकरार उंडरी वि.का.स.सो.इ.																						
बोजा- सहकारी सोसायटी इकरार उंडरी वि.का.स.सो.इ.																						

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Redistribution and Valuation Statement																															
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot				Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees				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									
16	शकुंतला परशराम बांदल	1	34/15	14-P	7189.00	4420.00	31775380.00	31775380.00	15.00	9800.00	4892	17583267.00	17583267.00	10072.57	36205858.00	36205858.00	-14192113.00	18622591.00	9311295.50		-4880817.50										
	देवानंद परशराम बांदल										4892	3668785.71	3668785.71	10072.57	7554428.57	7554428.57	-2961214.29	3885642.86	1942821.43		-1018392.86										
	जिजाबा परशराम बांदल										4892	1134877.71	1134877.71	10072.57	2336836.57	2336836.57	-916002.29	1201958.86	600979.43		-315022.86										
	रणजित डेव्हलपर्स तर्फे										4892	909858.86	909858.86	10072.57	1873498.29	1873498.29	-734381.14	963639.43	481819.71		-252561.43										
	समिना सय्यद										4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	आशा लक्ष्मीदास भयानी										4892	454929.43	2640214.40	10072.57	936749.14	3122034.12	-367190.57	481819.71	240909.86		-126280.71										
	तुषार लक्ष्मीदास भयानी										4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	डॅफणौ ऍविन सलडाना										4892	454929.43	2397403.99	10072.57	936749.14	2879223.71	-367190.57	481819.71	240909.86		-126280.71										
	ऍविन के सलडाना										4892	682394.14	682394.14	10072.57	1405123.71	1405123.71	-550785.86	722729.57	361364.79		-189421.07										
	अशोक भिक्कु माने										4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	रुपाली दिपक जिवराजानी										4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	जयश्री राजेंद्र पाटील										4892	454929.43	2764594.57	10072.57	936749.14	2879223.71	-367190.57	481819.71	240909.86		-126280.71										
	साजीद शेख इमाम										4892	454929.43	1233180.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	लालबी सी कडीवाल										4892	454929.43	1233180.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	संजीवकुमार यादव										4892	682394.14	1714864.73	10072.57	1405123.71	1886808.45	-550785.86	722729.57	361364.79		-189421.07										
	इमानुवेल ब्रेगस										4892	454929.43	1025440.00	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43										
	अॅन प्रिंसील्ला ब्रेगस										4892	454929.43	1140360.00	10072.57	1168418.29	1168418.29	-509328.86	668330.57	334165.29		-175163.57										
	विल्सन थॉमस पारगे										4892	454929.43	1025440.00	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43										
	शोभा विल्सन पारगे										4892	454929.43	1025440.00	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43										
	रॉय सेबेस्टीन										4892	454929.43	1025440.00	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43										
	लिनसी रॉय										4892	454929.43	1025440.00	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43										
	मच्छिंद्र आश्रुबा खेडेकर										4892	454929.43	1025440.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	देवेन सिक्केरा										4892	454929.43	822120.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	नॅन्सी सिक्केरा										4892	454929.43	822120.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	सॅम्युल चोपडे										4892	454929.43	822120.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	लिनेटो रॉड्रीक्स										4892	454929.43	822120.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	स्टॅनो रॉड्रीक्स										4892	454929.43	822120.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	क्लिन्सेंट डिसोझा										4892	682394.14	1233180.00	10072.57	1405123.71	1405123.71	-550785.86	722729.57	361364.79		-189421.07										
	सुनिता डिसोझा										4892	454929.43	1233180.00	10072.57	1405123.71	1405123.71	-550785.86	722729.57	361364.79		-189421.07										
	काझी खली कुज्जमा										4892	1037043.43	1874080.00	10072.57	2135385.14	2135385.14	-837036.57	1098341.71	549170.86		-287865.71										
	विनय बी दोडेजा										4892	454929.43	1874080.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	नरेंद्र बी दोडेजा										4892	454929.43	822120.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	शमीम अशिफ चौधरी										4892	454929.43	822120.00	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71										
	इतर अधिकारातील नावे																														
	बोजा- सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.इकरार-जिजाबा, देवानंद, शकुंतला परशुराम बांदल																														
रणजित डेव्हलपर्स तर्फे प्रोप्रा बाबासाहेब भगवान आतकिरे	1	34/18	13-P	500.00	5200.00	2600000.00	2600000.00			4892	1222928.57	1222928.57	10072.57	2518142.86	2518142.86	-1377071.43	1295214.29	647607.14		-729464.29											
धनश्री शेखर कुगावकर				100.00	5200.00	520000.00	520000.00			4892	244585.71	244585.71	10072.57	503628.57	503628.57	-275414.29	259042.86	129521.43		-145892.86											
महिपत गणपत कांबळे				100.00	5200.00	520000.00	1732590.17			4892	244585.71	1457175.89	10072.57	503628.57	1716218.75	-275414.29	259042.86	129521.43		-145892.86											
काशिनाथ केशव मोरे				150.00	5200.00	780000.00	2205021.36			4892	366878.57	1791899.93	10072.57	755442.86	2180464.21	-413121.43	388564.29	194282.14		-218839.29											
संजय बाबा माने				100.00	5200.00	520000.00	1743758.96			4892	244585.71	1468344.67	10072.57	503628.57	1727387.53	-275414.29	259042.86	129521.43		-145892.86											
संतोष किसन कुन्हाडे																															
इतर अधिकारातील नावे																															

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

[illegible]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)



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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot				Number	FP Area in Sq.m.	Final Plot						Contribution (+) or compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+ ) or Reduction 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				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
17	इतर अधिकारातील नावे																					
	साधना सहकारी बँक लि.हडपसर शाखा - प्रशांत अंभुरे																					
	बँक बोना- सहकारी बँक- साधना सहकारी बँक लि.हडपसर शाखा - प्रशांत अंभुरे																					
	बाबासाहेब भगवान आतकिरे	1	34/9	6-P	24500.00	5200	12,74,00,000	15,06,46,577.6	16	24,850.00	5460	6,68,85,000	7,42,22,101	12017	14,72,08,250	17,04,54,828	-76424477	80323250	40161625	-36262851.71		
	बाबासाहेब भगवान आतकिरे																					
	सुभाष भगवान आतकिरे																					
	विश्वास भगवान आतकिरे																					
	श्रीमती किरण भाटिया																					
	श्रीमती माया एस.शहा																					
	रत्नेस कुमार झा																					
	दिलीप नारायण जोशी																					
	गिंताजली दिलीप जोशी																					
	अगस्टीन एस.वाझ																					
	सौ.जरीना अगस्टीन वाझ																					
	सौ. शैलेजा कृष्णाजी गावकवाड																					
	शैलेश नारायण चव्हाण																					
	सुनिल रामभाऊ साठुंके																					
	माया एस. शहा																					
	सुधामय दास																					
	रत्ना सुधामय दास																					
	लिओ अे. क्रुझ																					
	क्रिस्टीना लिओ क्रुझ																					
	मेजर औदत्य दत्ता																					
	राजीव अशोक भाटिया																					
	विद्या मदन इजंतकर																					
	मदन शंकर इजंतकर																					
	डुले महेश आण्णाराव																					
	खदे सतिश शिवरणप्पा																					
	विवेक मेघश्याम देसाई																					
	प्रदिप मेघश्याम देसाई																					
	विवेक मेघ:शाम देसाई																					
	कर्नल शशिकांत आखाडे																					
	श्रीमती राजनंदा शरद जाधव																					
	जयसिंग लक्ष्मण रोकडे																					
	ज्योती प्रकाश टिंगरे																					
	फैमिदा के. शेख																					
	विद्यानंद व्ही कांबळे																					
	अनिता दत्ताराम जोशी																					
	संदिप एस डावखर																					
	कल्याणी संदिप डावखर																					
लिन्तु थॉमस सन ऑफ व्हिलमकोट्ट जिवघोरु थॉमस																						
लिता मेरी जोसेस वाईफ ऑफ लिन्तु थॉमस																						
वर्गीस कुलतिनकोराटु वर्गीस																						
रॉबीन वर्गीस																						

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Redistribution and Valuation Statement																										
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot				Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees				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				
	जीनी जीयो मल्थु तर्फे कु.मु. शोशाम्मा टी जोग	1	34/11	11-P																						
	मिनोजी कन्जुन्जुम्मा थॉमस सन ऑफ व्ही जीववर्गीस थॉमस																									
	बिनसी मिनोजी कन्जुन्जुम्मा थॉमस																									
	रॉबीन वर्गीस																									
	निर्मला दिलीपराव गोंधळे																									
	रोहन दिलीपराव गोंधळे																									
	मिरा साधु टिळेकर																									
	रुक्मीणी विठ्ठल गायकवाड																									
	साधना मोहन मराठे																									
	इंद्रायणी शिवाजीराव कवडे																									
	शशिकला अनंत कवडे																									
	बाबासाहेब भगवान आतकिरे				2850.00	5200	1,48,20,000	1,48,20,000.00			5460	77,80,500	77,80,500	12017	1,71,24,225	1,71,24,225	-7039500	9343725	4671862.5		-2367637.5					
	बाबासाहेब भगवान आतकिरे				2137.00	5200	1,11,12,400	1,11,12,400.00			5460	58,34,010	58,34,010	12017	1,28,40,165		-5278390	7006155	3503077.25		-1775312.75					
	सुभाष भगवान आतकिरे				350.00	5200	18,20,000	18,20,000.00			5460	9,55,500	9,55,500	12017	21,02,975	21,02,975	-864500	1147475	573737.5		-290762.5					
	विश्वास भगवान आतकिरे				200.00	5200	10,40,000	10,40,000.00			5460	5,46,000	5,46,000	12017	12,01,700	12,01,700	-494000	655700	327850		-166150					
	कुंदा श्यामसुंदर पुरी				1440.00	5200	74,88,000	74,88,000.00			5460	39,31,200	39,31,200	12017	86,52,240		-3556800	4721040	2360520		-1196280					
	संजीवनी दिनेश सुपल				1000.00	5200	52,00,000	52,00,000.00			5460	27,30,000	27,30,000	12017	60,08,500	60,08,500	-2470000	3278500	1639250		-830750					
	रणजित डेव्हलपर्स तर्फे				400.00	5200	20,80,000	35,39,014.52			5460	10,92,000	10,92,000	12017	24,03,400	38,62,415	-2447015	1311400	655700		-1791314.515					
	सोमनाथ शशिकान्त घोमण				600.00	5200	31,20,000	31,20,000.00			5460	16,38,000	16,38,000	12017	36,05,100	36,05,100	-1482000	1967100	983550		-498450					
	उमेश प्रभाकर गोडबोले				301.00	5200	15,65,200	31,51,554.14			5460	8,21,730	8,21,730	12017	18,08,559	33,94,913	-2329824	986829	493414.25		-1836409.891					
	चनबसप्पा बी गुंजारी				222.00	5200	11,54,400	11,54,400.00			5460	6,06,060	6,06,060	12017	13,33,887	13,33,887	-548340	727827	363913.5		-184426.5					
	उमेश सी गुंजारी				300.00	5200	15,60,000	34,84,100.96			5460	8,19,000	8,19,000	12017	18,02,550	37,26,651	-2665101	983550	491775		-2173325.957					
	अभिजीत अनिल सारथे				315.00	5200	16,38,000	16,38,000.00			5460	8,59,950	8,59,950	12017	18,92,678	18,92,678	-778050	1032728	516363.75		-261686.25					
	अनिल नारायण सारथे				185.00	5200	9,62,000	9,62,000.00			5460	5,05,050	5,05,050	12017	11,11,573	11,11,573	-456950	606523	303261.25		-153688.75					
	लोकेन्द्र कन्दनाणी				1100.00	5200	57,20,000	57,20,000.00			5460	30,03,000	30,03,000	12017	66,09,350	66,09,350	-2717000	3606350	1803175		-913825					
	हसीनजहाँ फखरुद्दीन खान																									
	अब्दुल्ला चुनमुन खान																									
	अर्जित मुखर्जी																									
	शाम शंकर शौचे																									
	जयश्री शाम शौचे																									
	संदीप श्रीराम कांबळे																									
	प्रदिप मधुसुदन नंद																									
	धर्नजय विश्वनाथ तायडे																									
OP area's total for 34/6 and 34/9 on 7/12 and individual areas don't match. Hence taken as per Ekun. S.no 34/6 (Sunil Dattatray Argade, Sanjay Vasant Ransingh, Khatija Parvez Khan, Juveria Rizwan Khan,Mahira Jawed Badgujar																										
18	देवानंद परशराम बांदल	1	34/7	9-P	1800.00	5200	93,60,000	93,60,000.00	17	1,900.00	7800	70,20,000	70,20,000	13655	1,22,89,500	1,22,89,500	-2340000	5269500	2634750		294750					
	देवानंद परशराम बांदल	1	34/8	10-P	2000.00	5200	1,04,00,000	1,04,00,000.00			7800	78,00,000	78,00,000	13655	1,36,55,000	1,36,55,000	-2600000	5855000	2927500		327500					
	जिजाबा परशराम बांदल																									
	इतर अधिकारातील नावे																									
	तुकडेबंद विरूध्द व्यवहार-कु.का.विरूध्द व्यवहार																									
19	ग्रामपंचायत वडाचीवाडी	1	37/P	8-P	1000.00	5200	52,00,000	52,00,000.00	18	500.00	7800	39,00,000	39,00,000	12875	64,37,500	64,37,500	-1300000	2537500	1268750		-31250					

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

FP given in two parts. FP 19-1 is having area 8156 Sq.M. & FP 19-2 is having area 8394 Sq.M

21	महादेव श्रीपती कोतवाल	1	34/2	22-P	3900.00	5200	2,02,80,000	2,02,80,000.00	20	1,950.00	6500	1,26,75,000	1,26,75,000	11185	2,18,10,750	2,18,10,750	-7605000	9135750	4567875	-3037125
	शंकर श्रीपती कोतवाल																			
	रामदास श्रीपती कोतवाल																			
	सुभाष श्रीपती कोतवाल																			
	अंजनाबाई नारायण कामटे																			
	सीताबाई पांडुरंग खोटे																			
	रतनबाई बबन धुले																			

22	बाबासाहेब भगवान आतकिरे	1	34/1	18-P	1450.00	5200	75,40,000	75,40,000.00	21	2,850.00	7020	50,89,500	50,89,500	10457	75,81,325	75,81,325	-2450500	2491825	1245912.5		-1204587.5					
	बाबासाहेब भगवान आतकिरे																									
	सुभाष भगवान आतकिरे				500.00	5200	26,00,000	26,00,000.00			7020	17,55,000	17,55,000	10457	26,14,250	26,14,250	-845000	859250	429625						-415375	
	विश्वास भगवान आतकिरे																									
	वनिता दिलीप पवार				186.00	5200	9,67,200	9,67,200.00			7020	6,52,860	6,52,860	10457	9,72,501	9,72,501	-314340	319641	159820.5						-154519.5	
	मोहम्मद अलीसाहेब इलकल				279.00	5200	14,50,800	14,50,800.00			7020	9,79,290	9,79,290	10457	14,58,752	14,58,752	-471510	479462	239730.75						-231779.25	
	कातुनबी मोहमंद इलकल																									
	स्वकुळ सुनिल अच्युतराव																									
	केदार सुनिल स्वकुळ				465.00	5200	24,18,000	24,18,000.00			7020	16,32,150	16,32,150	10457	24,31,253	24,31,253	-785850	799103	399551.25						-386298.75	
	गिताजली सुनिल स्वकुळ																									
	विनायक गुरुनाथ ग्रामपुरोहित				200.00	5200	10,40,000	23,20,594.30			7020	7,02,000	19,82,594	10457	10,45,700	23,26,294	-338000	343700	171850						-166150	
	श्रीधर दिलीप कुलकर्णी				200.00	5200	10,40,000	10,40,000.00			7020	7,02,000	7,02,000	10457	10,45,700	10,45,700	-338000	343700	171850						-166150	
	चारुदत्त चंद्रकांत भोकासदार				200.00	5200	10,40,000	10,40,000.00			7020	7,02,000	7,02,000	10457	10,45,700	10,45,700	-338000	343700	171850						-166150	
सुजय विजय तंबाकु																										
सागर हुकुमचंद दाभोडा	200.00	5200	10,40,000	10,40,000.00	7020	7,02,000	7,02,000	10457	10,45,700	10,45,700	-338000	343700	171850					-166150								

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))																										
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																										
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	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	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				
	प्रकाश गेनबा ऊबाळे				200.00	5200	10,40,000	10,40,000.00			7020	7,02,000	7,02,000	10457	10,45,700	10,45,700	-338000	343700	171850		-166150					
	विजय पांडुरंग पाटील				200.00	5200	10,40,000	10,40,000.00			7020	7,02,000	7,02,000	10457	10,45,700	10,45,700	-338000	343700	171850		-166150					
	हफीज नुर सैय्यद																									
	रुबीणा हफीज सैय्यद				370.00	5200	19,24,000	19,24,000.00			7020	12,98,700	12,98,700	10457	19,34,545	19,34,545	-625300	635845	317922.5		-307377.5					
	निता प्रविण पाटील																									
	प्रविण लखम गोंडा पाटील				167.00	5200	8,68,400	8,68,400.00			7020	5,86,170	5,86,170	10457	8,73,160	8,73,160	-282230	286990	143494.75		-138735.25					
	महेश सोपान कोरे																									
	राम संजीवन वर्मा				418.00	5200	21,73,600	21,73,600.00			7020	14,67,180	14,67,180	10457	21,85,513	21,85,513	-706420	718333	359166.5		-347253.5					
	आत्तार वजीर अल्लाबक्ष				186.00	5200	9,67,200	21,97,433.52			7020	6,52,860	18,83,094	10457	9,72,501	22,02,735	-314340	319641	159820.5		-154519.5					
	रविंद्र नरसिंह पासलकर				279.00	5200	14,50,800	20,24,099.72			7020	9,79,290	15,52,590	10457	14,58,752	20,32,051	-471510	479462	239730.75		-231779.25					
	सलीम वजोद्दीन काझी				200.00	5200	10,40,000	10,40,000.00			7020	7,02,000	7,02,000	10457	10,45,700	10,45,700	-338000	343700	171850		-166150					
	संतोष दिनकर कारंजकर																									
23	ओपनस्पेस	1	34/3/34/4/35/2A PLOT NO. 1	23+25	1350.00	5200	70,20,000	70,20,000.00	22	5,060.00	6500	43,87,500	43,87,500	9885	66,72,375	66,72,375	-2632500	2284875	1142437.5		-1490062.5					
	अॅमिनीटी स्पेस	1	34/3/34/4/35/2A PLOT NO. 2		2025.00	5200	1,05,30,000	1,05,30,000.00			6500	65,81,250	65,81,250	9885	1,00,08,563	1,00,08,563	-3948750	3427313	1713656.25		-2235093.75					
	रस्ता	1	34/3/34/4/35/2A PLOT NO. 3		1684.90	5200	87,61,480	87,61,480.00			6500	54,75,925	54,75,925	9885	83,27,618	83,27,618	-3285555	2851693	1425846.625		-1859708.375					
As this Plot is already under amenities, FP is given equal to OP																										

विनोदकुमार सिंग	1	34/3/34/4/ 35/2A PLOT NO. 4/1	267.16	5200	13,89,232	13,89,232.00	6500	8,68,270	8,68,270	11835	15,80,919	15,80,919	-520962	712649	356324.65	-164637.35		
बाबसाहेब भगवान आतकिरे	1	34/3/34/4/ 35/2A PLOT NO. 4/2	291.95	5200	15,18,140	31,17,443.95	6500	9,48,838	25,48,141	11835	17,27,614	33,26,918	-569303	778777	389388.3125	-179914.1875		
रणजित डेव्हलपर्स तर्फे																		
राजु परशुराम वाघ	1	34/3/34/4/ 35/2A PLOT NO. 4/3	174.70	5200	9,08,440	9,08,440.00	6500	5,67,775	5,67,775	11835	10,33,787	10,33,787	-340665	466012	233006.125	-107658.875		
बेसाखी मुजुमदार	1	34/3/34/4/ 35/2A PLOT NO. 4/4	248.78	5200	12,93,656	12,93,656.00	6500	8,08,535	8,08,535	11835	14,72,156	14,72,156	-485121	663621	331810.325	-153310.675		
मोनीका रॉय	1	34/3/34/4/ 35/2A PLOT NO. 4/5	76.70	5200	3,98,840	3,98,840.00	6500	2,49,275	2,49,275	11835	4,53,872	4,53,872	-149565	204597	102298.625	-47266.375		
विजय रॉय																		
संजय जगन्नाथ धोमण																		
मोनीका रॉय	1	34/3/34/4/ 35/2A PLOT NO. 4/6	104.11	5200	5,41,372	5,41,372.00	6500	3,38,358	3,38,358	11835	6,16,071	6,16,071	-203015	277713	138856.7125	-64157.7875		
विजय रॉय																		
मोनीका रॉय	1	34/3/34/4/ 35/2A PLOT NO. 4/7	189.80	5200	9,86,960	9,86,960.00	6500	6,16,850	6,16,850	11835	11,23,142	11,23,142	-370110	506292	253145.75	-116964.25		
विजय रॉय			12.31	5200	64,012	64,012.00	6500	40,008	40,008	11835	72,844	72,844	-24005	32837	16418.4625	-7586.0375		
राजेंद्र बाबाजी बिबवे			178.87	5200	9,30,124	9,30,124.00	6500	5,81,328	5,81,328	11835	10,58,463	10,58,463	-348797	477136	238567.8625	-110228.6375		
रुंदा बसन्त्यप्पा तिगडी																		
राजु परशुराम वाघ																		
विठ्ठल वसंत घोमण																		

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))																										
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																										
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	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	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				
24	संजय जगन्नाथ धोमण	1	34/3/34/4/35/2A PLOT NO. 5	23+25					23	4,258.2450																
	धनेश भगवान टिळेकर																									
	निधी महाविर				139.40	5200	7,24,880	7,24,880.00			6500	4,53,050	4,53,050	11835	8,24,900	8,24,900	-271830	371850	185924.75		-85905.25					
	अंकुश आनंदराव शिंदे				119.15	5200	6,19,580	6,19,580.00			6500	3,87,238	3,87,238	11835	7,05,070		-232343	317833	158916.3125		-73426.1875					
	संगिता अंकुश शिंदे				367.37	5200	19,10,324	19,10,324.00			6500	11,93,953	11,93,953	11835	21,73,912	21,73,912	-716372	979959	489979.7375		-226391.7625					
	उज्वल कुमारसिंह				1650.76	5200	85,83,952	85,83,952.00			6500	53,64,970	53,64,970	11835	97,68,372	97,68,372	-3218982	4403402	2201701.15		-1017280.85					
	मनिष रंजनकुमार																									
	शशी रंजनकुमार																									
	विनायक विठ्ठल कामटे																									
	रविंद्र पंढरीनाथ कामटे																									
	सचिन बबनराव काळोखे																									
	सोमनाथ अनंता शेडगे																									
	सचिन बाळकृष्ण औताडे																									
	नितीन भिकोबा गायकवाड																									
	प्रविण भानुदास सरकाळे																									
	संतोष जिवराज कोठारी				232.34	5200	12,08,168	12,08,168.00			6500	7,55,105	7,55,105	11835	13,74,872	13,74,872	-453063	619767	309883.475		-143179.525					
	संजयकुमार जैस्वाल				123.82	5200	6,43,864	6,43,864.00			6500	4,02,415	4,02,415	11835	7,32,705	7,32,705	-241449	330290	165144.925		-76304.075					
	सुधिर जिवराज कोठारी				232.34	5200	12,08,168	12,08,168.00			6500	7,55,105	7,55,105	11835	13,74,872	13,74,872	-453063	619767	309883.475		-143179.525					
	समीर शरदचंद्र पवार				510.98	5200	26,57,096	26,57,096.00			6500	16,60,685	16,60,685	11835	30,23,724	30,23,724	-996411	1363039	681519.575		-314891.425					
	जॉन मनोज वस्तद				128.30	5200	6,67,160	6,67,160.00			6500	4,16,975	4,16,975	11835	7,59,215	7,59,215	-250185	342240	171120.125		-79064.875					
	तृप्ती मनोज भटकर				236.98	5200	12,32,296	12,32,296.00			6500	7,70,185	7,70,185	11835	14,02,329	14,02,329	-462111	632144	316072.075		-146038.925					
	मनोज बाबराव भटकर																									
	मोहिनी प्रतापसिंग बिस्ट				112.45	5200	5,84,740	26,28,295.35			6500	3,65,463	24,09,018	11835	6,65,423	27,08,978	-219278	299960	149980.1875		-69297.3125					
	बाबासाहेब भगवान आतकिरे																									
	रणजित डेव्हलपर्स तर्फे				34.28	5200	1,78,256	1,78,256.00			6500	1,11,410	1,11,410	11835	2,02,852	2,02,852	-66846	91442	45720.95		-21125.05					
	गजानन शंकर पाकळे				111.52	5200	5,79,904	5,79,904.00			6500	3,62,440	3,62,440	11835	6,59,920	6,59,920	-217464	297480	148739.8		-68724.2					
	मे. जंगशेसिंह चहल				139.40	5200	7,24,880	7,24,880.00			6500	4,53,050	4,53,050	11835	8,24,900	8,24,900	-271830	371850	185924.75		-85905.25					
	हिरेंद्रकौर चहल				74.35	5200	3,86,620	3,86,620.00			6500	2,41,638	2,41,638	11835	4,39,966	4,39,966	-144983	198329	99164.3125		-45818.1875					
	संतोष भिकनराव गिरे																									
	गजानन भिकनराव गिरे																									
	मनोज भिकनराव गिरे																									
	भुषन साईनाथ रासणे				118.95	5200	6,18,540	6,18,540.00			6500	3,86,588	3,86,588	11835	7,03,887	7,03,887	-231953	317299	158649.5625		-73302.9375					
	शिवप्रताप सिंह				430.66	5200	22,39,432	22,39,432.00			6500	13,99,645	13,99,645	11835	25,48,431	25,48,431	-839787	1148786	574392.775		-265394.225					
	विधीका सिंह				232.34	5200	12,08,168	12,08,168.00			6500	7,55,105	7,55,105	11835	13,74,872	13,74,872	-453063	619767	309883.475		-143179.525					
	अरविंद धोंडिबा खोमणे																									
	रोहीणी अरविंद खोमणे																									
रणजितदास गुप्ता	367.59	5200	19,11,468	49,76,801.95	6500	11,94,668	42,60,001	11835	21,75,214	52,40,548	-716801	980546	490273.1625		-226527.3375											
मिशेल जोसोफिन रॉबीन्स	232.34	5200	12,08,168	12,08,168.00			6500	7,55,105	7,55,105	11835	13,74,872	13,74,872	-453063	619767	309883.475		-143179.525									
मॉरेस जोसेफ रॉबीन्स																										
लिलयन एलीन रॉबीन्स																										
तानाजी गुंडाजी शेंडगे	250.92	5200	13,04,784	13,04,784.00	6500	8,15,490	8,15,490	11835	14,84,819	14,84,819	-489294	669329	334664.55		-154629.45											
सुरेखा तानाजी शेंडगे	278.81	5200	14,49,812	43,45,430.09	6500	9,06,133	38,01,751	11835	16,49,858	45,45,476	-543680	743726	371862.8375		-171816.6625											
अल्पना सचान	234.34	5200	12,18,568	12,18,568.00	6500	7,61,605	7,61,605	11835	13,86,707	13,86,707	-456963	625102	312550.975		-144412.025											
संगिता अंकुश शिंदे																										
निलेश कमलापुरे																										
ज्योती बी कमलापुरे																										
रोस मोन्सरेट																										

Form 1:(see rules 6(v) and 21 (1))																										
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																										
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	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	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				
	संजना राजेंद्र काकडे				148.69	5200	7,73,188	7,73,188.00			6500	4,83,243	4,83,243	11835	8,79,873	8,79,873	-289946	396631	198315.2875		-91630.2125					
	यासीन मोहम्मद अब्दुल कादर सौदागर				231.69	5200	12,04,788	12,04,788.00			6500	7,52,993	7,52,993	11835	13,71,026	13,71,026	-451796	618033	309016.5375		-142778.9625					
	नीता जगदिश फुलवानी				116.17	5200	6,04,084	6,04,084.00			6500	3,77,553	3,77,553	11835	6,87,436	6,87,436	-226532	309883	154941.7375		-71589.7625					
	जगदिश आसनदास फुलवानी																									
25	खाणीकडे	1	36	24	500.00	5900	29,50,000	29,50,000.00	24	250.00	10030	25,07,500	25,07,500	15774	39,43,500	39,43,500	-442500	1436000	718000		275500					

26	जिजाबा परशराम बांदल	1	34/5	26-P	622.00	5200	32,34,400	32,34,400.00	25	1,950.00	6500	20,21,500	20,21,500	9885	30,74,235	30,74,235	-1212900	1052735	526367.5		-686532.5	
	भिकु बाबुराव चव्हाण																					
	गुलाब बाबुराव चव्हाण																					
	कमलाबाई सखाराम रोडे																					
	सुभद्रा दत्तू खोमणे																					
	देवानंद परशराम बांदल				3000.00	5200	1,56,00,000	1,56,00,000.00			6500	97,50,000	97,50,000	9885	1,48,27,500	1,48,27,500	-5850000	5077500	2538750		-3311250	
	मे रणजित डेव्हलपर्स तर्फे																					
	प्रो.प्रा बाबासाहेब भगवान आतकिरे																					
	केलास ज्ञानोबा भोसले																					
	इतर अधिकारातील नावे																					
बोजा- सहकारी सोसायटी इकरार उंडरी वि.का.से.	278.00	5200	14,45,600	14,45,600.00	6500	9,03,500	9,03,500	9885	13,74,015	13,74,015	-542100	470515	235257.5		-306842.5							
बोजा- सहकारी सोसायटी इकरार																						

27		1	35/2A-P	20-P	300.00	4420	13,26,000	39,03,143.13	26	635.00	6630	42,10,050	67,87,193	10028	63,67,780	89,44,923	1403350	2157730	1078865		2482215	
	जिजाबा परशराम बांदल				335.00		14,80,700	14,80,700.00						10028								

FP is given equal to OP due to existing structures

28	अनिता रमेश ढोरे	1	35/2B	20-P	500.00	4420	22,10,000	22,10,000.00	27	250.00	6851	17,12,750	17,12,750	10271	25,67,775	25,67,775	-497250	855025	427512.5		-69737.5	
	गंगुबाई बाळकृष्ण घुले																					
	राजेंद्र बाळकृष्ण घुले																					
	संजय बाळकृष्ण घुले																					
	जयश्री ईश्वर कड																					
	मंजुषा संदिप चरवड																					
	वर्षा लक्ष्मीकांत कवडे																					
	सुनिता मधुकर बांदल																					
	सुरेखा ईश्वर कड																					
	सोपान एकनाथ घुले																					
	सुभाष एकनाथ घुले																					

29	तानाजी बाजीराव बांदल	1	35/1	19	6900.00	5200	3,58,80,000	4,97,03,948.64	28	4,050.00	7800	2,69,10,000	2,69,10,000	15215	5,24,91,750	6,63,15,699	-22793949	25581750	12790875		-10003073.64	
	बाळासाहेब बाजीराव बांदल																					
	दत्तात्रय बाजीराव बांदल																					
	छाया अरविंद भोसले																					
	कोंडाबाई बाजीराव बांदल																					
	हनिफ मेहबुब शेख				1200.00	5200	62,40,000	62,40,000.00			7800	46,80,000	46,80,000	15215	91,29,000	91,29,000	-1560000	4449000	2224500		664500	

	उषा विजय तुपे				1000.00	4420	44,20,000	44,20,000			6851	34,25,500	34,25,500	13697	68,48,300	68,48,300	-994500	3422800	1711400		716900	
	बाबासाहेब भगवान आतकिरे				100.00	4420	4,42,000	4,42,000.00			6851	3,42,550	3,42,550	13697	6,84,830	6,84,830	-99450	342280	171140		71690	

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

[illegible]

31	साहेबराव सिताराम बांदल	1	35/2A-P	20-P	25106.00	4420	11,09,68,520	11,47,09,526.0	30-1 & 30-2	12,553.00	6851	8,60,00,603	8,97,41,609	15752	19,77,33,601	20,14,74,607	-24967917	111732998	55866498.85		30898581.85	

FP is given in two parts FP no. 30-1 and FP No. 30-2 due to larger land holding  
Final Plot Area of FP No. 30-1 is 6192.75sq.m and FP no. 30-2 is 6360.25 sq.m

[illegible]

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)





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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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 (e)	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	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	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											
35	गणेश सुरेश बांदल सुरेश गणपत बांदल	1	5/10	34-P	2000.00	4940	98,80,000	1,01,64,034.72	34	2,000.00	6175	1,23,50,000	1,26,34,035	12615	2,52,30,000	2,55,14,035	2470000	12880000	6440000		8910000												
FP Area is given equal to OP due to structure																																	
36	देवानंद परशराम बांदल जिजाबा परशराम बांदल	1	5/9	33-P	2200.00	4940	1,08,68,000	1,08,68,000.00	35	1,100.00	6422	70,64,200	70,64,200	11084	1,21,91,960	1,21,91,960	-3803800	5127760	2563880		-1239920												
37	बबन तुकाराम बांदल नानासाहेब बबनराव बांदल बबन तुकाराम बांदल नानासाहेब बबन बांदल	1	5/8A 5/8B 5/8C	42-P	350.00 350.00 800.00 700.00	4940 4940 4940 4940	17,29,000 17,29,000 39,52,000 34,58,000	17,29,000.00 17,29,000.00 39,52,000.00 34,58,000.00	36	1,100.00	6422 6422 6422 6422	11,23,850 11,23,850 25,68,800 22,47,700	11,23,850 11,23,850 25,68,800 22,47,700	11084 11084 11084 11084	19,39,630 19,39,630 44,33,440 38,79,260	19,39,630 19,39,630 44,33,440 38,79,260	-605150 -605150 -1383200 -1210300	815780 815780 1864640 1631560	407890 407890 932320 815780		-197260 -197260 -450880 -394520												
38	दत्तात्रय नानासो बांदल	1	5/7	43-P	2000.00	4940	98,80,000	1,02,21,942.52	37	1,000.00	6422	64,22,000	67,63,943	11084	1,10,83,600	1,14,25,543	-3458000	4661600	2330800		-1127200												
39	सुमित बापु बांदल अमित बापु बांदल सुरज सतिश बांदल	1	5/6	44-P	450.00 450.00 900.00	4940 4940 4940	22,23,000 22,23,000 44,46,000	22,23,000.00 94,93,894.10 44,46,000.00	38	900.00	6422 6422 6422	14,44,950 14,44,950 28,89,900	14,44,950 87,15,844 28,89,900	11084 11084 11084	24,93,810 24,93,810 49,87,620	24,93,810 97,64,704 49,87,620	-778050 -778050 -1556100	1048860 1048860 2097720	524430 524430 1048860		-253620 -253620 -507240												
40	जयवंताबाई एकनाथ बांदल पारुबाई एकनाथ बांदल राणी नवनाथ बांदल दिपक निवृत्ती बांदल हिराबाई उत्तम बांदल	1	5/4B	56-P	0.00 1500.00 750.00 750.00	4940 4940 4940 4940	0 74,10,000 37,05,000 37,05,000	0 74,10,000.00 37,05,000.00 37,05,000.00	39	1,500.00	6422 6422 6422 6422	- 48,16,500 24,08,250 24,08,250	- 48,16,500 24,08,250 24,08,250	11084 11084 11084 11084	- 83,12,700 41,56,350 41,56,350	- 83,12,700 41,56,350 41,56,350	0 -2593500 -1296750 -1296750	0 3496200 1748100 1748100	0 1748100 874050 874050		0 -845400 -422700 -422700												
41	बबन तुकाराम बांदल नानासाहेब बबन बांदल बापुसाहेब बबन बांदल मारुती बबन बांदल चंद्रकांत बबन बांदल अशोक बबन बादल गुरुदास बबन बांदल बबन तुकाराम बांदल नानासाहेब बबन बांदल बापुसाहेब बबन बांदल मारुती बबन बांदल चंद्रकांत बबन बांदल अशोक बबन बादल गुरुदास बबन बांदल आनंता दगडु बांदल	1	5/1A	31-P	4200.00	4680	1,96,56,000	1,96,56,000.00	40	3,950.00	5681	1,19,30,100	1,19,30,100	10120	2,12,52,630	2,12,52,630	-7725900	9322530	4661265		-3064635												
	1	5/4A	56-P	1850.00	4940	91,39,000	91,39,000.00	5681	52,54,925	52,54,925	10120	93,61,278	93,61,278	-3884075	4106353	2053176.25		-1830898.75															
1850.00	4940	91,39,000	91,39,000.00	5681	52,54,925	52,54,925	2735	25,29,875	25,29,875	-3884075	-2725050	-1362525		-5246600																			
	तानाजी बाजीराव बांदल बाळासाहेब बाजीराव बांदल दत्तात्रय बाजीराव बांदल छाया अरविंद भोसले कोंडाबाई बाजीराव बांदल	1	5/5/1	35-P	7200.00	4420	3,18,24,000	3,18,24,000.00			5746	2,06,85,600	2,06,85,600	11929	4,29,42,960	4,29,42,960	-11138400	22257360	11128680		-9720												

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(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))																							
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot				Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees				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	
42	तानाजी बाजीराव बांदल	1	5/5/2	35-P	4500.00	4420	1,98,90,000	1,98,90,000.00	41	13,500.00	5746	1,29,28,500	1,29,28,500	11929	2,68,39,350	2,68,39,350	-6961500	13910850	6955425		-6075		
	बाळासाहेब बाजीराव बांदल																						
	दत्तात्रय बाजीराव बांदल																						
	छाया अरविंद भोसले																						
	कोंडाबाई बाजीराव बांदल																						
	रंजना दादासाहेब बांदल	1	5/5/3	35-P	5100.00	4420	2,25,42,000	2,25,42,000.00			5746	1,46,52,300	1,46,52,300	11929	3,04,17,930	3,04,17,930	-7889700	15765630	7882815		-6885		
	उध्दव दादासाहेब बांदल																						
	राजु दादासाहेब बांदल																						
	भारती दिलीप तुपे																						
	शालन राजन मते																						
	सुरेश गणपत बांदल	1	5/5/4	35-P	5100.00	4420	2,25,42,000	2,25,42,000.00			5746	1,46,52,300	1,46,52,300	11929	3,04,17,930	3,04,17,930	-7889700	15765630	7882815		-6885		
	ताराबाई गणपत बांदल																						
	शकुंतला परशराम बांदल																						
	देवानंद परशराम बांदल																						
	जिजाबा परशराम बांदल																						
	मुरलीधर दत्तोबा लोणकर	1	5/5/5	35-P	2000.00	4420	88,40,000	88,40,000.00			5746	57,46,000	57,46,000	11929	1,19,28,600	1,19,28,600	-3094000	6182600	3091300		-2700		
दादासाहेब मुरलीधर लोणकर	3100.00				4420	1,37,02,000	1,37,02,000.00	5746	89,06,300	89,06,300	11929	1,84,89,330	1,84,89,330	-4795700	9583030	4791515	-4185						
43	दत्तु गणपत लोखंडे	1	6/1/2	65-P	4350.00	4160	1,80,96,000	1,80,96,000.00	42	2,175.00	4576	99,52,800	99,52,800	8684	1,88,87,265	1,88,87,265	-8143200	8934465	4467232.5		-3675967.5		
44	भानुदास ज्ञानोबा धनवडे	1	6/2	66-P	9100.00	4160	3,78,56,000	3,78,56,000.00	43	7,100.00	4368	1,98,74,400	1,98,74,400	9724	4,42,43,290	4,42,43,290	-17981600	24368890	12184445	-5797155			
	शिवाजी भानुदास धनवडे																						
	अश्विन प्रकाश धनवडे																						
	दिपक प्रकाश धनवडे																						
	पांडुरंग उर्फ नवनाथ अरुण धनवडे																						
	उषा गोरखनाथ बांदल																						
	सविता सुनिल धुले																						
	कविता अरुण धनवडे																						
	सोनाली अरुण धनवडे																						
	कांता अरुण धनवडे																						
	शिवाजी भानुदास धनवडे	1	6/1/1-P	65-P	600.00	4160	24,96,000	24,96,000.00			4368	13,10,400	13,10,400	9724	29,17,140	29,17,140	-1185600	1606740	803370	-382230			
	भानुदास ज्ञानोबा धनवडे	1	6/3 P	67-P	4500.00	4160	1,87,20,000	1,87,20,000.00			4368	98,28,000	98,28,000	9724	2,18,78,550	2,18,78,550	-8892000	12050550	6025275	-2866725			
	शिवाजी भानुदास धनवडे																						
	अश्विन प्रकाश धनवडे																						
	दिपक प्रकाश धनवडे																						
	पांडुरंग उर्फ नवनाथ अरुण धनवडे																						
	उषा गोरखनाथ बांदल																						
	सविता सुनिल धुले																						
	कविता अरुण धनवडे																						
	सोनाली अरुण धनवडे																						
	कांता अरुण धनवडे																						
सुरेश गणपत बांदल																							
यमुनाबाई पांडुरंग धुले																							
भिमाबाई अनंता तुपे																							

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)



Form 1:(see rules 6(v) and 21 (1))																						
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																						
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	OF 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	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
	पारुबाई एकनाथ बांदल	1	5/1C	31-P	282.00	4680	13,19,760	13,19,760.00			6552	9,23,832	9,23,832	13218	18,63,766	18,63,766	-395928	939934	469967.1		74039.1	
	नवनाथ हरिभाऊ बांदल																					
	इंदूबाई हरिभाऊ बांदल																					
	नंदा ज्ञानेश्वर उंदरे																					
	मंदा बाळासो चव्हाण																					
	विठ्ठल अनंता बांदल																					
	शांताबाई निवृत्ती झांबरे																					
	गंगूबाई अनंता बांदल																					
	ज्ञानोबा भिकोबा बांदल																					
	जनाबाई अनंता बांदल																					
	विमल तुकाराम बांदल																					
	संतोष तुकाराम बांदल																					
	सुनिता तुकाराम बांदल																					
	अनंता दगडू बांदल																					
	राजाराम दगडु बांदल																					
	बबन तुकाराम बांदल																					
	विजय मदन मुरकुटे			218.00	4680	10,20,240	10,20,240.00			6552	7,14,168	7,14,168	13218	14,40,784	14,40,784	-306072	726616	363307.9		57235.9		

[illegible]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Redistribution and Valuation Statement																										
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees					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				
	उषा गोरखनाथ बांदल	1	1/2B	28-P	1900.00	5200	98,80,000	1,03,96,826.31			6500	1,23,50,000	1,28,66,826	11185	2,12,51,500	2,17,68,326	2470000	8901500	4450750		6920750					
	सविता सुनिल घुले																									
	कविता अरुण धनवडे																									
	सोनाली अरुण धनवडे																									
	कांता अरुण धनवडे																									
	भानुदास ज्ञानोबा धनवडे																									
	दत्तात्रय मारुती घुले																									
	सिमा बाबुराव घुले																									
	प्रिती बाबुराव घुले																									
	प्रतिक बाबुराव घुले																									
	राहुल नारायण बांदल																									
	नंदु नारायण बांदल																									
	निर्मला दत्तू लोखंडे	1	1/10	30-P	1300.00	5200	67,60,000	73,96,889.95			6500	84,50,000	90,86,890	11185	1,45,40,500	1,51,77,390	1690000	6090500	3045250		4735250					
	सोमनाथ दत्तू लोखंडे																									
	नवनाथ दत्तू लोखंडे																									
	भाऊसाहेब दत्तू लोखंडे																									
	शारदा रामभाऊ शेडगे										300.00	5200	15,60,000	72,19,595.44	6500	19,50,000	76,09,595	11185	33,55,500		90,15,095		390000	1405500	702750	1092750
	मुक्ताबाई शंकर कवडे										200.00	5200	10,40,000	10,40,000.00	6500	13,00,000	13,00,000	11185	22,37,000		22,37,000		260000	937000	468500	728500
FP area is given equal to OP area because of structure (13400 Sq.m.), Hence no F.S.I. will be given																										
50	निलिमा शिवाजी धनवडे	1	1/9	46-P	1200.00	5200	62,40,000	82,54,952.02	49	5550	6500	39,00,000	59,14,952	11835	7101000	91,15,952.02	-2340000	3201000	1600500		-739500					
	भानुदास ज्ञानोबा धनवडे																									
	शिवाजी भानुदास धनवडे																									
	अश्विन प्रकाश धनवडे																									
	दिपक प्रकाश धनवडे																									
	पांडुरंग उर्फ नवनाथ अरुण धनवडे																									
	उषा गोरखनाथ बांदल				9900.00	5200	5,14,80,000	5,38,15,251.03			6500	3,21,75,000	3,45,10,251	11835	58583250	6,09,18,501.0	-19305000	26408250	13204125	-6100875						
	सविता सुनिल घुले																									
	कविता अरुण धनवडे																									
	सोनाली अरुण धनवडे																									
	कांता अरुण धनवडे																									
51	पंढरीनाथ मारुती धनवडे	1	1/8	54-P	8200.00	4420	3,62,44,000	3,62,44,000.00	50	4100	6630	2,71,83,000	2,71,83,000	10691	43833100	4,38,33,100.0	-9061000	16650100	8325050		-735950					
	तानाजी मारुती धनवडे																									
	सोनल संजय धनवडे																									
	महेंद्र संजय धनवडे																									
52	निर्मला दत्तू लोखंडे	1	1/7B	55-P	7900.00	4420	3,49,18,000	3,49,18,000.00	51	9200	7215	2,84,99,250	2,84,99,250	11393	45002350	4,50,02,350.0	-6418750	16503100	8251550		1832800					
	सोमनाथ दत्तू लोखंडे																									
	नवनाथ दत्तू लोखंडे																									
	भाऊसाहेब दत्तू लोखंडे																									
	निर्मला दत्तू लोखंडे	1	1/2A/3/1	28-P	10500.00	5200	5,46,00,000	5,46,00,000.00			7215	3,78,78,750	3,78,78,750	11393	59813250	5,98,13,250.0	-16721250	21934500	10967250		-5754000					
	सोमनाथ दत्तू लोखंडे																									
	नवनाथ दत्तू लोखंडे																									
भाऊसाहेब दत्तू लोखंडे																										

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)



Form 1:(see rules 6(v) and 21 (1))																							
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																							
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	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	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	
53	जालिंदर प्रभू लोखंडे	1	1/4A-P	47-P	1500.00	5200	78,00,000	78,00,000.00	52	1500.00	6500	97,50,000	97,50,000	10535	15802500	1,58,02,500.0	1950000	6052500	3026250		4976250		
	छबुबाई जालिंदर लोखंडे																						
	नंदु जालिंदर लोखंडे																						
	शरद जालिंदर लोखंडे																						
	भरत जालिंदर लोखंडे																						
	बाळू प्रभू लोखंडे																						
	जयश्री बाळू लोखंडे																						
	नयन बाळू लोखंडे																						
	मोनाली सोमनाथ डुंबरे																						
	दिलीप प्रभू लोखंडे																						
	मनिषा दिलीप लोखंडे																						
	सौरभ दिलीप लोखंडे																						
	दिव्या दिलीप लोखंडे																						
FP area is given equal to OP area due to Structure and Rights of use of water from well in OP Number 47/P-1 which is affected by Garden-6 (F.P. 143) shall remain with respective land owner.																							

54	लालासाहेब गणपत बांदल	1	2/1	27-P	3000.00	5200	1,56,00,000	4,43,15,076.62	53	10100.0000	11835	1,77,52,500	4,64,67,577	10535	1,58,02,500	4,45,17,577	2152500	-1950000	-975000	1177500	
	मुक्ताबाई बबन पठारे																				
	मंदा गोविंद पुणेकर																				
	लता ज्ञानेश्वर भोसले																				
	ताराबाई नथू बांदल																				
	यशवंत नथू बांदल																				
	धोंडाबाई गोपाळा बांदल																				
	अंजना केरबा बालवडकर																				
	कांताबाई गणपत धुले																				
	मोहनबाई ज्ञानोबा वाडकर																				
	सुशिला पोपट राजगुरु																				
	हारुबाई राजू कदारे																				
	भाऊसाहेब दत्तोबा बांदल																				
	शंकुतला दत्तोबा बांदल																				
	बेबी सुभाष धांडेकर																				
	ताई प्रभाकर कुटे																				
	कविता गुरुदास पडवळ																				
	छाबाबाई बापू जगताप																				
	खंडू सहादू बांदल																				
	पंढरीनाथ सहादू बांदल																				
	सुमन पांडुरंग खोपडे																				
	शांताबाई पोपट भाडळे																				
	केसू सिद्धू बांदल																				
	गजानन गणपत बांदल																				
	रामदास गणपत बांदल																				
	पांडुरंग गणपत बांदल																				
	नानासो बबन बांदल																				
	निवृत्ती ज्ञानोबा बांदल				400.00	5200	20,80,000	37,76,427.65			6500	13,00,000	29,96,428	10535	21,07,000	38,03,428	-780000	807000	403500		-376500
	सोपान ज्ञानोबा बांदल				3600.00	5200	1,87,20,000	1,87,20,000.00			6500	1,17,00,000	1,17,00,000	10535	1,89,63,000	1,89,63,000	-7020000	7263000	3631500		-3388500
	मधुकर ज्ञानोबा बांदल				300.00	5200	15,60,000	15,60,000.00			6500	9,75,000	9,75,000	10535	15,80,250	15,80,250	-585000	605250	302625		-282375
	शिवाजी ज्ञानोबा बांदल																				
	रविंद्र जगन्नाथ पुणेकर																				

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
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Form 1:(see rules 6(v) and 21 (1))																										
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																										
Redistribution and Valuation Statement																										
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees					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				
	प्रसाद शरदचंद्र कवडे	1	2/1/2	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	प्रमोद वासुदेव उंडे	1	2/1/3	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	सतिष पांडुरंग मानकामे				200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	मारुती बापु खुडे	1	2/1/4	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	लक्ष्मी रामचंद्र माने	1	2/1/5	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	शाम रामचंद्र माने																									
	गितांजली रामचंद्र माने																									
	रुपाली उर्फ गोरी बबन खिलारे																									
	नारायण दगडू भोसले	1	2/1/6	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	मंगल मारुती सुर्यवंशी	1	2/1/7	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	दत्तात्रय बाळासाहेब खाटपे	1	2/1/8	27-P	100.00	5200	5,20,000	5,20,000.00			6500	3,25,000	3,25,000	10535	5,26,750	5,26,750	-195000	201750	100875		-94125					
	राजेंद्र केरबा बालवडकर				200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	महेंद्र मधु वाघमारे				100.00	5200	5,20,000	5,20,000.00			6500	3,25,000	3,25,000	10535	5,26,750	5,26,750	-195000	201750	100875		-94125					
	सविता महेंद्र वाघमारे																									
	उस्मान मोहमंद शेख	1	2/1/9	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	शंकर राघु नाईक	1	2/1/10/1	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	रामचंद्र भगवान ओहाळ	1	2/1/10/2	27-P	200.00	5200	10,40,000	10,40,000.00			6500	6,50,000	6,50,000	10535	10,53,500	10,53,500	-390000	403500	201750		-188250					
	दिलीप सेरोबा सावंत	1	2/1/10/3	27-P	30.00	5200	1,56,000	1,56,000.00			6500	97,500	97,500	10535	1,58,025	1,58,025	-58500	60525	30262.5		-28237.5					
	हरिश्चंद्र ज्ञानोबा पुणेकर				85.00	5200	4,42,000	4,42,000.00			6500	2,76,250	2,76,250	10535	4,47,738	4,47,738	-165750	171487.5	85743.75		-80006.25					
	गणेश गणपत राठोड				85.00	5200	4,42,000	4,42,000.00			6500	2,76,250	2,76,250	10535	4,47,738	4,47,738	-165750	171487.5	85743.75		-80006.25					
	दिलीप गणपत राठोड																									
	प्रकाश लक्ष्मण वाघमारे	1	2/1/10/4	27-P	100.00	5200	5,20,000	22,00,450.56			6500	3,25,000	20,05,451	10535	5,26,750	22,07,201	-195000	201750	100875		-94125					
	विलास लक्ष्मण वाघमारे				-94125																					
	बायडाबाई भिवाजी खरात				100.00	5200	5,20,000	7,35,228.69			6500	3,25,000	5,40,229	10535	5,26,750	7,41,979	-195000	201750	100875		-94125					
FP is given equal to OP due to existing structures																										
55	दिनकर मारुती बांदल	1	2/2	49	5650.00	4160	2,35,04,000	2,47,89,867	54	5650	5200	1,46,90,000	1,59,75,867	10015	2,82,92,375	2,95,78,242	-8814000	13602375	6801187.5		-2012812.5					
	अंकुश मारुती बांदल																									
	श्रीरंग मारुती बांदल																									
	सुरेश मारुती बांदल																									
	शंकुतला शहाजी हिंगे																									
	पुष्पा काळूराम वाघ				5650.00	4160	2,35,04,000	2,35,04,000.00			5200	1,46,90,000	1,46,90,000	10015	2,82,92,375	2,82,92,375	-8814000	13602375	6801187.5		-2012812.5					
	राजेंद्र हिरामण बांदल																									
	विजय हिरामण बांदल																									
	मुक्ताबाई जानुजी बांदल																									
	शंकर जानुजी बांदल																									
56	रामदास देवराम बांदल	1	2/3-P	48-P	2200.00	4160	91,52,000	13121122.7310	55	1100.00	6240	68,64,000	1,08,33,123	9599	1,05,58,900	1,45,28,023	-2288000	3694900	1847450		-440550					
	सुनंदा तुकाराम बांदल																									
	'अभिजित तुकाराम बांदल																									
	चेतन तुकाराम बांदल																									
	स्नेहल तुकाराम बांदल																									
57	लक्ष्मण रामदास लोखंडे	1	1/4A-P	47-P	3850.00	5200	2,00,20,000	2,34,42,724	56	1925	6500	1,25,12,500	1,59,35,224	10535	2,02,79,875	2,37,02,599	-7507500	7767375	3883687.5		-3623812.5					

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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Form 1:(see rules 6(v) and 21 (1))																									
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																									
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	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							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			
58	मोहम्मद तकी बारी	1	1/4/-P	47-P	350.00	5200	18,20,000	18,20,000.00	57	2150	7020	12,28,500	12,28,500	11159	19,52,825	19,52,825	-591500	724325	362162.5		-229337.5				
	आफरिज बानो लारी				500.00	5200	26,00,000	26,00,000.00			7020	17,55,000	17,55,000	11159	27,89,750	27,89,750	-845000	1034750	517375		-327625				
	सचिन ब्लेमेंट शेरकर				350.00	5200	18,20,000	18,20,000.00			7020	12,28,500	12,28,500	11159	19,52,825	19,52,825	-591500	724325	362162.5		-229337.5				
	अमित ब्लेमेंट शेरकर				350.00	5200	18,20,000	18,20,000.00			7020	12,28,500	12,28,500	11159	19,52,825	19,52,825	-591500	724325	362162.5		-229337.5				
	कल्पना अशोक जैन				350.00	5200	18,20,000	18,20,000.00			7020	12,28,500	12,28,500	11159	19,52,825	19,52,825	-591500	724325	362162.5		-229337.5				
	हसुमती चंपकलाल शहा				350.00	5200	18,20,000	18,20,000.00			7020	12,28,500	12,28,500	11159	19,52,825	19,52,825	-591500	724325	362162.5		-229337.5				
	सरोजनी कुष्टी कृष्णणन				350.00	5200	18,20,000	18,20,000.00			7020	12,28,500	12,28,500	11159	19,52,825	19,52,825	-591500	724325	362162.5		-229337.5				
	जयप्रकाश कुष्टी कृष्णणन नायर				300.00	5200	15,60,000	15,60,000.00			7020	10,53,000	10,53,000	11159	16,73,850	16,73,850	-507000	620850	310425		-196575				
	राजाराम मोतीराम देशमुख				300.00	5200	15,60,000	15,60,000.00			7020	10,53,000	10,53,000	11159	16,73,850	16,73,850	-507000	620850	310425		-196575				
	अनिल कमलाकांत कृलकर्णी				950.00	5200	49,40,000	49,40,000.00			7020	33,34,500	33,34,500	11159	53,00,525	53,00,525	-1605500	1966025	983012.5		-622487.5				
	अलका अनिल कृलकर्णी				500.00	5200	26,00,000	26,00,000.00			7020	17,55,000	17,55,000	11159	27,89,750	27,89,750	-845000	1034750	517375		-327625				
	निवृत्ती ज्ञानोबा बांदल				200.00	5200	10,40,000	10,40,000.00			7020	7,02,000	7,02,000	11159	11,15,900	11,15,900	-338000	413900	206950		-131050				
	सुभद्रा अर्जुन तुपे				200.00	5200	10,40,000	42,43,735.59			7020	7,02,000	39,05,736	11159	11,15,900	43,19,636	-338000	413900	206950		-131050				
	रामदास गेनुभाऊ डुरे				300.00	5200	15,60,000	15,60,000.00			7020	10,53,000	10,53,000	11159	16,73,850	16,73,850	-507000	620850	310425		-196575				
सुनिल बापुसाहेब काटे																									
डिपल विवेक खन्ना																									
59	जालिंदर प्रभू लोखंडे	1	1/4A-P	47-P	3484.00	5200	1,81,16,800	2,58,80,506.30	58	2104.5	5382	93,75,444	1,71,39,150	9193	1,60,14,903	2,37,78,609	-8741356	6639459	3319729.4		-5421626.6				
	छबुबाई जालिंदर लोखंडे				5382	93,75,444	1,71,39,150	9193			1,60,14,903	2,37,78,609	-8741356	6639459	3319729.4	-5421626.6									
	नंदु जालिंदर लोखंडे				5382	93,75,444	1,71,39,150	9193			1,60,14,903	2,37,78,609	-8741356	6639459	3319729.4	-5421626.6									
	शरद जालिंदर लोखंडे				5382	93,75,444	1,71,39,150	9193			1,60,14,903	2,37,78,609	-8741356	6639459	3319729.4	-5421626.6									
	जालींदर प्रभू लोखंडे	1	6/1/1-P	65-P	725.00	4160	30,16,000	30,16,000.00			5382	19,50,975	19,50,975	9193	33,32,608	33,32,608	-1065025	1381633	690816.25		-374208.75				
	छबुबाई जालींदर लोखंडे				725.00	4160	30,16,000	30,16,000.00			5382	19,50,975	19,50,975	9193	33,32,608	33,32,608	-1065025	1381633	690816.25		-374208.75				
	नंदु जालींदर लोखंडे				725.00	4160	30,16,000	30,16,000.00			5382	19,50,975	19,50,975	9193	33,32,608	33,32,608	-1065025	1381633	690816.25		-374208.75				
	शरद जालींदर लोखंडे				725.00	4160	30,16,000	30,16,000.00			5382	19,50,975	19,50,975	9193	33,32,608	33,32,608	-1065025	1381633	690816.25		-374208.75				
भरत जालींदर लोखंडे																									
60	बाळू प्रभू लोखंडे	1	1/4A-P	47-P	3484.00	5200	1,81,16,800	1,81,16,800.00	59	2104.5	5382	93,75,444	93,75,444	8655	1,50,77,358	1,50,77,358	-8741356	5701914	2850957.2		-5890398.8				
	जयश्री बाळू लोखंडे				5382	93,75,444	93,75,444	8655			1,50,77,358	1,50,77,358	-8741356	5701914	2850957.2	-5890398.8									
	नयन बाळू लोखंडे				5382	93,75,444	93,75,444	8655			1,50,77,358	1,50,77,358	-8741356	5701914	2850957.2	-5890398.8									
	बाळु प्रभु लोखंडे	1	6/1/1-P	65-P	725.00	4160	30,16,000	30,16,000.00			5382	19,50,975	19,50,975	8655	31,37,510	31,37,510	-1065025	1186535	593267.5		-471757.5				
	जयश्री बाळु लोखंडे				725.00	4160	30,16,000	30,16,000.00			5382	19,50,975	19,50,975	8655	31,37,510	31,37,510	-1065025	1186535	593267.5		-471757.5				
नयन बाळु लोखंडे																									
61	संध्या जितेंद्र पटेल	1	4/1-P	72-P	400.00	4680	18,72,000	40,32,561.89	60	1,400.00	6318	12,63,600	34,24,162	10317	20,63,320	42,23,882	-608400	799720	399860		-208540				
	रिना जितेंद्र पटेल				400.00	4680	18,72,000	40,32,561.89			6318	12,63,600	34,24,162	10317	20,63,320	42,23,882	-608400	799720	399860		-208540				
	सावन रायप्पा तेली				500.00	4680	23,40,000	72,88,418.90			6318	15,79,500	65,27,919	10317	25,79,150	75,27,569	-760500	999650	499825		-260675				
	संतोष रायप्पा तेली				400.00	4680	18,72,000	18,72,000.00			6318	12,63,600	12,63,600	10317	20,63,320	20,63,320	-608400	799720	399860		-208540				
	मखु कृष्णाचंद ठाकुर				1000.00	4680	46,80,000	70,68,523.74			6318	31,59,000	55,47,524	10317	51,58,300	75,46,824	-1521000	1999300	999650		-521350				
	सचिन कृष्णाचंद ठाकुर				500.00	4680	23,40,000	23,40,000.00			6318	15,79,500	15,79,500	10317	25,79,150	25,79,150	-760500	999650	499825		-260675				
	मखु कृष्णाचंद ठाकुर																								
	हेमकुवर जितेंद्र ठाकुर																								
संध्या जितेंद्र पटेल																									
बिना जितेंद्र पटेल																									



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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	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	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				
63	प्रभात राजमलजी निबजीया	1	2/6/1- P	53-P	500.00	4160	20,80,000	20,80,000.00	62	3350	4784	11,96,000	11,96,000	7997	19,99,350	19,99,350	-884000	803350	401675		-482325					
	प्रभात राजमलजी निबजीया				1100.00	4160	45,76,000	45,76,000.00			4784	26,31,200	26,31,200	7997	43,98,570	43,98,570	-1944800	1767370	883685		-1061115					
	संजय वसंतलाल ओसवाल				800.00	4160	33,28,000	1,91,15,438.80			4784	19,13,600	1,77,01,039	7997	31,98,960	1,89,86,399	-1414400	1285360	642680		-771720					
	भरत देवीचंद निबजी				600.00	4160	24,96,000	24,96,000.00			4784	14,35,200	14,35,200	7997	23,99,220	23,99,220	-1060800	964020	482010		-578790					
	प्रभात राजमलजी निबजीया				200.00	4160	8,32,000	8,32,000.00			4784	4,78,400	4,78,400	7997	7,99,740	7,99,740	-353600	321340	160670		-192930					
	एकनाथ घाडगे				100.00	4160	4,16,000	4,16,000.00			4784	2,39,200	2,39,200	7997	3,99,870	3,99,870	-176800	160670	80335		-96465					
	मनिष गणेश राणे				100.00	4160	4,16,000	4,16,000.00			4784	2,39,200	2,39,200	7997	3,99,870	3,99,870	-176800	160670	80335		-96465					
	शिवाजी निवृत्ती खेडकर				100.00	4160	4,16,000	4,16,000.00			4784	2,39,200	2,39,200	7997	3,99,870	3,99,870	-176800	160670	80335		-96465					
	मारुती रखमाजी पडवळ				2300.00	4160	95,68,000	1,08,05,427.70			4784	55,01,600	67,39,028	7997	91,97,010	1,04,34,438	-4066400	3695410	1847705		-2218695					
	दिलीप मारुती पडवळ				100.00	4160	4,16,000	4,16,000.00			4784	2,39,200	2,39,200	7997	3,99,870	3,99,870	-176800	160670	80335		-96465					
	महेश शिवलंगप्पा निळगंजी				100.00	4160	4,16,000	4,16,000.00			4784	2,39,200	2,39,200	7997	3,99,870	3,99,870	-176800	160670	80335		-96465					
	बाळू सखाराम दाते				100.00	4160	4,16,000	4,16,000.00			4784	2,39,200	2,39,200	7997	3,99,870	3,99,870	-176800	160670	80335		-96465					
	संपत लक्ष्मण खरात				200.00	4160	8,32,000	8,32,000.00			4784	4,78,400	4,78,400	7997	7,99,740	7,99,740	-353600	321340	160670		-192930					
	प्रशांत उत्तमराव घाटके	100.00	4160		4,16,000	4,16,000.00	4784	2,39,200			2,39,200	7997	3,99,870	3,99,870	-176800	160670	80335	-96465								
मोहन फर्तेसिंग पवार	1	2/6/2	300.00	4160	12,48,000	12,48,000.00	4784	7,17,600	7,17,600	7997	11,99,610	11,99,610	-530400	482010	241005	-289395										
मनिषा नंदकुमार फुलारे उर्फ मनिषा नामदेव जाधव	1	2/6/3	200.00	4160	8,32,000	8,32,000.00	4784	4,78,400	4,78,400	7997	7,99,740	7,99,740	-353600	321340	160670	-192930										
64	मनिष महेंद्र पटेल	1	4/1- P	72-P	400.00	4680	18,72,000	18,72,000.00	63	2450	6084	12,16,800	12,16,800	9427	18,85,480	18,85,480	-655200	668680	334340		-320860					
	कार्तिक प्रभात निबजीया				700.00	4680	32,76,000	32,76,000.00			6084	21,29,400	21,29,400	9427	32,99,590	32,99,590	-1146600	1170190	585095		-561505					
	प्रभात राजमलजी निबजीया				400.00	4680	18,72,000	18,72,000.00			6084	12,16,800	12,16,800	9427	18,85,480	18,85,480	-655200	668680	334340		-320860					
	वंदना मनिष पाटील				1050.00	4680	49,14,000	49,14,000.00			6084	31,94,100	31,94,100	9427	49,49,385	49,49,385	-1719900	1755285	877642.5		-842257.5					
	उगमराज पुष्पराज सालेचा				350.00	4680	16,38,000	16,38,000.00			6084	10,64,700	10,64,700	9427	16,49,795	16,49,795	-573300	585095	292547.5		-280752.5					
	विनोदकुमार ऊर्फ विनीतकुमार				400.00	4680	18,72,000	18,72,000.00			6084	12,16,800	12,16,800	9427	18,85,480	18,85,480	-655200	668680	334340		-320860					
	आनंदकुमार अशोक आब्बड				500.00	4680	23,40,000	25,80,547.55			6084	15,21,000	17,61,548	9427	23,56,850	25,97,398	-819000	835850	417925		-401075					
	उत्तम अनंता बांदल				1100.00	4680	51,48,000	51,48,000.00			6084	33,46,200	33,46,200	9427	51,85,070	51,85,070	-1801800	1838870	919435		-882365					
	विठ्ठल अनंता बांदल																									
	शांताबाई निवृत्ती झांबरे																									
	गंगूबाई अनंता बांदल																									
	जनाबाई अनंता बांदल																									
	ज्ञानोबा भिकोबा बांदल																									
	जयवंताबाई एकनाथ बांदल																									
	पारुबाई एकनाथ बांदल																									
	नवनाथ हरिभाऊ बांदल																									
	इंदुबाई हरिभाऊ बांदल																									
	नंदा ज्ञानेश्वर उंदरे																									
	मंदा बाळासो चव्हाण																									
	विमल तुकाराम बांदल																									
	संतोष तुकाराम बांदल																									
	सुनिता तुकाराम बांदल																									

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees					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			
65	दिलीप प्रभू लोखंडे	1	1/4A-P	47-P	3482.00	5200	1,81,06,400	1,81,06,400.00	64	2103.5	5382	93,70,062	93,70,062	8655	1,50,68,703	1,50,68,703	-8736338	5698641	2849320.6		-5887017.4				
	मनिषा दिलीप लोखंडे																								
	सौरभ दिलीप लोखंडे																								
	दिव्या दिलीप लोखंडे																								
	दिलीप प्रभु लोखंडे	1	6/1/1-P	65-P	725.00	4160	30,16,000	30,16,000.00			5382	19,50,975	19,50,975	8655	31,37,510	31,37,510	-1065025	1186535	593267.5		-471757.5				
	मनिषा दिलीप लोखंडे																								
	सौरभ दिलीप लोखंडे																								
	दिव्या दिलीप लोखंडे																								
66	चरण बापू लोखंडे	1	1/4A-P	47-P	1900.00	5200	98,80,000	98,80,000.00	65	950	6760	64,22,000	64,22,000	10171	96,62,450	96,62,450	-3458000	3240450	1620225		-1837775				
67	लक्ष्मण रामदास लोखंडे	1	6/1/1- P	65-P	1575.00	4160	65,52,000	65,52,000.00	66	787.50	4784	37,67,400	37,67,400	7997	62,97,953	62,97,953	-2784600	2530553	1265276.25		-1519323.75				
	गिरीश गोपीचंद लोखंडे																								
	चरण बापु लोखंडे																								
68	गिरीष गोपिचंद लोखंडे	1	1/4A-P	47-P	1900.00	5200	98,80,000	1,55,39,595.44	67	950	6760	64,22,000	1,20,81,595	10171	96,62,450	1,53,22,045	-3458000	3240450	1620225		-1837775				
69	बबन महादु बांदल	1	4/2-P	71-P	5350.00	4420	2,36,47,000	2,55,92,788.28	68	2,675.00	5525	1,47,79,375	1,67,25,163	10470	2,80,07,250	2,99,53,038	-8867625	13227875	6613937.5		-2253687.5				
	बबन तुकाराम बांदल	1	4/4/2A	69-P	1200.00	4420	53,04,000	53,04,000.00	69	5,800.00	5525	33,15,000	33,15,000	9918	59,50,500	59,50,500	-1989000	2635500	1317750		-671250				
	नानासाहेब बबन बांदल																								
	बापुसाहेब बबन बांदल																								
	मारुती बबन बांदल																								
	चंद्रकांत बबन बांदल																								
	अशोक बबन बांदल																								
	गुरुदास बबन बांदल																								
	आनंता दगडु बांदल				1200.00	4420	53,04,000	53,04,000.00			5525	33,15,000	33,15,000	9918	59,50,500	59,50,500	-1989000	2635500	1317750		-671250				
	राजाराम दगडु बांदल	1100.00	4420	48,62,000	48,62,000.00	5525	30,38,750	30,38,750			9918	54,54,625	54,54,625	-1823250	2415875	1207937.5		-615312.5							
	गजानन दगडु बांदल	1100.00	4420	48,62,000	48,62,000.00	5525	30,38,750	30,38,750			9918	54,54,625	54,54,625	-1823250	2415875	1207937.5		-615312.5							
	राणी नवनाथ बांदल	1	4/4B	69-P	3500.00	4420	1,54,70,000	1,54,70,000.00			5525	96,68,750	96,68,750	9918	1,73,55,625	1,73,55,625	-5801250	7686875	3843437.5		-1957812.5				
	रितेश सोपान बांदल				1750.00	4420	77,35,000	77,35,000.00			5525	48,34,375	48,34,375	9918	86,77,813	86,77,813	-2900625	3843438	1921718.75		-978906.25				
	हिराबाई उत्तम बांदल				1750.00	4420	77,35,000	77,35,000.00			5525	48,34,375	48,34,375	9918	86,77,813	86,77,813	-2900625	3843438	1921718.75		-978906.25				
70	मंजुळाबाई चिंतामण बांदल				1	4/5	68-P	8400.00	4420	3,71,28,000	3,71,28,000.00	70	8,400.00	5525	2,32,05,000	2,32,05,000	11575	4,86,15,000	4,86,15,000	-13923000	25410000	12705000		-1218000	
शिवाजी चिंतामण बांदल																									
संभाजी चिंतामण बांदल																									
पंढरीनाथ चिंतामण बांदल																									
अशोक चिंतामण बांदल																									
अंजनाबाई काळूराम घुले	8400.00	4420	3,71,28,000	3,71,28,000.00				5525	2,32,05,000	2,32,05,000	11575			4,86,15,000	4,86,15,000	-13923000	25410000	12705000		-1218000					
बबन महादु बांदल																									
71	पंढरीनाथ मारुती धनवडे	1	6/3- P	67-P	13600.00	4160	5,65,76,000	5,65,76,000.00	71	6,800.00	4576	3,11,16,800	3,11,16,800	10057	6,83,84,880	6,83,84,880	-25459200	37268080	18634040		-6825160				
	तानाजी मारुती धनवडे																								
	सोनल संजय धनवडे																								
	महेंद्र संजय धनवडे																								
72	राजेंद्र महादेव घुले	1	6/4	76-P	20500.00	4160	8,52,80,000	9,22,89,657.25	72	14,823.00	4576	4,69,04,000	5,39,13,657	8684	8,90,08,950	9,60,18,607	-38376000	42104950	21052475		-17323525				
	राजेंद्र महादेव घुले	1	6/5- P	91-P	9146.00	4160	3,80,47,360	4,42,97,604.82			4576	2,09,26,048	2,71,76,293	8684	3,97,11,017	4,59,61,262	-17121312	18784969	9392484.7		-7728827.3				

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	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	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
73	ताराबाई गणपत बांदल	1	6/5- P	91-P	204.00	4160	8,48,640	10,00,911.82	73	1,227.00	4576	4,66,752	6,19,024	8684	8,85,748	10,38,019	-381888	418996	209497.8		-172390.2	
	सुरेश गणपत बांदल																					
	भिमाबाई अनंता तुपे																					
	यमुनाबाई पांडुरंग घुले																					
	अरुणाबाई बाबासाहेब झांबरे				300.00	4160	12,48,000	12,48,000.00			4576	6,86,400	6,86,400	8684	13,02,570	13,02,570	-561600	616170	308085		-253515	
	रंजना दादासाहेब बांदल																					
	उध्दव दादासाहेब बांदल																					
	राजु दादासाहेब बांदल																					
	भारती दिलीप तुपे				100.00	4160	4,16,000	4,16,000.00			4576	2,28,800	2,28,800	8684	4,34,190	4,34,190	-187200	205390	102695		-84505	
	शालन राजन मते																					
	विष्णु गेनबा पठारे																					
	अनिस महम्मद खान																					
	महादेव बंडु सोनावणे				1250.00	4160	52,00,000	52,00,000.00			4576	28,60,000	28,60,000	8684	54,27,375	54,27,375	-2340000	2567375	1283687.5		-1056312.5	
	श्रीपाद लक्ष्मणराव घारमाळकर																					
	सविता कालीदास घारमाळकर																					
हेमंत लक्ष्मणराव घारमाळकर																						
काटम्मा सौम्या रेड्डी	100.00	4160	4,16,000	4,16,000.00	4576	2,28,800	2,28,800	8684	4,34,190	4,34,190	-187200	205390	102695		-84505							
खंडु त्रिंबक वेदय																						
निवृत्ती ज्ञानोबा बांदल	500.00	4160	20,80,000	20,80,000.00	4576	11,44,000	11,44,000	8684	21,70,950	21,70,950	-936000	1026950	513475		-422525							
विनोद विद्यासागर सिंग																						
74	सुनिल जगन्नाथ पुणेकर	1	4/3/1	70-P	4700.00	4420	2,07,74,000	2,07,74,000.00	74	10,250.00	5967	1,40,22,450	1,40,22,450	9895	2,32,54,190	2,32,54,190	-6751550	9231740	4615870		-2135680	
	विजय चंद्रकांत पुणेकर																					
	केलास गोविंद पुणेकर																					
	नितीन रविंद्र पुणेकर																					
	सागर शंकर पुणेकर																					
	साहेबराव सिताराम बांदल	1	4/3/3	70-P	7100.00	4420	3,13,82,000	3,22,36,116.35			5967	2,11,82,850	2,20,36,966	9895	3,51,28,670	3,59,82,786	-10199150	13945820	6972910		-3226240	
तानाजी बाजीराव बांदल	1	4/3/4	70-P	4700.00	4420	2,07,74,000	2,07,74,000.00	5967	1,40,22,450	1,40,22,450	9895	2,32,54,190	2,32,54,190	-6751550	9231740	4615870		-2135680				
बाळासाहेब बाजीराव बांदल																						
दत्तात्रय बाजीराव बांदल																						
छाया अरविंद भोसले																						
कोंडाबाई बाजीराव बांदल	1	4/3/6	70-P	4000.00	4420	1,76,80,000	1,76,80,000.00	5967	1,19,34,000	1,19,34,000	9895	1,97,90,800	1,97,90,800	-5746000	7856800	3928400		-1817600				
साहेबराव सिताराम बांदल																						
75	मंजूळाबाई चिंतामण बांदल	1	4/2- P	71-P	5350.00	4420	2,36,47,000	2,36,47,000.00	75	2,675.00	5525	1,47,79,375	1,47,79,375	10470	2,80,07,250	2,80,07,250	-8867625	13227875	6613937.5		-2253687.5	
	शिवाजी चिंतामण बांदल																					
	संभाजी चिंतामण बांदल																					
	पंढरीनाथ चिंतामण बांदल																					
	अशोक चिंतामण बांदल																					
	अंजनाबाई काळूराम घुले																					
76	किसन उर्फ कृष्णा गणपत औताडे	2	3/1/1- P	73-P	5534.00	4160	2,30,21,440	2,34,44,264.91	76	5533.5	6240	1,72,66,080	1,76,88,905	12719	3,51,93,473	3,56,16,298	-5755360	17927393	8963696.5		3208336.5	
	रामचंद्र रघुनाथ औताडे																					
	ज्ञानेश्वर रघुनाथ औताडे				5533.00	4160	2,30,17,280	2,46,37,651.98			6240	1,72,62,960	1,88,83,332	12719	3,51,87,114	3,68,07,485	-5754320	17924154	8962076.75		3207756.75	
	कुसूम बाळासाहेब खडसरे																					

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	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							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	
77	अंजेश सदाशिव जगताप	1	3/2-P	74-P	9025.00	4160	3,75,44,000	4,12,13,119.28	77	5612.50	6240	2,81,58,000	3,18,27,119	10847	4,89,47,088	5,26,16,207	-9386000	20789088	10394543.75		1008543.75		
	राहुल गेनभाउ जगताप																						
	अदनान इब्राहिम हाजी				2200.00	4160	91,52,000	1,34,26,436.28			6240	68,64,000	1,11,38,436	10847	1,19,31,700	1,62,06,136	-2288000	5067700	2533850	245850			
78	सुरेखा ईश्वर कड	2	3/3- P	75-P	2000.00	4160	83,20,000	83,20,000.00	78	2000	6240	62,40,000	62,40,000	10847	1,08,47,000	1,08,47,000	-2080000	4607000	2303500		223500		
	वर्षा लक्ष्मीकांत कवडे																						
	राहुल विठ्ठल शिंदे				2000.00	4160	83,20,000	83,20,000.00			6240	62,40,000	62,40,000	10847	1,08,47,000	1,08,47,000	-2080000	4607000	2303500	223500			
	संदिप विठ्ठल शिंदे																						
79	सरकार	1	3/4/1	81-P	9700.00	4160	4,03,52,000	4,03,52,000.00	79	9700.00	6240	6,05,28,000	6,05,28,000	12719	12,33,74,300	12,33,74,300	20176000	62846300	31423150		51599150		
FP is not allotted for OP 3/4/1 since the land is being used for non-remunative purposes i.e. for Garden, PG etc. (Thus OP and FP areas are equal)																							
80	भिमराव जोतीबा अवताडे	1	3/4/2	81-P	6000.00	4160	2,49,60,000	2,84,40,540.80	80	3000.00	6240	1,87,20,000	2,22,00,541	9599	2,87,97,000	3,22,77,541	-6240000	10077000	5038500		-1201500		
	दिगंबर पांडुरंग ओताडे																						
	देवेंद्र पांडुरंग ओताडे																						
	शकुंतला पांडुरंग ओताडे																						
	सुनिता उर्फ निर्मला रविंद्र पवळे																						
81	शंकर लक्ष्मण बाबर	1	3/6B/P	83-P	5300.00	4160	2,20,48,000	2,93,22,493.19	81	2650	6240	1,65,36,000	2,38,10,493	11471	3,03,98,150	3,76,72,643	-5512000	13862150	6931075		1419075		
82	शिवाजी मारुती बांदल	1	2/3/P	48-P	900.00	4160	37,44,000	37,44,000.00	82	1475.00	6240	28,08,000	28,08,000	10847	48,81,150	48,81,150	-936000	2073150	1036575		100575		
	राजाराम शंकर बांदल				1750.00	4160	72,80,000	72,80,000.00			6240	54,60,000	54,60,000	10847	94,91,125	94,91,125	-1820000	4031125	2015562.5		195562.5		
	' अब्दुल अजीज मोमीन				200.00	4160	8,32,000	8,32,000.00			6240	6,24,000	6,24,000	10847	10,84,700	10,84,700	-208000	460700	230350		22350		
	हमीद युसुफ मोमीन				100.00	4160	4,16,000	4,16,000.00			6240	3,12,000	3,12,000	10847	5,42,350	5,42,350	-104000	230350	115175		11175		
83	सुरेश मारुती बांदल	1	2/5	51-P	5050.00	4160	2,10,08,000	2,21,34,635.84	83	5050	6240	1,57,56,000	1,68,82,636	10847	2,73,88,675	2,85,15,311	-5252000	11632675	5816337.5		564337.5		
	श्रीरंग मारुती बांदल																						
	दिनकर मारुती बांदल																						
	' अंकुश मारुती बांदल																						
	विजय हिरामण बांदल																						
	राजेंद्र हिरामण बांदल																						
	पुष्पा काळूराम वाघ																						
	शंकुतला शहाजी हिंगे																						
	शंकर जानुजी बांदल																						
	मुक्ताबाई जानुजी बांदल			5050.00	4160	2,10,08,000	2,13,70,595.81	6240			1,57,56,000	1,61,18,596	10847	2,73,88,675	2,77,51,271	-5252000	11632675	5816337.5	564337.5				
	गजानन गणपत बांदल																						
	रामदास गणपत बांदल																						
	पांडुरंग गणपत बांदल																						
	लालासाहेब गणपत बांदल																						
	मुक्ताबाई बबन पठारे																						
	नंदा गोविंद पुणेकर																						
	लता ज्ञानेश्वर भोसले																						
	भाऊसाहेब दत्तोबा बांदल																						
	शंकुतला दत्तोबा बांदल																						

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)



Form 1:(see rules 6(v) and 21 (1))																								
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																								
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	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	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		
84	बेबी सुभाष धांडेकर	1	2/6/1- P	53-P	8400.00	4160	3,49,44,000	4,30,00,588	84	4200.00	6240	2,62,08,000	3,42,64,588	10847	4,55,57,400	5,36,13,988	-8736000	19349400	9674700		938700			
	ताई प्रभाकर कुटे																							
	कविता गुरुदास पडवळ																							
	छाबाबाई बापू जगताप																							
	ताराबाई नथू बांदल																							
	यशवंत नथू बांदल																							
	दत्त सहादु बांदल																							
	केसू सिधू बांदल																							
	खंडू सहादू बांदल																							
	पंढरीनाथ सहादू बांदल																							
	सदु सिद्रू बांदल																							
	सुमन पांडुरंग खोपडे																							
	शांताबाई पोपट भाडळे																							
85	किसन बाबुराव बावकर	2	3/3-P	75-P	18300.00	4160	7,61,28,000	8,05,92,724.21	85	9150.00	6240	5,70,96,000	6,15,60,724	10847	9,92,50,050	10,37,14,774	-19032000	42154050	21077025		2045025			
	वेणूबाई बाबुराव बावकर																							
	भाऊसाहेब हरिभाऊ बावकर																							
	अनिल हरिभाऊ बावकर																							
	संदिप हरिभाऊ बावकर																							
	सोनुबाई हरिभाऊ बावकर																							
86	केरबा बाळु औताडे	2	3/1/1- P	73-P	633.00	4160	26,33,280	26,33,280.00	86	3316.50	6240	19,74,960	19,74,960	10847	34,33,076	34,33,076	-658320	1458116	729057.75		70737.75			
	उत्तम बाळु औताडे				1034.00	4160	43,01,440	43,01,440.00			6240	32,26,080	32,26,080	10847	56,07,899	56,07,899	-1075360	2381819	1190909.5		115549.5			
	शिवाजी बाळू औताडे				1333.00	4160	55,45,280	55,45,280.00			6240	41,58,960	41,58,960	10847	72,29,526	72,29,526	-1386320	3070566	1535282.75		148962.75			
	विमल रमेश कवडे				200.00	4160	8,32,000	8,32,000.00			6240	6,24,000	6,24,000	10847	10,84,700	10,84,700	-208000	460700	230350		22350			
	हिराबाई बबन बांदल				2333.00	4160	97,05,280	97,05,280.00			6240	72,78,960	72,78,960	10847	1,26,53,026	1,26,53,026	-2426320	5374066	2687032.75		260712.75			
	किसन गणपत औताडे				1000.00	4160	41,60,000	41,60,000.00			6240	31,20,000	31,20,000	10847	54,23,500	54,23,500	-1040000	2303500	1151750				111750	
	रामचंद्र रघुनाथ औताडे																							
	ज्ञानेश्वर रघुनाथ औताडे																							
	कुसूम बाळासाहेब खरचडे																							
	केरबा बाळु औताडे																							
	निवृत्ती बाळु औताडे																							
	उत्तम बाळु औताडे																							
	शिवाजी बाळू औताडे																							
	हिराबाई बबन बांदल																							
	विमल रमेश कवडे																							
	संजय राम चिचनसुरे	2	3/1/2		100.00	4160	4,16,000	4,16,000.00			6240	3,12,000	3,12,000	10847	5,42,350	5,42,350	-104000	230350	115175		11175			
87	प्रशांत सुखदेव फिरंगे	1	3/2-P	74-P	800.00	4160	33,28,000	33,28,000.00	87	3887.5	6240	24,96,000	24,96,000	10847	43,38,800	43,38,800	-832000	1842800	921400		89400			
	दिलीप विठ्ठल नेहते				200.00	4160	8,32,000	8,32,000.00			6240	6,24,000	6,24,000	10847	10,84,700	10,84,700	-208000	460700	230350		22350			
	प्रसन्नकुमार बाळासाहेब गरुड				300.00	4160	12,48,000	12,48,000.00			6240	9,36,000	9,36,000	10847	16,27,050	16,27,050	-312000	691050	345525		33525			
	रशिदा गुलाम हुसेन बोहरी				200.00	4160	8,32,000	8,32,000.00			6240	6,24,000	6,24,000	10847	10,84,700	10,84,700	-208000	460700	230350		22350			
	जामिला मोहमंद बोहरी				600.00	4160	24,96,000	24,96,000.00			6240	18,72,000	18,72,000	10847	32,54,100	32,54,100	-624000	1382100	691050		67050			
	नितीन वसंत उंडे				300.00	4160	12,48,000	12,48,000.00			6240	9,36,000	9,36,000	10847	16,27,050	16,27,050	-312000	691050	345525		33525			
	शोभा सुधीर देशमुख				4075.00	4160	1,69,52,000	1,69,52,000.00			6240	1,27,14,000	1,27,14,000	10847	2,21,00,763	2,21,00,763	-4238000	9386763	4693381.25		455381.25			
	अब्दुल गफार देशमुख				1000.00	4160	41,60,000	52,20,865.33			6240	31,20,000	41,80,865	10847	54,23,500	64,84,365	-1040000	2303500	1151750		111750			
	नईम अकबर बाणेकर																							
	सचिन गेनभाऊ जगताप																							
	राहूल बाळासाहेब काटे																							



Form 1:(see rules 6(v) and 21 (1))																										
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																										
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	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	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				
	देवानंद परशराम बांदल	1	4/4A/1	69-P	1600.00	4420	70,72,000	70,72,000.00			6656	53,24,800	53,24,800	12053	96,42,720	96,42,720	-1747200	4317920	2158960		411760					
	जिजाबा परशराम बांदल				940.00	4420	41,54,800	41,54,800.00			6656	31,28,320	31,28,320	12053	56,65,098	56,65,098	-1026480	2536778	1268389		241909					
	अनंता दगडु बांदल				1030.00	4420	45,52,600	45,52,600.00			6656	34,27,840	34,27,840	12053	62,07,501	62,07,501	-1124760	2779661	1389830.5		265070.5					
	राजाराम दगडु बांदल				1030.00	4420	45,52,600				6656	34,27,840	34,27,840	12053	62,07,501	62,07,501	-1124760	2779661	1389830.5		265070.5					
	गजानन दगडु बांदल																									
96	दत्तु भाऊ झांबरे	2	3/8B/1- P	85-P	1300.00	4160	54,08,000	54,08,000.00	95	1325	6240	40,56,000	40,56,000	11471	74,56,150	74,56,150	-1352000	3400150	1700075		348075					
	वत्सला गारायण तारु																									
	यमुनाबाई रामचंद्र झांबरे																									
	अनंता रामचंद्र झांबरे																									
	शहाजी निवृत्ती मगर				1350.00	4160	56,16,000	56,16,000.00			6240	42,12,000	42,12,000	11471	7,74,293	7,74,293	-1404000	-3437708	-1718853.75		-3122853.75					
97	विशाल अनंता झांबरे		3/8B/1- P	85-P	3600.00	4160	1,49,76,000	1,49,76,000.00	95-1	2150	6240	1,12,32,000	1,12,32,000	13343	2,40,17,400	2,40,17,400	-3744000	12785400	6392700		2648700					
	सागर अनंता झांबरे			48-P	700.00	4160	29,12,000	29,12,000.00			6240	21,84,000	21,84,000	13343	46,70,050	46,70,050	-728000	2486050	1243025		515025					
	राघवेंद्र वेदव्यास उमरजी	2/3/P																								
98	सुरेश साधु पठारे	2	3/8B/2	85-P	4000.00	4160	1,66,40,000	1,66,40,000.00	96	2000.00	6240	1,24,80,000	1,24,80,000	13343	2,66,86,000	2,66,86,000	-4160000	14206000	7103000		2943000					
	सोपान साधु पठारे																									
	कमल संभाजी झेंडे																									
99	दिपक निवृत्ती बांदल	2	3/8A	85-P	1500.00	4160	62,40,000	62,40,000.00	97	5800	6240	46,80,000	46,80,000	13343	1,00,07,250	1,00,07,250	-1560000	5327250	2663625		1103625					
	शिवाजी ज्ञानोबा बांदल				2200.00	4160	91,52,000	91,52,000.00			6240	68,64,000	68,64,000	13343	1,46,77,300	1,46,77,300	-2288000	7813300	3906650		1618650					
	अशिष मधुकर बांदल				2200.00	4160	91,52,000	91,52,000.00			6240	68,64,000	68,64,000	13343	1,46,77,300	1,46,77,300	-2288000	7813300	3906650		1618650					
	अमर मधुकर बांदल				2200.00	4160	91,52,000	91,52,000.00			6240	68,64,000	68,64,000	13343	1,46,77,300	1,46,77,300	-2288000	7813300	3906650		1618650					
	भूषण उत्तम बांदल				1000.00	4160	41,60,000	41,60,000.00			6240	31,20,000	31,20,000	13343	66,71,500	66,71,500	-1040000	3551500	1775750		735750					
	उत्तम अनंता बांदल				2500.00	4160	1,04,00,000	1,04,00,000.00			6240	78,00,000	78,00,000	13343	1,66,78,750	1,66,78,750	-2600000	8878750	4439375		1839375					
	दिपक निवृत्ती बांदल																									
	दानेश सयानी																									
	धरमलाल नथुभाई टांक																									
100	गुलाब शहाजी मगर	1	3/7- P	84-P	1000.00	4160	41,60,000	41,60,000.00	98	5900.00	6240	31,20,000	31,20,000	11471	57,35,500	57,35,500	-1040000	2615500	1307750		267750					
	शहाजी निवृत्ती मगर				10800.00	4160	4,49,28,000	5,03,99,304.43			6240	3,36,96,000	3,91,67,304	11471	6,19,43,400	6,74,14,704	-11232000	28247400	14123700		2891700					
	परेश शहाजी मगर																									
101	केरबा बाळु औताडे	2	3/6A	83-P	1100.00	4160	45,76,000	45,76,000.00	99	7,050.00	6240	34,32,000	34,32,000	11471	63,09,050	63,09,050	-1144000	2877050	1438525		294525					
	निवृत्ती बाळु औताडे				1100.00	4160	45,76,000	45,76,000.00			6240	34,32,000	34,32,000	11471	63,09,050	63,09,050	-1144000	2877050	1438525		294525					
	उत्तम बाळु औताडे				1100.00	4160	45,76,000	45,76,000.00			6240	34,32,000	34,32,000	11471	63,09,050	63,09,050	-1144000	2877050	1438525		294525					
	शिवाजी बाळू औताडे				1100.00	4160	45,76,000	45,76,000.00			6240	34,32,000	34,32,000	11471	63,09,050	63,09,050	-1144000	2877050	1438525		294525					
	केरबा बाळु औताडे				300.00	4160	12,48,000	12,48,000.00			6240	9,36,000	9,36,000	11471	17,20,650	17,20,650	-312000	784650	392325		80325					
	निवृत्ती बाळु औताडे																									
	उत्तम बाळु औताडे																									
	शिवाजी बाळू औताडे																									
	किसन उर्फ कृष्णा गणपत औताडे				2500.00	4160	1,04,00,000	1,04,00,000.00			6240	78,00,000	78,00,000	11471	1,43,38,750	1,43,38,750	-2600000	6538750	3269375		669375					
	तानाजी किसन औताडे				1100.00	4160	45,76,000	45,76,000.00			6240	34,32,000	34,32,000	11471	63,09,050	63,09,050	-1144000	2877050								
	निता वसंत कड				1100.00	4160	45,76,000	45,76,000.00			6240	34,32,000	34,32,000	11471	63,09,050	63,09,050	-1144000	2877050								
	रामचंद्र रघुनाथ औताडे				4700.00	4160	1,95,52,000	3,32,12,917.91			6240	1,46,64,000	2,83,24,918	11471	2,69,56,850	4,06,17,768	-4888000	12292850	6146425		1258425					
	कुसूम बाळासाहेब खरचडे																									
ज्ञानेश्वर रघुनाथ औताडे																										

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot				Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees				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			
102	लक्ष्मण शिवराम झांबरे	2	3/8B/1-P	85-P	400.00	4160	16,64,000	16,64,000.00	100	1800	4505	9,00,900	9,00,900	9041	18,08,260	18,08,260	-763100	907360	453680		-309420				
	यमुनाबाई रामचंद्र झांबरे	2	3/9	86-P	3200.00	4420	1,41,44,000	1,41,44,000.00			4505	72,07,200	72,07,200	9041	1,44,66,080	1,44,66,080	-6936800	7258880	3629440		-3307360				
	अनंता रामचंद्र झांबरे																								
	लक्ष्मण शिवराम झांबरे																								

103	काळुराम उत्तमराव धावडे	1	6/7	87-P	220.00	4420	9,72,400	9,72,400.00	101-1 & 101-2	8,900.00	4368	4,80,480	4,80,480	9724	10,69,618	10,69,618	-491920	589138	294569		-197351				
	शंकर लक्ष्मण बाबर				14300.00	4420	6,32,06,000	6,80,92,862.84			4368	3,12,31,200	3,46,64,160	9724	6,95,25,170	7,44,12,033	-33428703	38293970	19146985		-14281718.06				
	विद्या मिलिंद मेमाणे				780.00	4420	34,47,600	34,47,600.00			4368	17,03,520	17,03,520	9724	37,92,282	37,92,282	-1744080	2088762	1044381		-699699				
	कुसूम शिवाजी यादव				500.00	4420	22,10,000	47,19,029.86			4368	10,92,000	36,01,030	9724	24,30,950	49,39,980	-1118000	1338950	669475		-448525				
	संभाजी शिवाजी यादव	1	7/1/2	92-P	1000.00	3640	36,40,000	36,40,000.00			4368	21,84,000	21,84,000	9724	48,61,900	48,61,900	-1456000	2677900	1338950				-117050		
	शंकर लक्ष्मण बाबर																								
	पोर्णिमा गणपत सातव																								
	अर्चना बापु आंबेकर																								
	शैला लक्ष्मण बाबर	1	7/1/4	92-P	1000.00	3640	36,40,000	36,40,000.00			4368	21,84,000	21,84,000	9724	48,61,900	48,61,900	-1456000	2677900	1338950				-117050		
	सिमा लक्ष्मण बाबर																								
	अलका लक्ष्मण बाबर																								
	शंकर लक्ष्मण बाबर										4368	21,84,000	21,84,000	9724	48,61,900	48,61,900	-1456000	2677900	1338950				-117050		
	पोर्णिमा गणपत सातव																								
	अर्चना बापु आंबेकर																								
	शैला लक्ष्मण बाबर																								
	सिमा लक्ष्मण बाबर																								
	अलका लक्ष्मण बाबर																								

FP given in two parts due to structure and existing trees.  
FP area of 3900sq.m includes only 6/7 because of existing structures.  
FP Area for FP no. 101-1 is 3900 sq.m. and FP Area for FP no. 101-2 is 5000 sq.m.  
Remaining Area of 6/7 is merged with 7/1/2 and 7/1/4.

104	हरिशचंद्र बाबुराव औताडे व इतर ५	1	6/6	90-P	2000.00	4420	88,40,000	1,43,47,919.15	102	2,400.00	5525	55,25,000	1,10,32,919	10470	1,04,70,000	1,59,77,919	-3315000	4945000	2472500		-842500				
	हरिशचंद्र बाबुराव औताडे व इतर ५	1	6/9	89-P	1400.00	4420	61,88,000	1,20,15,423.50			5525	38,67,500	96,94,924	10470	73,29,000	1,31,56,424	-2320500	3461500	1730750		-589750				
	पंढरीनाथ मारुती धनवडे	1	6/8	88-P	200.00	4420	8,84,000	87,44,289.33			5525	5,52,500	84,12,789	10470	10,47,000	89,07,289	-331500	494500	247250		-84250				
	तानाजी मारुती धनवडे																								
	संजय मारुती धनवडे																								
	सुभद्रा बाजीराव घाटे																								
	मंदा ज्ञानेश्वर तुपे																								
	मीराबाई बाळासो हरपळे																								
	समीद्राबाई मारूती धनवडे																								
	भानुदास ज्ञानोबा धनवडे																								
	प्रकाश ज्ञानोबा धनवडे																								
	पांडुरंग अरुण धनवडे																								
	उषा गोरखनाथ बांदल																								
	सविता सुनिल घुले																								
	सोनाली अरुण धनवडे																								
	कविता अरुण धनवडे																								
	कांताबाई अरुण धनवडे																								
	अलका निवृत्ती पोक्ळे																								
	लता ईश्वर कामटे																								
	हिराबाई ज्ञानदेव धनवडे																								
	मंगल बाळासाहेब औताडे				1200.00	4420	53,04,000	1,21,55,428.50			5525	33,15,000	1,01,66,428	10470	62,82,000	1,31,33,428	-1989000	2967000	1483500		-505500				

105	ईश्वर गजानन कड	1	6/10	-	5100.00	5900	3,00,90,000.0	3,00,90,000.00	103	2,550.00	6785	1,73,01,750	1,73,01,750	10199	2,60,06,175	2,60,06,175	-12788250	8704425	4352212.5		-8436037.5	
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\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

Form 1: (see rules 6(v) and 21 (1))																						
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Number	FP Area in Sq.m.	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	OP Area (Sq.M.)	Values in Rupees					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
106	दादासाहेब सदाशिव बाबर	1	7/1/8	92-P	2000.00	3640	72,80,000	72,80,000.00	104	2,100.00	5096	50,96,000	50,96,000	8341	83,40,600	83,40,600	-2184000	3244600	1622300		-561700	
	सावित्रा दादासाहेब बाबर	1	7/1/11	92-P	1000.00	3640	36,40,000	36,40,000.00			5096	25,48,000	25,48,000	8341	41,70,300	41,70,300	-1092000	1622300	811150		-280850	
	दिलीप राजगोपाळ नायडू	1	7/1/14	92-P	300.00	3640	10,92,000	21,99,916.00			5096	7,64,400	18,72,316	8341	12,51,090	23,59,006	-327600	486690	243345		-84255	
	रंजना दिलीप नायडू																					
	दिलीप राजगोपाळ नायडू	1	7/1/15	92-P	300.00	3640	10,92,000	10,92,000.00			5096	7,64,400	7,64,400	8341	12,51,090	12,51,090	-327600	486690	243345		-84255	
	रंजना दिलीप नायडू	1	7/1/16	92-P	300.00	3640	10,92,000	10,92,000.00			5096	7,64,400	7,64,400	8341	12,51,090	12,51,090	-327600	486690	243345		-84255	
	दिलीप राजगोपाळ नायडू																					
	रंजना दिलीप नायडू	1	7/1/17	92-P	300.00	3640	10,92,000	10,92,000.00			5096	7,64,400	7,64,400	8341	12,51,090	12,51,090	-327600	486690	243345		-84255	

**The action on the application of applicant Shri Siddharaj Krushna Lohakare will be taken subject to production of his ownership on updated 7/12 extract**

107	योगीराज कृष्णा लोहकरे	1	33/1/2-P	1-P	2270.00	3640	82.62,800	82.62,800.00	104-1	10,285.0	4707	53,42,128	53,42,128	10266	1,16,51,629	1,16,51,629	-2920672	6309502	3154750.819		234078.5486	
	सिध्दराज कृष्णा लोहकरे	1	12/2	80 P	8300.00	3640	3,02,12,000	3,02,12,000.00			4707	1,95,32,890	1,95,32,890	10266	4,26,02,874	4,26,02,874	-10679110	23069984	11534991.98		855881.9178	
	सिध्दराज कृष्णा लोहकरे	1	6/5- P	91-P	8000.00	4160	3,32,80,000	3,32,80,000.00	104-2		4707	1,88,26,882	1,88,26,882	10266	4,10,63,011	4,10,63,011	-14453118	22236129	11118064.56		-3335053.573	
	सिध्दराज कृष्णा लोहकरे	1	7/1/3	92-P	2000.00	3640	72.80,000	72.80,000.00	4707		47,06,720	47,06,720	10266	1,02,65,753	1,02,65,753	-2573280	5559032	2779516.14		206236.6067		

**FP 104-1 is having area 8975.64 Sq.M & 104-2 is having area of 1309.36 Sq.M**

108	नामु तुकाराम बाबर	1	7/1/1	92-P	2100.00	3640	76,44,000	76,44,000.00	105	2,550.00	4914	51,59,700	51,59,700	9615	1,00,95,330	1,00,95,330	-2484300	4935630	2467815		-16485																																					
	पुंडलिक दगडु बाबर																																																									
	नामु तुकाराम बाबर	1	7/1/6	92-P	1000.00	3640	36,40,000	36,40,000.00															4914	24,57,000	24,57,000	9615	48,07,300	48,07,300	-1183000	2350300	1175150		-7850																									
	पुंडलिक दगडु बाबर																																																									
	नामु तुकाराम बाबर	1	7/1/9	92-P	1000.00	3640	36,40,000	36,40,000.00																											4914	24,57,000	24,57,000	9615	48,07,300	48,07,300	-1183000	2350300	1175150		-7850													
	पुंडलिक दगडु बाबर																																																									
	नामु तुकाराम बाबर	1	7/1/12	92-P	1000.00	3640	36,40,000	36,40,000.00																																							4914	24,57,000	24,57,000	9615	48,07,300	48,07,300	-1183000	2350300	1175150		-7850	
	पुंडलिक दगडु बाबर																																																									

109	गंगुबाई भिकु घाटे	1	7/1/5	92-P	2000.00	3640	72.80,000	74,46,743.81	106	4,050.00	5096	50,96,000	52,62,744	9869	98,69,400	1,00,36,144	-2184000	4773400	2386700		202700	
	श्रीनाथ ज्ञानोबा बाबर																					
	संतोष ज्ञानोबा बाबर																					
	शंकर लक्ष्मण बाबर	1	7/1/7	92-P	4100.00	3640	1,49,24,000	1,49,24,000.00			5096	1,04,46,800	1,04,46,800	9869	2,02,32,270	2,02,32,270	-4477200	9785470	4892735		415535	
	पोर्णिमा गणपत सातव																					
	अर्चना बापु आंबेकर																					
	शैला लक्ष्मण बाबर																					
	सिमा लक्ष्मण बाबर																					
	अलका लक्ष्मण बाबर																					
	श्रीनाथ ज्ञानोबा बाबर																					
	संतोष ज्ञानोबा बाबर																					
	गंगुबाई भिकु घाटे	5096	25,48,000	25,48,000	9869	49,34,700	49,34,700	-1092000			2386700	1193350	101350									
	श्रीनाथ ज्ञानोबा बाबर	1	7/1/13	92-P	600.00	3640	21,84,000	21,84,000.00			5096	15,28,800	15,28,800	9869	29,60,820	29,60,820	-655200	1432020	716010		60810	
	संतोष ज्ञानोबा बाबर																					
	मुक्ताबाई जयवंत धुले																					
	गंगुबाई भिकु घाटे																					
ज्ञानोबा हरी बाबर	400.00				3640	14,56,000	14,56,000.00	5096	10,19,200	10,19,200	9869	19,73,880	19,73,880	-436800	954680	477340	40540					

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))																							
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																							
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	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	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	
110	बाळकृष्ण तुळशिराम औताडे	1	7/2	93-P	18100.00	3640	6,58,84,000	6,63,58,140.15	107	11,150.00	4186	3,78,83,300	3,83,57,440	9851	8,91,53,360	8,96,27,500	-28000700	51270060	25635030		-2365670		
	अलका बाळु बाबर																						
	प्रमिला रामदास आढाळे																						
	ताराबाई तुळशिराम औताडे																						
	ऋतुजा राजु औताडे																						
	नलीनी राजु औताडे																						
	ऋषिकेश राजु औताडे																						
	गोविंद बाबासाहेब औताडे																						
	मुक्ताबाई केशव केदारी																						
	गंगुबाई सिताराम बोडके																						
	रंजना दादासाहेब बांदल																						
	आशा दत्तात्रय थिटे																						
	छाया एकनाथ घुले																						
	हनुमंत बापु आवळे																						
	दिपक शिवाजी भिंताडे			4200.00	3640	1,52,88,000	1,52,88,000.00				4186	87,90,600	87,90,600	9851	2,06,87,520	2,06,87,520	-6497400	11896920	5948460		-548940		
अनिल राजाराम प्रधान																							
साहेबराव महादेव जगताप																							

7-1 is having area of 9050 Sq.M. and 7-2 is 2400 Sq.M

111	प्रविण बबन बांदल	1	12-Feb	80-P	8000.00	3640	2,91,20,000	2,91,20,000.00	108	12,050.00	4732	1,89,28,000	1,89,28,000	8887	3,55,46,400	3,55,46,400	-10192000	16618400	8309200		-1882800	
	दादासाहेब बबन बांदल				8000.00	3640	2,91,20,000	2,91,20,000.00			4732	1,89,28,000	1,89,28,000	8887	3,55,46,400	3,55,46,400	-10192000	16618400	8309200		-1882800	
	यमुनाबाई भगवंत तरवडे	1	12/2/2	80-P	8100.00	3640	2,94,84,000	2,94,84,000.00			4732	1,91,64,600	1,91,64,600	8887	3,59,90,730	3,59,90,730	-10319400	16826130	8413065		-1906335	
	सुरेखा नारायण तरवडे																					

112	म्हस्कू नाथू कॉढाळकर	1	12/1- P	77-P	42104.568	3640	15,32,60,627	15,32,60,627.2	109-1 & 109-2	21,052.2840	5460	11,49,45,470	11,49,45,470	9833	20,70,07,108	20,70,07,108	-38315157	92061638	46030818.86		7715662.068	
	विनीता दिलीप अगरवाल																					
	नम्रता दिलीप अगरवाल																					
	निशा दिलीप अगरवाल																					
	साकेत मुशालाल अगरवाल																					
	प्रियंका दिलीप अगरवाल																					
	देविका दिलीप अगरवाल																					

Only part of this Survey number is within the TPS Area and Final Plot for this area is given in 2 parts FP nos. 109-1 and 109-2. Final area of FP 109-2 is 15881 sq.m and final area of FP is 109-1 is 5171.284 sq.m.

114	रामराव वामनराव आदीक	1	14/4	59-P	21467.9226	3640	78143238.26	7,83,24,294.17	111	10,733.9613	5096	5,47,00,267	5,47,00,267	10889	11,68,77,811	11,70,58,867	-23624027	62177544	31088772.11		7464744.728	
	प्रकाश सोनराज ओसवाल																					
	संजय सोनराज ओसवाल																					
	विजय सोनराज ओसवाल																					
	अजय सोनराज ओसवाल																					

Only part of this Survey number comes in TPS Boundary

115	शकुंतला परशराम बांदल	1	15/3	38-P	363.4718	3120	11,34,032	11,34,032.02	112	181.7359	4680	8,50,524	8,50,524	7883	14,32,624	14,32,624	-283508	582100	291050.0439	7542.03985	
	देवानंद परशराम बांदल																				
	जिजाबा परशराम बांदल																				
	रंजना दादासाहेब बांदल	1	15/4																		
	उध्दव दादासाहेब बांदल																				
	राजु दादासाहेब बांदल																				
	भारती दिलीप तुपे																				

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

126

Form 1:(see rules 6(v) and 21 (1))																												
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																												
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	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	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						
	शालन राजन मते																											
	सुरेश गणपत बांदल																											
	ताराबाई गणपत बांदल																											
Only part of this Survey number comes in TPS Boundary																												

116	कांता किशोर जर्गेसिया	1	11/1A/1	60-P	4499.2166	3640	1,63,77,148	1,63,77,148.42	113	2,249.6083	5278	1,18,73,433	1,18,73,433	8541	1,92,13,455	1,92,13,455	-4503716	7340022	3670010.981	-833704.836
	सुनिता शंकर जाधव	1	11/1A/2/1																	
	सुनिता शंकर जाधव	1	11/1A/2/2																	
	मिनाक्षी प्रकाश जांभुळकर	1	11/1A/3																	
	सिध्दार्थ प्रकाश जांभुळकर																			
	कृपा प्रकाश जांभुळकर																			
	दिपक भगवान जांभुळकर																			
	शशिकांत शांताराम भास्कर	1	11/1B																	
	नवनाथ दत्तात्रय लोखंडे																			
	अनंत सादबा शेलार																			
	लिला अनंत शेलार																			
	अमित अनंत शेलार	1	11/1/C																	
	अमर अनंत शेलार																			
	अमरीत शाम मिरपुरी																			
	आदर्श कौर जंडवाल																			
	हरप्रित कौर जंडवाल																			
	महाराष्ट्र राज्य भू वि का स बँक शाखा पुणे																			
	हिरबाई ज्ञानोबा धनावडे																			
	बायडाबाई दगडु होले																			
	मुक्ताबाई दत्तात्रय औताडे																			
	बापुराव दत्तात्रय औतडे																			
	उत्तम दत्तात्रय औताडे																			
	प्रकाश दत्तात्रय औतडे																			
	अलका सुभाष औताडे																			
	अरुणा सुभाष औताडे																			
	विकास सुभाष औताडे																			
	परमेश्वर बबन औताडे																			
	शांताबाई रामदास कोतवाल																			
	बेबीताई विजय शेवाळे																			
	बाळुबाई शंकर घुले																			
	शारदा अशोक घुले																			
	कृष्णाबाई बबन औताडे																			
	दिगंबर मारुती औताडे																			
	चंद्रकांता धनु उर्फ धनबा औताडे																			
	दत्तात्रय धनु उर्फ धनबा औताडे																			
	देवानंद धनु उर्फ धनबा औताडे																			
	नवनाथ दत्तात्रय लोखंडे	1	11/2																	
अनंत सादबा शेलार																				
लिला अनंत शेलार																				
अमित अनंत शेलार																				
अमर अनंत शेलार																				
मधुकर शंकर सेदाणे																				

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
 (b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
 (c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

**Only part of this Survey number comes in TPS Boundary**

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(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

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Form 1:(see rules 6(v) and 21 (1))																							
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																							
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	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							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	
	नेहा राजीव कुलकर्णी	1	32/4																				
	उषा प्रभात कुलकर्णी																						
	राजीव प्रभात कुलकर्णी																						
	नेहा राजीव कुलकर्णी																						
Only part of this Survey number comes in TPS Boundary																							
118	शकुंतला परशराम बांदल	1	14/2	41-P	10100.00	3900	39390000	3,93,90,000.00	115	5,050.00	6045	3,05,27,250	3,05,27,250	13616	6,87,60,800	6,87,60,800	-8862750	38233550	19116775		10254025		
	देवानंद परशराम बांदल																						
	जिजाबा परशराम बांदल																						
	रंजना दादासाहेब बांदल	1	14/3	40-P	10100.00	3900	39390000	3,96,45,936.97	116	5,050.00	4875	2,46,18,750	2,48,74,687	9073	4,58,16,125	4,60,72,062	-14771250	21197375	10598687.5		-4172562.5		
	उध्दव दादासाहेब बांदल																						
	राजु दादासाहेब बांदल																						
	भारती दिलीप तुपे																						
	शालन राजन मते																						
	सुरेश गणपत बांदल																						
	ताराबाई गणपत बांदल																						
120	सावित्रा दादासाहेब बाबर	1	13/4/2	63-P	4000.00	3900	1,56,00,000	1,61,17,876.02	117	2,436.00	4290	1,04,50,440	1,09,68,316	8312	2,02,48,032	2,07,65,908	-5149560	9797592	4898796		-250764		
121	मुक्ताबाई जयवंत धुले	1	13/1/1/1	57-P	100.00	3900	3,90,000	3,90,000.00	118	2,000.00	6045	3,02,250	3,02,250	10594	5,29,675	5,29,675	-87750	227425	113712.5		25962.5		
	श्रीनाथ ज्ञानोबा बाबर																						
	संतोष ज्ञानोबा बाबर																						
	आशा निवृत्ती औताडे																						
	सिंधु बाबा कोंढाळकर																						
	मिनाक्षी राजाराम होळकर	1	13/1/1/2	57-P	800.00	3900	31,20,000	31,20,000.00			6045	24,18,000	24,18,000	10594	42,37,400	42,37,400	-702000	1819400	909700		207700		
	लक्ष्मी ज्ञानोबा बाबर																						
	महेश आप्पासाहेब जगताप																						
	मोहन आशण्णा पगडालु																						
	सुरेश श्यामराव प्रसाद																						
	बाळकृष्ण शंकर महामुनी	1	13/1/1/3	57-P	200.00	3900	7,80,000	7,80,000.00			6045	3,02,250	3,02,250	10594	5,29,675	5,29,675	-87750	227425	113712.5		25962.5		
	रमेश सदाशीव कवडे																						
	उषा रमेश कवडे																						
	ऐजाज इसाक शेख																						
	मल्लेश राणाप्पा कांबळे	1	13/1/1/4	57-P	100.00	3900	3,90,000	3,90,000.00			6045	3,02,250	3,02,250	10594	5,29,675	5,29,675	-87750	227425	113712.5		25962.5		
	दिलीप संतराम कांबळे																						
	बाबु हसन मडकी																						
	मेहबुब अब्बास शेख																						
	काझी गुलाम मोहम्मद शेख	1	13/1/1/5	57-P	200.00	3900	7,80,000	7,80,000.00			6045	6,04,500	6,04,500	10594	10,59,350	10,59,350	-175500	454850	227425		51925		
	महेंद्र शांतीलाल शहा																						
	स्वरुपा विदयाधर कळसकर																						
	श्रीकांत एकनाथ जगताप																						
	सय्यद अहमद युसुफ	1	13/1/1/6	57-P	200.00	3900	7,80,000	7,80,000.00			6045	6,04,500	6,04,500	10594	10,59,350	10,59,350	-175500	454850	227425		51925		
जोस थॉमस																							
आनंद गोकुळदास सोमवंशी																							
	सदाशिव बाबु बाबर	1	13/4/1/1		100.00	3900	3,90,000	6,56,920.58			4485	2,24,250	4,91,171	9911	4,95,550	7,62,471	-165750	271300	135650		-30100		

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

WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	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							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		
122	सावित्रा दादासाहेब बाबर	1	13/4/1/2	63-P	1000.00	3900	39,00,000	79,14,448.94	119	2,050.00	4485	22,42,500	62,56,949	9911	49,55,500	89,69,949	-1657500	2713000	1356500		-301000			
	नवनाथ नारायण थिटे				800.00	3900	31,20,000	31,20,000.00			4485	17,94,000	17,94,000	9911	39,64,400	39,64,400	-1326000	2170400	1085200		-240800			
	पुंडलिक त्रिंबक सहाणे				1100.00	3900	42,90,000	42,90,000.00			4485	24,66,750	24,66,750	9911	54,51,050	54,51,050	-1823250	2984300	1492150		-331100			
	मोहम्मद सलीम अब्दुल जब्बार				1100.00	3900	42,90,000	63,83,105.24			4485	24,66,750	45,59,855	9911	54,51,050	75,44,155	-1823250	2984300	1492150		-331100			
123	नामु तुकाराम बाबर	1	13/5- P 1	62-P	6100.00	3640	2,22,04,000	2,22,04,000.00	120	3,050.00	5460	1,66,53,000	1,66,53,000	9833	2,99,90,650	2,99,90,650	-5551000	13337650	6668825		1117825			
	पुंडलिक दगडु बाबर																							
124	निवृत्ती ज्ञानोबा बांदल	1	13/5- P 2	62-P	2000.00	3640	72,80,000	72,80,000.00	121	1,000.00	5278	52,78,000	52,78,000	9596	95,96,400	95,96,400	-2002000	4318400	2159200		157200			
125	रंजना दादासाहेब बांदल	1	13/3	64-P	4000.00	3900	1,56,00,000	1,79,30,969.17	122	2,000.00	4485	89,70,000	1,13,00,969	8566	1,71,31,000	1,94,61,969	-6630000	8161000	4080500		-2549500			
	उध्दव दादासाहेब बांदल																							
	राजु दादासाहेब बांदल																							
	भारती दिलीप तुपे																							
	शालन राजन मते																							
The action on the application of applicant Shri Asish Sonu Andade will be taken subject to production of his ownership on updated 7/12 extract.																								
FP given more due to existing Structures																								
126	बाळासाहेब अनंतराव जाधव	1	13/6	61-P	2300.00	3640	83,72,000	83,72,000.00	123	2,550.00	5278	60,69,700	60,69,700	9596	1,10,35,860	1,10,35,860	-2302300	4966160	2483080		180780			
	गणेश सुरेश बांदल				2400.00	3640	87,36,000	87,36,000.00			5278	63,33,600	63,33,600	9596	1,15,15,680	1,15,15,680	-2402400	5182080	2591040		188640			
	मुक्ताबाई नारायण बाबर	1	13/6/2	61-P	400.00	3640	14,56,000	14,56,000.00			5278	10,55,600	10,55,600	9596	19,19,280	19,19,280	-400400	863680	431840	31440				
	श्रीनाथ ज्ञानोबा बाबर																							
	संतोष ज्ञानोबा बाबर																							
127	चीफ प्रमोटर सुलेखा गृहरचना संस्था नियोजित	1	13/6/1	61-P	42400.00	3640	15,43,36,000	15,53,39,614	124	21,200.00	5460	11,57,52,000	11,59,28,117	12563	26,63,35,600	26,73,39,214	-39411497	150583600	75291800		35880303.46			
	अविनाश संपतराव ताकवले																							
128	केतन बाळासाहेब औताडे	1	7/3	79-P	6700.00	3640	2,43,88,000	2,43,88,000.00	125	3,850.00	5460	1,82,91,000	1,82,91,000	10925	3,65,98,750	3,65,98,750	-6097000	18307750	9153875		3056875			
	कल्याणी बाळासाहेब औताडे																							
	रोहिणी बाळासाहेब औताडे				1000.00	3640	36,40,000	36,40,000.00			5460	27,30,000	27,30,000	10925	54,62,500	54,62,500.00	-910000	2732500	1366250	456250				
	मनोज शामलाल मधुमटके																							
129	रमेश शंकरराव मते	1	7/7	97-P	4500.00	3640	1,63,80,000	1,63,80,000.00	126	2,250.00	4186	94,18,500	94,18,500	9014	2,02,81,500	20281500	-6961500	10863000	5431500		-1530000			
130	केतन बाळासाहेब औताडे	1	7/5/2	94-P	5000.00	3640	1,82,00,000	1,82,00,000.00	127	3,500.00	4186	1,04,65,000	1,04,65,000	9851	2,46,28,000	2,46,28,000	-7735000	14163000	7081500		-653500			
	कल्याणी बाळासाहेब औताडे																							
	रोहिणी बाळासाहेब औताडे																							
	केतन बाळासाहेब औताडे	1	7/6	96-P	2000.00	3640	72,80,000	72,80,000.00			4186	41,86,000	41,86,000	9851	98,51,200	98,51,200	-3094000	5665200	2832600	-261400				
	कल्याणी बाळासाहेब औताडे																							
	रोहिणी बाळासाहेब औताडे																							
131	मे. सृष्टी डेक्कलपर्स तर्फे भागीदार	1	7/4	95-P	9000.00	3640	3,27,60,000	3,27,60,000.00	128	7,700.00	4368	1,96,56,000	1,96,56,000	8850	3,98,25,900	3,98,25,900	-13104000	20169900	10084950		-3019050			
	नानासाहेब बबन बांदल																							
	संदीप नानासाहेब बांदल																							
	दत्तात्रय नानासो बांदल				1300.00	3640	47,32,000	74,83,181.88			4368	28,39,200	55,90,382	8850	57,52,630	85,03,812	-1892800	2913430	1456715	-436085				
	दिपक पोपट भवर																							

Form 1:(see rules 6(v) and 21 (1))																										
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																										
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	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							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				
	मे. सृष्टी डेव्हलपर्स तर्फे भागीदार	1	7/5/1	94-P	2550.00	3640	92,82,000	92,82,000.00			4368	55,69,200	55,69,200	8850	1,12,84,005	1,12,84,005	-3712800	5714805	2857402.5		-855397.5					
	नानासाहेब बबन बांदल																									
	संदीप नानासाहेब बांदल																									
	दत्तात्रय नानासो बांदल																									
	दिपक पोपट भवर			2550.00	3640	92,82,000	92,82,000.00	4368			55,69,200	55,69,200	8850	1,12,84,005	1,12,84,005	-3712800	5714805	2857402.5		-855397.5						
132	मंदा सुरेश बांदल	1	7/8/1- P	78-P	10309.4962	3640	3,75,26,566	3,75,26,566.17	129	5,154.7481	4186	2,15,77,776	2,15,77,776	10688	5,50,96,010	5,50,96,010	-15948791	33518234	16759117.02		810326.4013					
	बाळासो अनंतराव जाधव																									
	प्रभु अन्याबा औताडे																									
	सुरेश गणपत बांदल																									
	बाळासाहेब अनंतराव जाधव																									
Only part of this Survey number is within TPS Area																										
133	रणजित डेव्हलपर्स तर्फे प्रोग्रा	1	34/16	16	3000.00	4160	1,24,80,000	1,24,80,000.00	157	5,600.00	5408	81,12,000	81,12,000	8684	1,30,25,700	13025700	-4368000	4913700	2456850		-1911150					
	विलास नरसय्या जिंदम				200.00	4160	8,32,000	8,32,000.00			5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410					
	सदाशिव लक्ष्मण मैरगू				200.00	4160	8,32,000	8,32,000.00			5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410					
	संजय बापु बोज्य				200.00	4160	8,32,000	8,32,000.00			5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410					
	आर जी रामारपसागर				200.00	4160	8,32,000	8,32,000.00			5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410					
	अश्विनी सुरेश बोलम																									
	गायत्री सुरेश बोलम																									
	राजाराम संभाजी भोडे																									
	श्रीपती किस्टय्या पामु				200.00	4160	8,32,000	8,32,000.00			5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410					
	गणेश नरसय्या बडगु				200.00	4160	8,32,000	8,32,000.00			5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410					
	कमलाबाई नरसय्या बडगु				200.00	4160	8,32,000	8,32,000.00			5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410					
	शशीकांत राठोड																									
	नम्रपाल हरिचंद्र चुडासामा																									
	अमीन अमीर सोमजी	1	34/17	21	3600.00	4160	1,49,76,000	1,49,76,000.00			5408	97,34,400	97,34,400	8684	1,56,30,840	15630840	-5241600	5896440	2948220				-2293380			
Area admeasuring 5600 sqm is allotted in EWS-1 (F.P. 157) to dispossessed land owner from O.P. No. 16 and O.P. No. 21.																										
TOTAL					1311569.71	5833874675.79	6400738449.62	6,78,013.91									-1,94,30,21,887.52	3,35,11,09,249.11	1,67,55,54,624.56		-26,74,67,262.97					

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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Form 1:(see rules 6(v) and 21 (1))  
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m. (Combined)	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 ALLOTTED TO APPROPRIATE AUTHORITY																							
Plots under Economically Weaker Section/ Dispossessed People																							
1	PMRDA		33/1/Part	1/Part	4020.9494				130	4020.9494				20735	8,33,74,385.81							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-1	
The valuation of EWS/DP-1 is enumerated for area 4020.9494 Sq.m. as 5600 Sq.m. area is allotted to dispossessed.																							
2	PMRDA		33/2/Part	2/Part	6861.0487				131	10518.0473				21935	23,07,13,367.53							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-2	
3	PMRDA		5/2/Part	32/Part	158.6986				132	3590.5221				21935	7,87,58,102.26							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-3	
			5/3/Part	45/Part	291.1753																		
			1/4/Part	47/Part	550.2161																		
			1/9/Part	46/Part	2590.4321																		
4	PMRDA		2/3/Part	48/Part	160.2578				133	44574.3083				17135	76,37,80,772.72							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-4	
			2/4/Part	50/Part	299.4521																		
			2/5/Part	51/Part	1548.6165																		
			2/6/Part	53/Part	1991.2261																		
			3/1/Part	73/Part	7034.8504																		
			3/2/Part	74/Part	7489.3304																		
			3/3/Part	75/Part	8983.9727																		
			3/4/Part	81/Part	6820.1836																		
			3/5/Part	82/Part	5569.4986																		
3/6/Part	83/Part	4668.5965																					
5	PMRDA		3/6/Part	83/Part	5914.5593				134	18765.7117				21935	41,16,25,886.14							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-5	
			3/7/Part	84/Part	6907.7672																		
			3/8/Part	85/Part	5943.3852																		
6	PMRDA		7/3/Part	79/Part	1736.9049				135	18610.2241				19535	36,35,50,727.79							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-6	
			7/4/Part	95/Part	3466.0347																		
			7/5/Part	94/Part	105.4147																		
			7/2/Part	93/Part	8260.0723																		
			12/1/Part	77/Part	1427.6904																		
			12/2/Part	80/Part	3716.1142																		

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))  
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m. (Combined)	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	
7	PMRDA		3/4/Part	81/Part	3537.2343				136	7215.2764				17135	12,36,33,761.11							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-7	
			3/3/Part	75/Part	3340.0262																		
			4/3/Part	70/Part	338.0158																		
8	PMRDA		4/5/Part	68/Part	2540.7228				137	2231				21935	48936985							For Pune Metropolitan Region Development Authority (PMRDA) Economically Weaker Section/ Dispossessed People-8	
			6/4/Part	76/Part	1219.6270																		
			6/3/Part	67/Part	2965.7623																		
			Total							109526.0393					2,10,43,73,988.37								
Plots under Green Area																							
9	PMRDA		33/1/Part	1/Part	1835.8431				138	1835.8431				17135	3,14,57,171.52								For Pune Metropolitan Region Development Authority (PMRDA) Garden-1
10	PMRDA		33/1/Part	1/Part	2440.4136				139	10077.0918				21935	221041008.6							For Pune Metropolitan Region Development Authority (PMRDA) Garden-2	
			33/2/Part	2/Part	2811.2411																		
			37/Part	8/Part	4456.6303																		
				Road	368.8068																		
11	PMRDA		34/10/Part	5/Part	1626.0127				140	3395.0702				23135	7,85,44,949.08								For Pune Metropolitan Region Development Authority (PMRDA) Garden-3
12	PMRDA		1/9/Part	46/Part	1072.77				141	4206.623				17135	72080485.11							For Pune Metropolitan Region Development Authority (PMRDA) Garden-4	
			1/2/Part	28/Part	1987.71																		
			1/4//Part	47/Part	1146.15																		
13	PMRDA		5/11/Part	36/Part	79.5654				142	4060.1572				17135	69570793.62							For Pune Metropolitan Region Development Authority (PMRDA) Garden-5	
			5/5/Part	35/Part	3980.5917																		
14	PMRDA		4/4/Part	69/Part	2709.6695				143	5585.0461				19535	109103875.6							For Pune Metropolitan Region Development Authority (PMRDA) Garden-6	
			4/3/Part	70/Part	1703.0184																		
			4/2/Part	71/Part	166.3324																		
			4/5/Part	68/Part	1006.0256																		

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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Form 1:(see rules 6(v) and 21 (1))  
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Serial Number	Name of Owner	Tenure of Land	Survey Number	Redistribution and Valuation Statement																					
				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	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m. (Combined)	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			

15	PMRDA		14/2/Part	41/Part	273.4365				144	5137.2886			21935	112686425.4							For Pune Metropolitan Region Development Authority (PMRDA) Garden-7	
			13/4/Part	63/Part	369.1955																	
			13/1/Part	57/Part	4494.6566																	

16	PMRDA		6/4/Part	76/Part	3360.6493				145	5228.194				19535	102132769.8							For Pune Metropolitan Region Development Authority (PMRDA) Garden-8
			6/5/Part	91/Part	1867.5447																	

17	PMRDA		12/2/Part	80/Part	2735.8417				146	10736.587				19535	20,97,39,227.05								For Pune Metropolitan Region Development Authority (PMRDA) Garden-9
			12/1/Part	77/Part	4373.7138																		
			13/Part	62/Part	3627.0315																		

18	PMRDA		35/Part	20/Part	1892.4172				147	1901.5569				18335								For Pune Metropolitan Region Development Authority (PMRDA) Garden-10
			35/Part	19/Part	9.1397																	
			Total							52163.4579					1,00,63,56,705.80							

19	PMRDA		36/5/Part	26/Part	868.7873				148	868.7873				18335	1,59,29,215.15							For Pune Metropolitan Region Development Authority (PMRDA) Children's Playground-1
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20	PMRDA		35/2/Part	20/Part	620.8097				149	620.8097				15935	98,92,602.57							For Pune Metropolitan Region Development Authority (PMRDA) Children's Playground-2
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21	PMRDA		5/12/Part	37/Part	470.4448				150	664.6091				24335	16173262.45							For Pune Metropolitan Region Development Authority (PMRDA) Children's Playground-3
			5/11/Part	36/Part	194.1643																	

22	PMRDA		2/2/Part	49/Part	894.5998				151	909.583				19535	17768703.91							For Pune Metropolitan Region Development Authority (PMRDA) Children's Playground-4
			2/1/Part	48/Part	14.9832																	

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(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 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	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m. (Combined)	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	
23	PMRDA		2/7/Part	52/Part	1045.3119				152	1173.8812				20735	24340426.68							For Pune Metropolitan Region Development Authority (PMRDA) Children's Playground-5	
			2/3/Part	48/Part	128.5693																		
24	PMRDA		6/8/Part	88/Part	18.7496				153	1078.3657				20735	22359912.79							For Pune Metropolitan Region Development Authority (PMRDA) Children's Playground-6	
			6/9/Part	89/Part	53.4236																		
			6/7/Part	87/Part	926.1868																		
			6 / 6/Part	9 0/Part	9.2151																		
			6 / 5/Part	91/Part	70.5943																		
25	PMRDA		3/9/Part	86/Part	1433.0439				154	5123.6741				21935	11,23,87,791.38							For Pune Metropolitan Region Development Authority (PMRDA) Children's Playground-7	
			3/7/Part	84/Part	2181.7171																		
			3/6/Part	83/Part	1508.9131																		
			Total							10439.7101					23,88,07,895.32								
26	PMRDA		33/2/Part	2/Part	5244.5565				155	14619.3803				20735	303132850.5							For Pune Metropolitan Region Development Authority (PMRDA) Playground-1	
			33/1/Part	1/Part	9374.8238																		
27	PMRDA		4/3/Part	70/Part	1864.8515				156	3910.0781				20735	81075469.4							For Pune Metropolitan Region Development Authority (PMRDA) Playground-2	
			4/4/Part	69/Part	11.4576																		
				68/Part	2033.7690																		
28	PMRDA		6/5/Part	91/Part	2323.6845				157	2690.6353				21935	59019085.31							For Pune Metropolitan Region Development Authority (PMRDA) Playground-3	
			6/6/Part	90/Part	103.6111																		
			4/3/Part	70/Part	263.3397																		
29	PMRDA		5/5/Part	35/Part	1738.0884				158	7008.2223				19535	136905622.6							For Pune Metropolitan Region Development Authority (PMRDA) Playground -4	
			5/4/Part	56/Part	912.8028																		
			5/2/Part	32/Part	41.0607																		
			6/1/Part	65/Part	4292.8903																		
			6/2/Part	66/Part	23.3801																		

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]

(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]

(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Form 1:(see rules 6(v) and 21 (1))  
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Redistribution and Valuation Statement								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	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m. (Combined)	Final Plot											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Value in Rupees											
											Undeveloped			Developed								
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
30	PMRDA		3/4/Part	81/Part	2482.681				159	3271.8421				21935	7,17,67,856.46							For Pune Metropolitan Region Development Authority (PMRDA) Playground -5
			3/3/Part	75/Part	2517.319																	

31	PMRDA		4/2/Part	71/Part	470.5777				160	4209				20735	87273615								For Pune Metropolitan Region Development Authority (PMRDA) Playground -6
			4/1/Part	72/Part	702.1583																		
			1/Part	54/Part	1931.9775																		
			1/Part	55/Part	1104.2865																		
										35,709.16					73,91,74,499.32								

32	PMRDA		34/15/Part	14/Part	2438.3810				161	1434.6036				20735	29746505.65								For Pune Metropolitan Region Development Authority (PMRDA) Green Belt -1
			34/13/Part	15/Part	751.7286																		
			34/14/Part	17/Part	13.5517																		

33	PMRDA		34/14/Part	17/Part	83.2694				162	260.4901				23135	6026438.464								For Pune Metropolitan Region Development Authority (PMRDA) Green Belt -2
			34/17/Part	21/Part	177.2207																		

34	PMRDA		13/1/Part	57/Part	33.1265				163	300.5863				21935	6593360.491								For Pune Metropolitan Region Development Authority (PMRDA) Open Space -1
			13/3/Part	64/Part	267.4598																		

35	PMRDA		6/3/Part	67/Part	2463.0086				164	2463.0086				19535	4,81,14,873.00								For Pune Metropolitan Region Development Authority (PMRDA) Open Space -2
			Total							4458.6886					9,04,81,177.60								

Plots under Amenities and Utilities																							
36	PMRDA		13/1/Part	57/Part	1753.0878				165	1753.0878				19535	3,42,46,570.17								For Pune Metropolitan Region Development Authority (PMRDA) Fire Station

37	PMRDA		33/2/Part	2/Part	10719.0785				166	11370.5785				23135	263058333.6								For Pune Metropolitan Region Development Authority (PMRDA) Water Treatment Plant & Elevated Storage Reservoir
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\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)



Form 1:(see rules 6(v) and 21 (1))  
WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

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	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m. (Combined)	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
38	PMRDA		5/5/Part	35/Part	2597.7545				167	2597.7545				19535	5,07,47,134.16							For Pune Metropolitan Region Development Authority (PMRDA) Cremation and Burial Ground
39	PMRDA		33/3/Part	3/Part	5731.5868				168	5731.5868				19535	11,19,66,548.14							For Pune Metropolitan Region Development Authority (PMRDA) Electric Substation
40	PMRDA		5/8/Part	42/Part	119.3026				169	2619.5663				19535	5,11,73,227.67							For Pune Metropolitan Region Development Authority (PMRDA) Vegetable Market -1
			5/7/Part	43/Part	170.1790																	
			5/1/Part	31/Part	784.9398																	
			5/2/Part	32/Part	1545.1449																	
41	PMRDA		3/3/Part	75/Part	1937.4836				170	5000				17135	85675000							For Pune Metropolitan Region Development Authority (PMRDA) Vegetable Market -2
			3/2/Part	74/Part	839.3622																	
			4/3/Part	70/Part	135.9170																	
			4/2/Part	71/Part	359.0793																	
42	PMRDA		4/2/Part	71/Part	338.3511				171	990.5025				20735	2,05,38,069.34							For Pune Metropolitan Region Development Authority (PMRDA) Informal Market
			4/1/Part	72/Part	652.1514																	
43	PMRDA		34/1/Part	18/Part	1617.6310				172	1804.0232				21935	3,95,71,248.89							For Pune Metropolitan Region Development Authority (PMRDA) Shopping Centre-1
			34/2/Part	22/Part	186.3922																	
44	PMRDA		1/4/Part	47/Part	1248.8800				173	2216.8777				21935	48627212.35							For Pune Metropolitan Region Development Authority (PMRDA) Shopping Centre-2
			1/Part	55/Part	448.6563																	
			5/3/Part	45/Part	519.3414																	
45	PMRDA		33/2/Part	2/Part	685.0243				174	1634.5122				21935	3,58,53,025.11							For Pune Metropolitan Region Development Authority (PMRDA) Bus Stop-1
			37/Part	8/Part	440.4285																	
				road	509.0594																	
46	PMRDA		6/5/Part	91/Part	561.0157				175	561.0157				23135	1,29,79,098.22							For Pune Metropolitan Region Development Authority (PMRDA) Bus Stop-2

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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Serial Number	Name of Owner	Tenure of Land	Survey Number	Redistribution and Valuation Statement																					
				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	OP Area (Sq.M.)	Values in Rupees			Number	FP Area in Sq.m. (Combined)	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		

Summary for Sale of Authority Plots				
Sr. No.	Plots	Area	Value in Rs.	Value in Cr.
1	EWS/DP	109526.04	2,10,43,73,988.37	210.44
2	Authority Plots	51617.83	1,15,48,36,311.52	115.48
3	Commercial Plots	40016.90	91,18,71,225.58	91.19
	Total	201160.77	4,17,10,81,525.47	417.11

\* Note: - (a) Original Value of original plot without reference to any improvement contemplated in the scheme [ Clause (f) of subsection 1 of section 97]  
(b) Semi-final value means the value of Final Plot without reference to any improvement 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) of subsection 1 of section 97]  
(c) Final value means the value of Final Plot with reference contemplated in the scheme on the assumption that the scheme has been completed (Section 98)

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## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **10. NOTES**

01. All the rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred to their corresponding Final Plots.
02. 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.
03. All the rights of the lessors 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
04. 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.
05. The tenure of all Original Plots are hereby transferred to the corresponding Final Plots.
06. 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.
07. 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.
08. 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.
09. 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.

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 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)	183.86
	Other expenses -	
2	Expenses shown in the redistribution and valuation statement (total of column 11 of Form 1)	194.30
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	<b>379.46</b>
8	Total of increments (column 12 of Form 1)	335.11
9	Proportion of increment to be charged under section 99 ----- 50 % Percent	167.56
	(b) Total of the contribution under section 99 to be waived vide Resolution No.2 dated 24/03/2018,	167.56
10	Net cost of scheme to the Planning Authority (a)- (b)	<b>211.91</b>

**Note:** -The infrastructure cost of the scheme at **Rs. 183.86 Cr.**, the compensation shown in col. No. 11 at **Rs. 194.30**, The overall cost of scheme is **Rs. 379.46 Cr.** and it is proposed to be met by sale of Final Plots allotted to the Authority for different purposes which cost works out at **Rs. 417.11Cr.** (Authority Plots **Rs. 115.48 Cr.** + EWS Plot **Rs.210.44 Cr.** + Commercial Plots **Rs.91.19 Cr.**) and Net balance with Authority will be **Rs. 37.65 Cr.** The total contribution to be waived at **Rs.167.56 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

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

### 12. SPECIAL DEVELOPMENT CONTROL REGULATIONS

#### SPECIAL DEVELOPMENT CONTROL REGULATIONS FOR WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

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. 2 (Wadachiwadi). 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 :-

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02

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, 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 ( GR No.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.

## **WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 02**

### **13. SCHEME PLAN**

**PLAN No.1(a): INDEX MAP:- DECLARATION OF TPS BOUNDARY**

**PLAN No.1(b): INDEX MAP:- TPS BOUNDARY AND EXISTING FEATURES**

**PLAN No.2:-PLAN SHOWING THE BOUNDARY OF ORIGINAL PLOTS WITH PLOT NUMBERS, SURVEY NUMBERS, EXISTING DEVELOPMENTS**

**PLAN No.3: PLAN SHOWING ORIGINAL PLOT BOUNDARY AND ALTERED BOUNDARY (FINAL PLOT) INCLUDING THE FINAL PLOTS WITH ROAD ALLOTTED TO APPROPRIATE AUTHORITY FOR SPECIFIC PUBLIC PURPOSE**

**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**

**PLAN No.5: PLAN SHOWING THE DETAILS ROAD NETWORK WITH PUBLIC PURPOSES PLOTS, UTILITIES AND SERVICES**

**PLAN No. 6: PLAN SHOWING THE DETAILS OF SALES AS PER SALES ATATEMENT**

**PLAN No. 7(a): PLAN SHOWING ROAD NETWORK**

**PLAN No. 7(b): PLAN SHOWING TYPICAL CROSS SECTIONS OF ROADS**

**PLAN No. 8: PROPOSED WATER SUPPLY NETWORK**

**PLAN No. 9: PROPOSED STORM WATER NETWORK**

**PLAN No. 10: PROPOSED SEWERAGE NETWORK**

**PLAN No. 11: PROPOSED SOLID WASTE MANAGEMENT**