

# 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



# पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

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

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# 1.PREAMBLE

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

**Whereas,** the Bombay Town Planning Act, 1915 provided for the preparation of 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

1

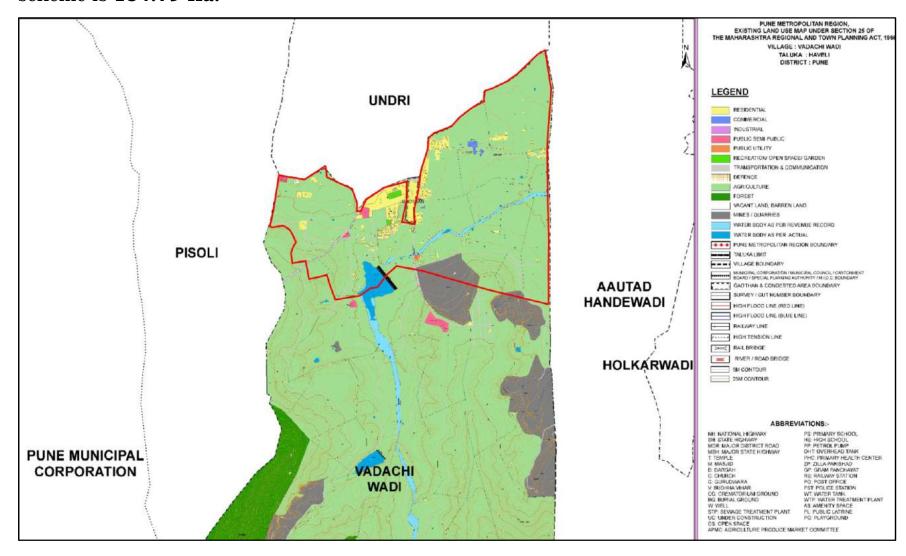
# 2.BRIEF HISTORY OF THE DRAFT SCHEME

# 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 Bhor, 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**.

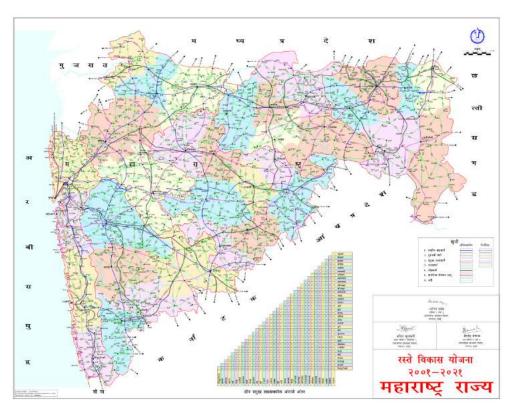


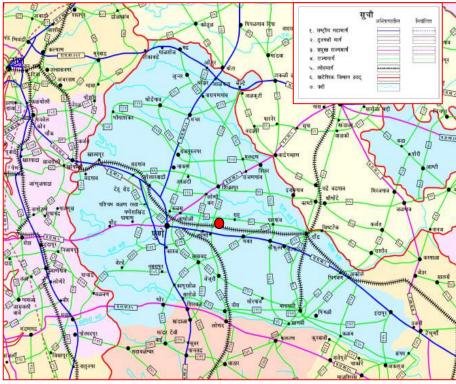
The Existing Land Use of Wadachiwadi is under agricultural zone. The area under Hills and Hill slopes are proposed as Garden under Town Planning Scheme and the plain terrain area as Final Plot which are buildable, utilizing full FSI.

#### 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.





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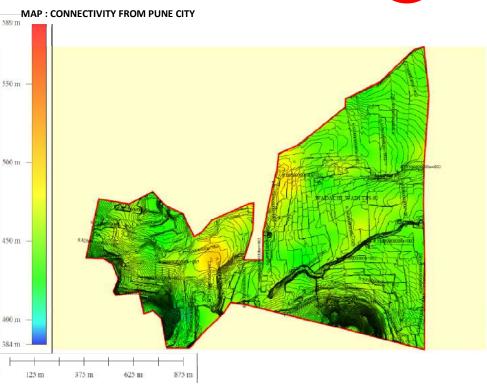
MAP: ROAD NETWORK IN MAHARASHTRA

MAP: ROAD NETWORK IN PUNE

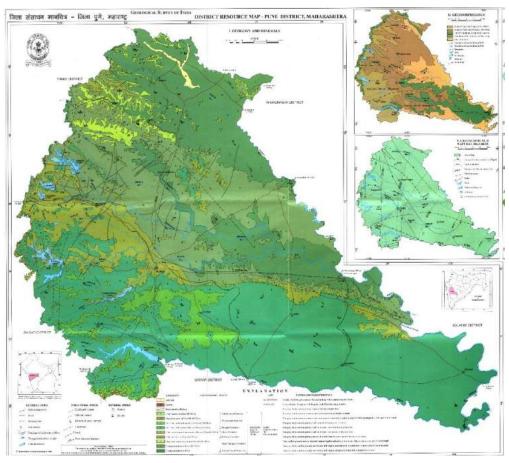
# III. PHYSICAL FEATURES: -

# a) TOPOGRAPHY: -

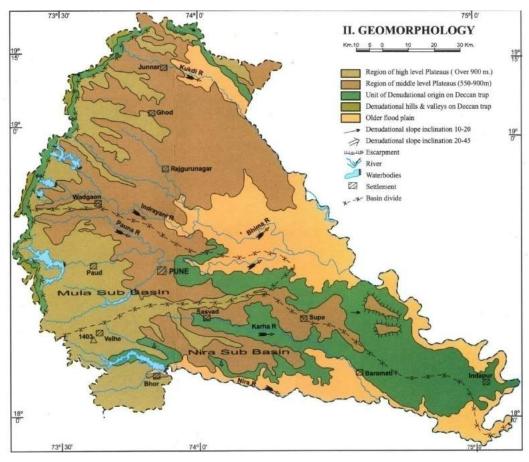
Thematic Map Showing contour analysis of proposed town planning scheme, in TPS areas contour level from above mean sea level is 652m to 670m along the length around 1523 m. Topography of the area of the proposed TPS is gentle with a hill towards South. The terrain towards the North is partially flat.



# b) GEOLOGY AND GEOMORPHOLOGY:-



1 GEOLOGY OF PUNE DISTRICT

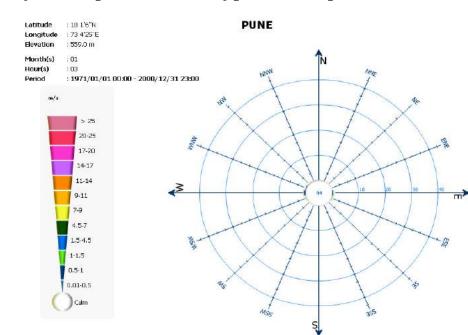


**GEOMORPHOLOGY OF PUNE DISTRICT AND TPS AREA** 

- 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 Puranadarad 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



#### 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 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: -

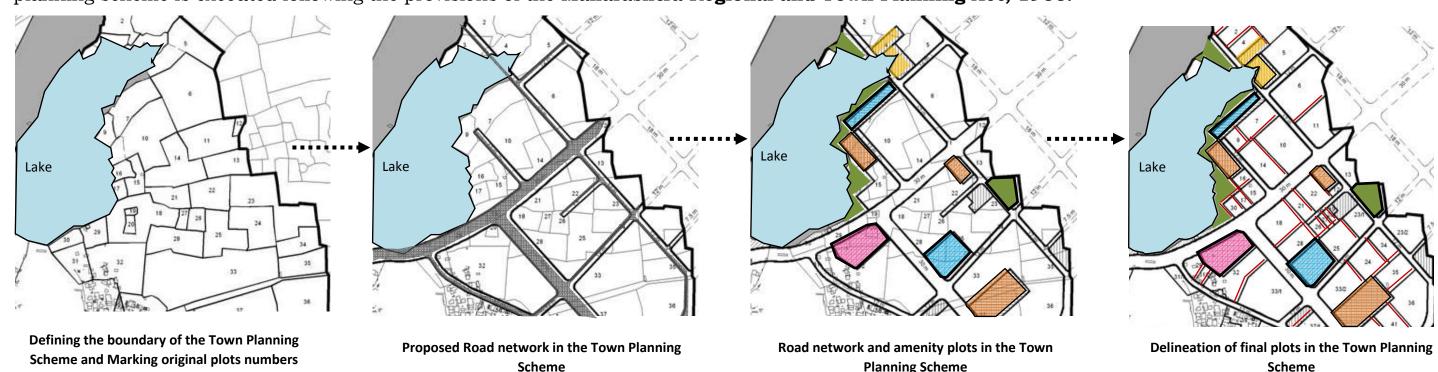
Adjoining the existing developed area of town, we see vast undeveloped area comprising number of small individual agricultural holding of irregular size and shape having great NA potential for immediate development. However due to lack of access and irregular boundaries proper and early development becomes 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

- 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.

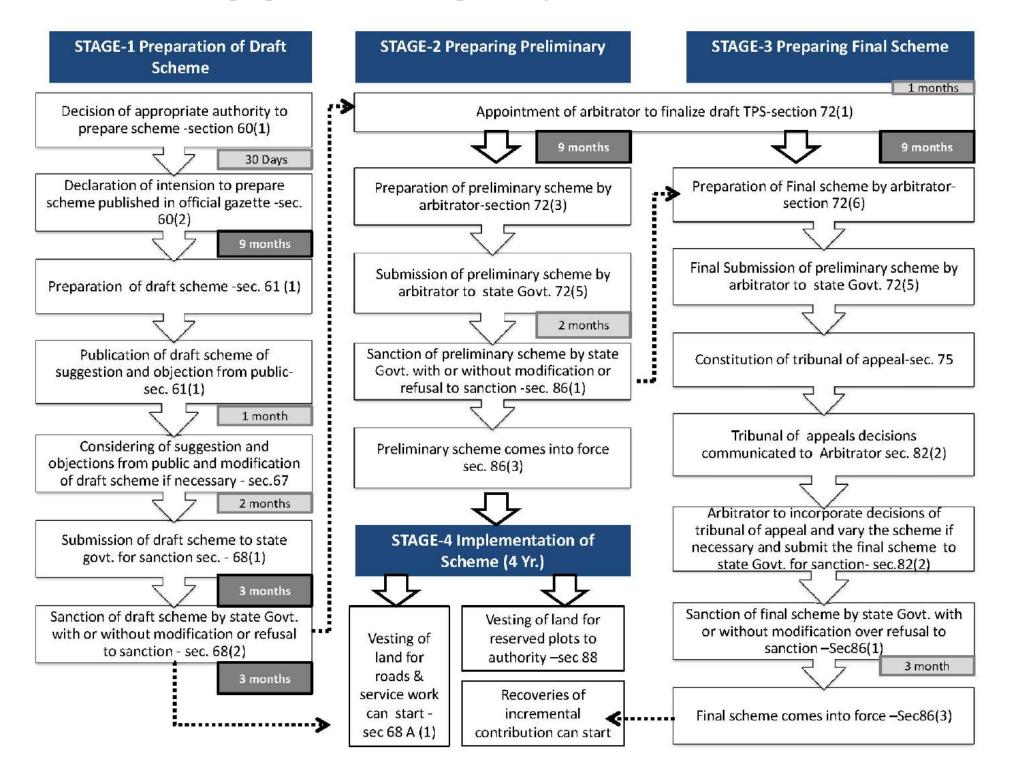
# VII. WHAT IS TOWN PLANNING SCHEME?

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

# 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. PhysicalConstructions of workscontemplated 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

#### 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.

# 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.

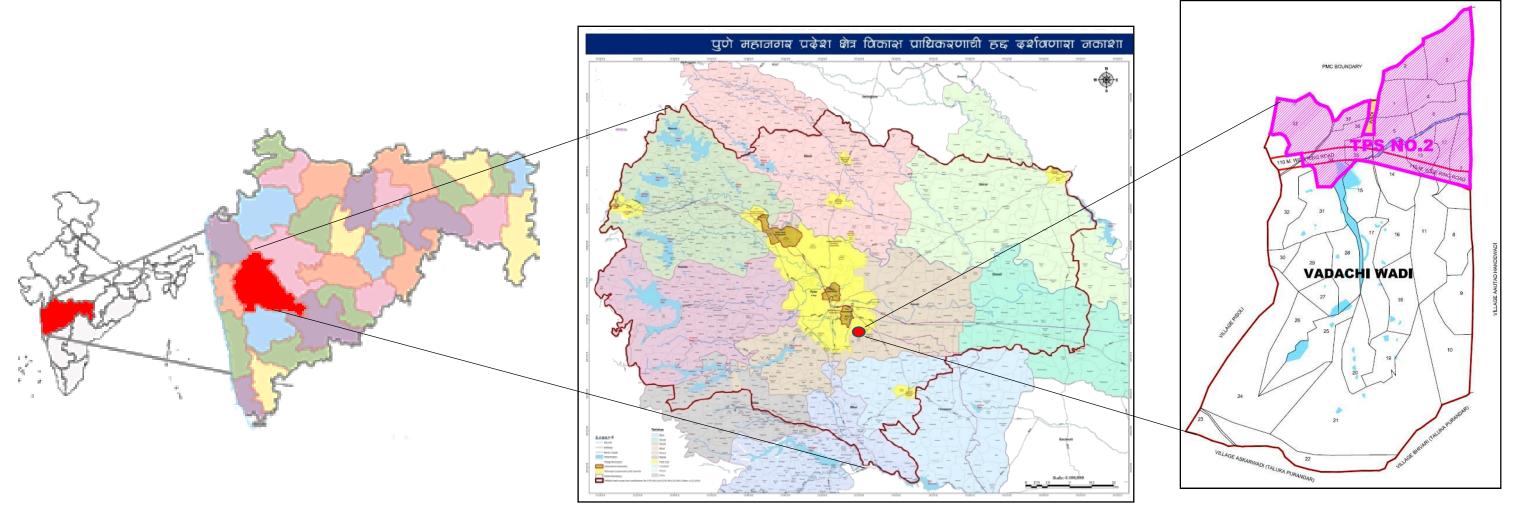
# E) Compensation-

- 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 rehabilated under identified EWS reservation.

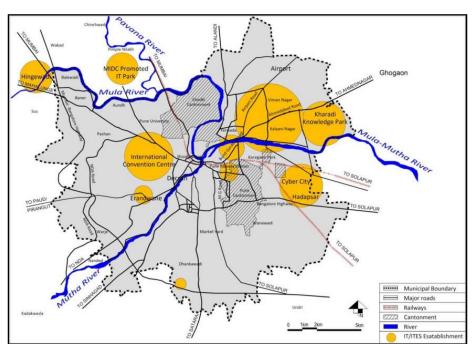
# F) Contribution Charges-

• 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.

# XI. LOCATION MAPS:-

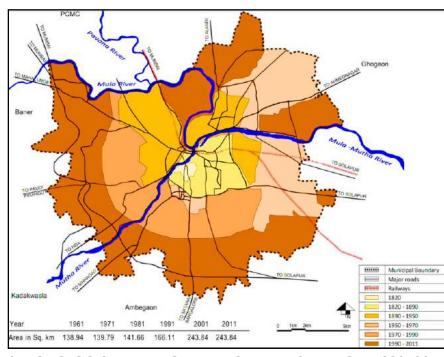


MAP SHOWING PUNE IN MAHARASHTRA
ECONOMIC GROWTH DRIVERS OF PUNE CITY



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

# 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.

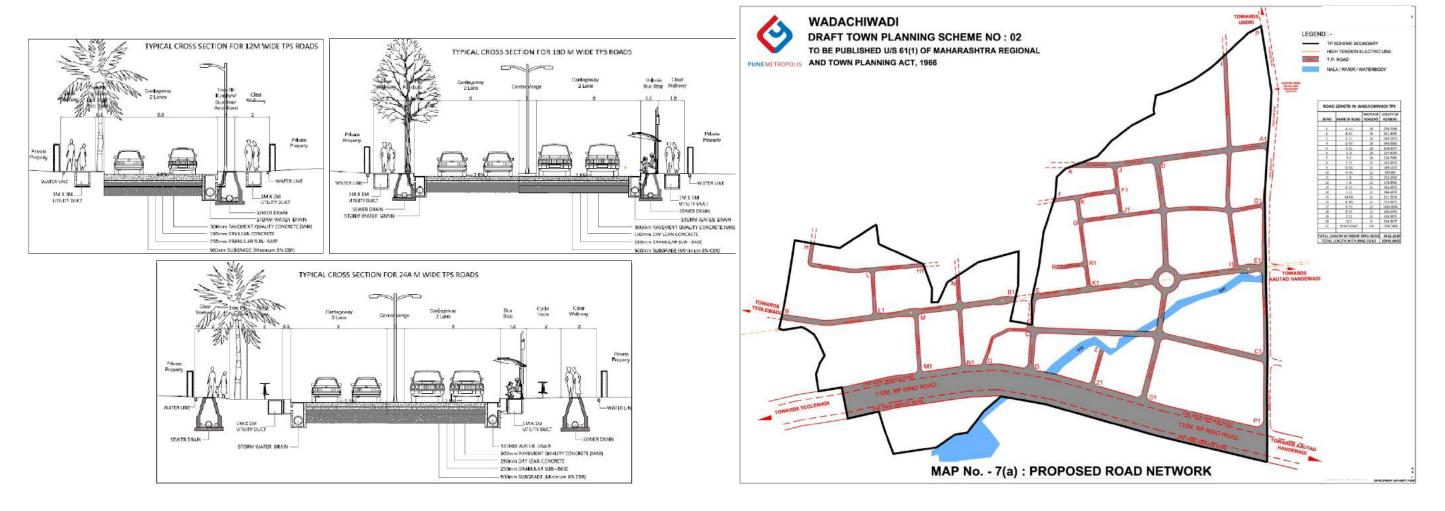
The road network is designed to create hierarchy of roads as arterial feeder and neighborhood streets for efficient traffic planning. The 18.0 m. wide East – West road are proposed along the High Tension lines. The proposed arterial roads are of 18.0 m. wide. The neighborhood streets are proposed to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

#### 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:

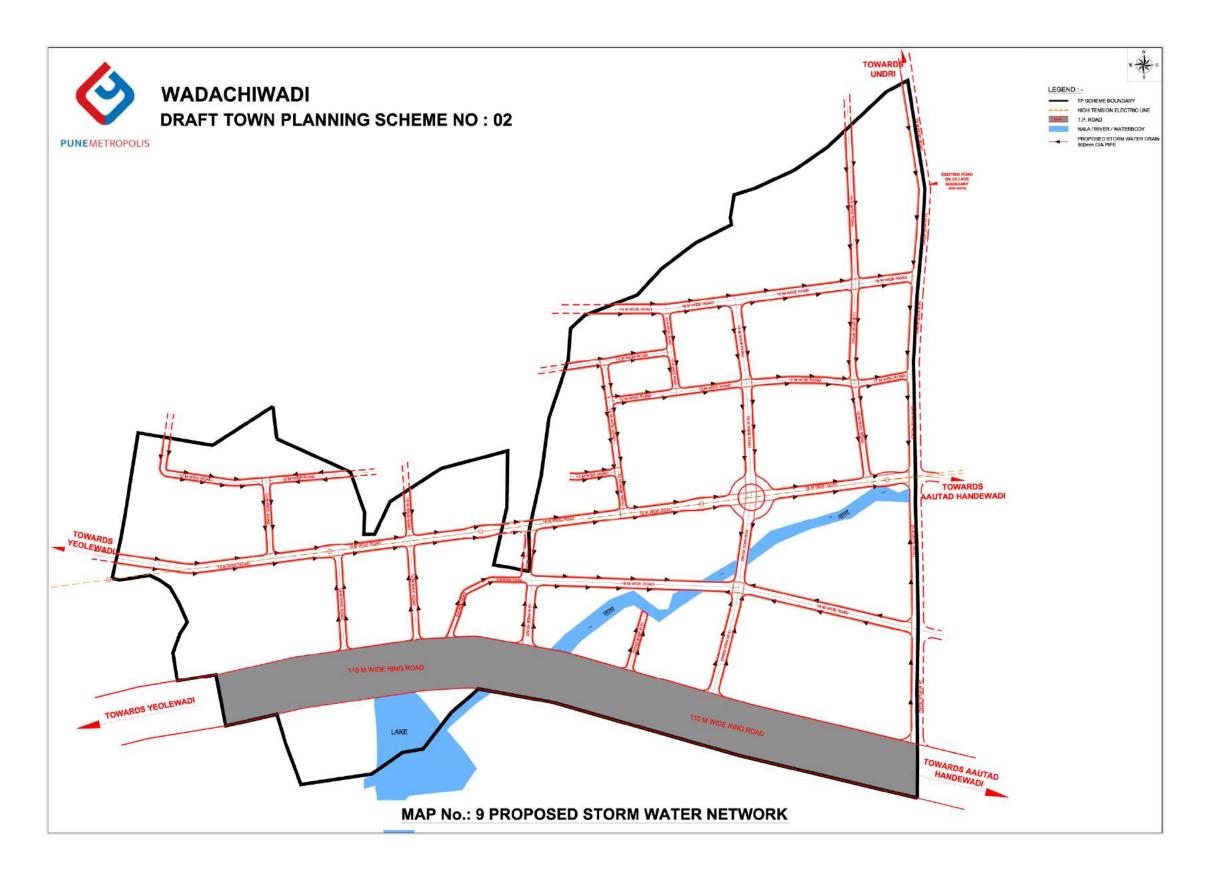
Topographical survey of the entire area of TPS has been carried out. Based on this detail engineering of roads is worked out. Total roads proposed at this stage cover up to 28.78 Ha i.e. 21.85 % (Including Ring Road) of the total TPS area. Total length of proposed roads is 9.42 km. A length of 1.519 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

# 2. STORM WATER DRAINAGE

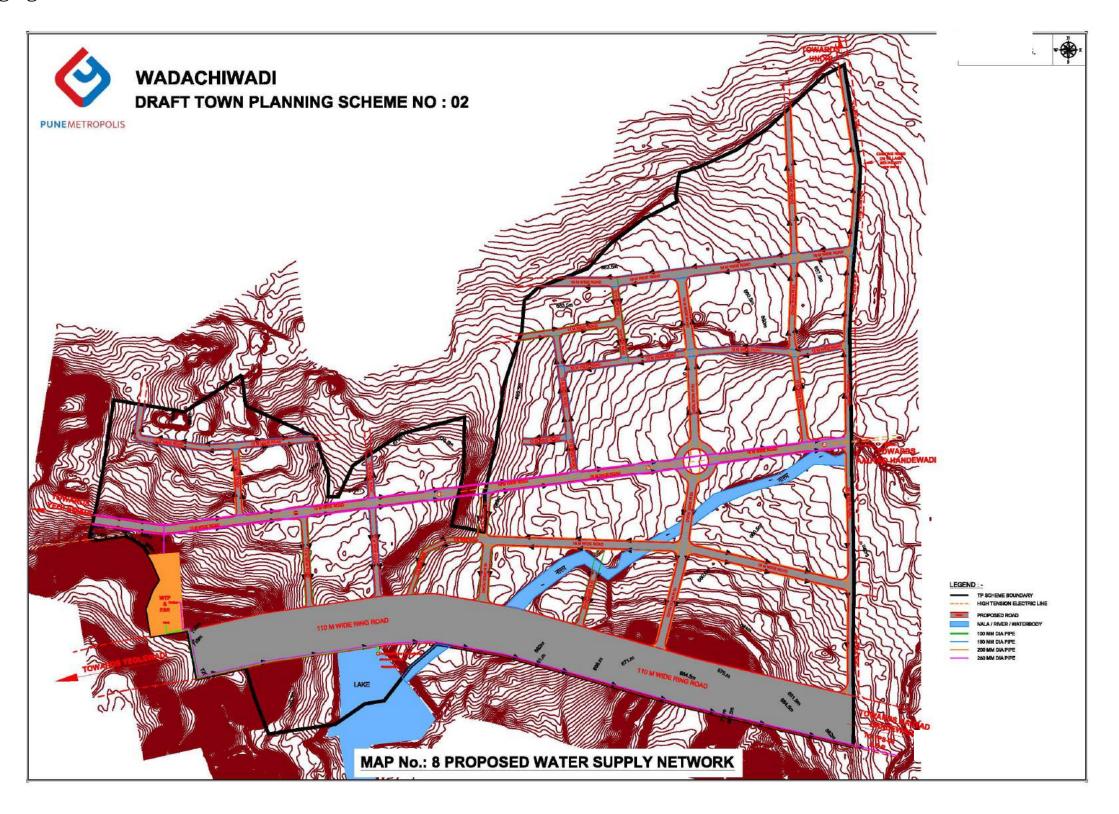
One major nala of length 1.07km. running from South West to East is identified in the scheme area. Total length of nala will be retained. Total length for proposed storm water drain network is 21.86 km is of 900 mm pipe drain and 1.5 km is box culvert. Three Cross drainage works are proposed along the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



#### 3. WATER SUPPLY SYSTEM

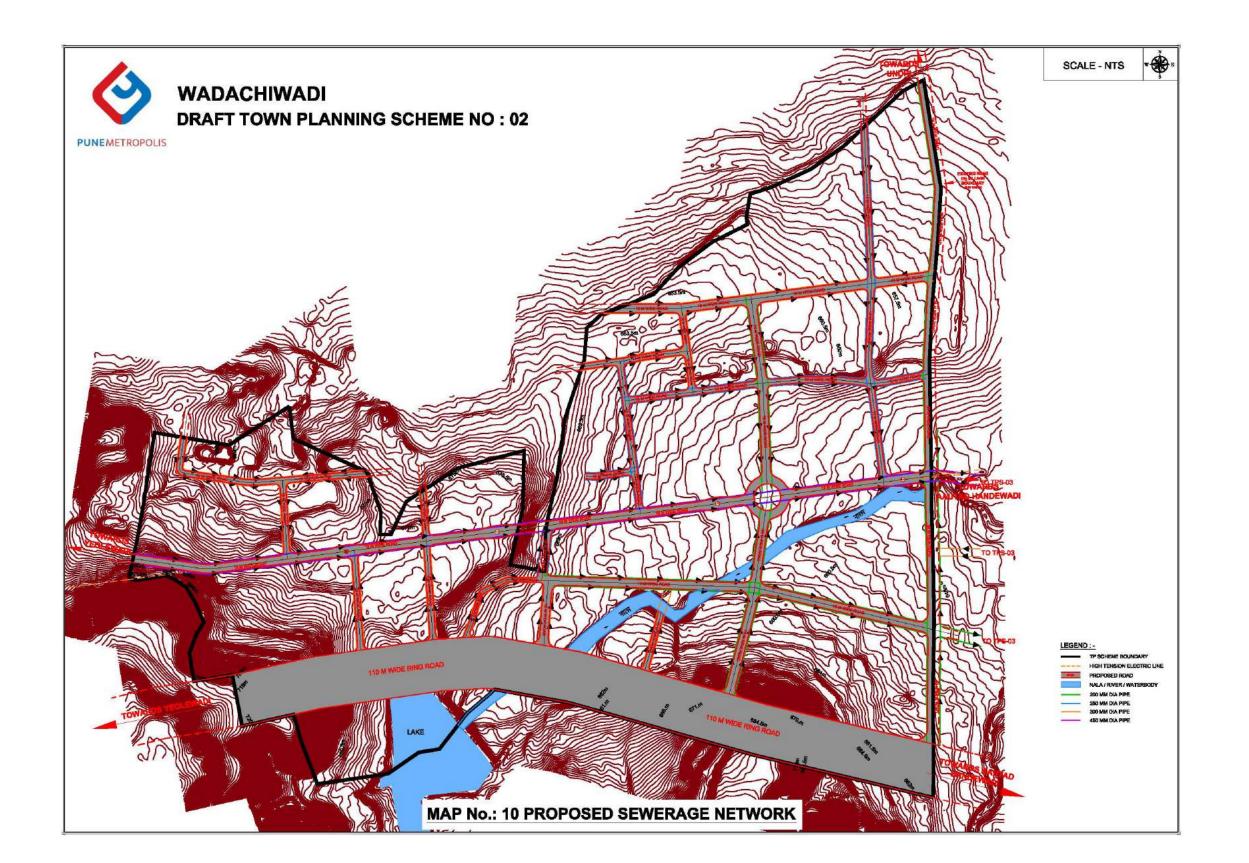
Presently the nearest option for source for water supply is identified at existing lake at Wadachiwadi Town Planning Scheme area which is 0.6km away from the proposed WTP& ESR. Two Elevated Service Reservoirs of 3.45 MLD are proposed at WTP Site.

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.



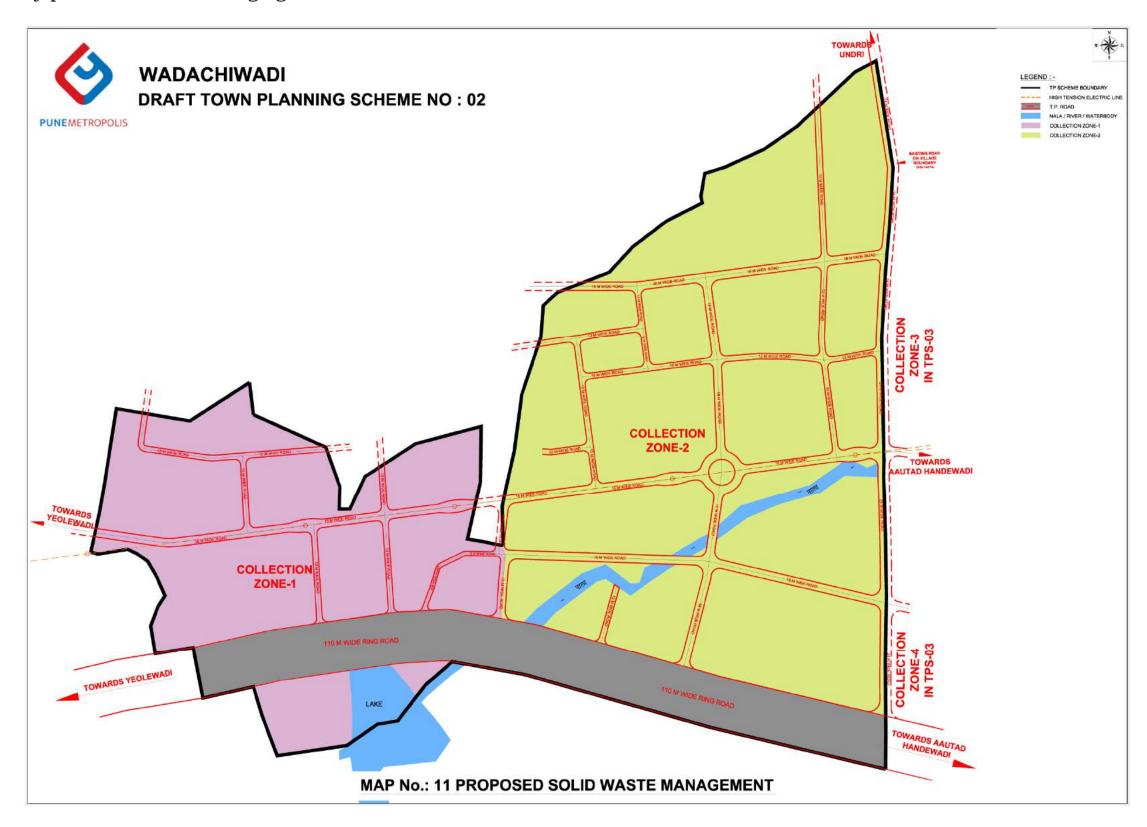
#### 4. SEWERAGE SYSTEM

Based on the water supply and population of TPS-2 &TPS-3, sewage generation for TPS-2 &TPS-3 is 12.6 +8.4 = 21MLD. 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.



#### **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.



#### 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 micromarket.

#### 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 x 10000 x 80% x 2.5) =1575000Sq.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;

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

Sr.	Particular	Area Ha.	Done	cent
No.	Particular	Агеа па.	Pero	cent
1	Final Plots area to private land owners	67.80	51.6	66%
2	Area under Economically Weaker Section/ Lower Income Group/Dispossessed Persons	10.95	8.3	5%
3	Area under Gardens, Playgrounds, Children Playground, Riverfront Garden and Open spaces	10.28	7.8	3%
4	Area under Public amenities and Utility	6.54	4.9	8%
5	Area under Authority Plots	5.16	3.9	3%
6	a. Area under proposed TP Roads	13.91	10.60%	23.25%
	b. Area under Proposed Ring Road	16.60	12.65%	1011070
А	Total developable area under TPS	131.24	100	0 %
7	Undeveloped Area (Nala)	3.55	_	
В	TOTAL (B)	3.55		
	TOTAL TPS AREA (A+B)	134.79		

# 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.

#### 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 plotsas 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.

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.

# **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 20/11/2018 on page No.1-4 and the same was also published in the local leading newspapers of the city viz. Dainik Hindustan Times and Dainik Lokmat, dated 19/11/2018

The Authority has sent such copies of advertisement to be posted at the concerned village Gram Panchayat and also PMRDA's notice board. The copy of the declaration of Intention along with the plan showing the area of the Scheme was also submitted to the State Government and Hon. Director Town Planning, M.S., Pune 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.

# 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.

# 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	Total number of Final Plots					
4	Total area of Original Plots		На	131.16			
5	Total area of Final Plots (excluding the area under plots allotted t	o PMRDA)	На	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		На	32.93			
9	Total area of Final Plots allotted to PMRDA for Open Spaces, Gard Development	den, Lake	На	10.28			
10	Total area of Final Plots allotted for Public Amenities and Utilities	3	На	6.54			
11	Total area of Final Plots allotted to PMRDA for sale		На	5.16			
12	Total area of Final Plots allotted to PMRDA for E.W.S		На	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 For	m-I)	₹	167.56			
18	Net cost of the Scheme to the Authority		₹	211.91			
19	Total area of roads provided in the Scheme		На	30.51			
20	Length of Roads	km	1.51	1.51			
	<u>'</u>	18 m	km	4.25			
		12 m	km	4.94			
		km	0.23				

# 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%
	TOTAL		649364.85	49.48%

# PHASING OF FINANCE OF TOWN PLANNING SCHEME

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

	Phase \	Wise Expenditu	re			
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	on Cost : @ 15 %				22.68
	St	ubtotal (B)				173.86
	Misc. Ex	penses in 4 years	8			10.00
	Total Cost of Infra	structure of T.	P. Scheme			183.86

**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.

# 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.

	All TPS Common Sales Statement													
	Sales Instances considered for valuation													
Serial	Village	Survey	Area	Actual	Rate (As per	Dast No.	Date	Multiplying	Rate as on					
No.		No.		Consideration	consideration)			Factor	2018					
			(Sq.m.)	(in RS.)	Per Sq.M.			12% p.a.	Per Sq.M.					
а	b	С	е	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

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 thesales 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.

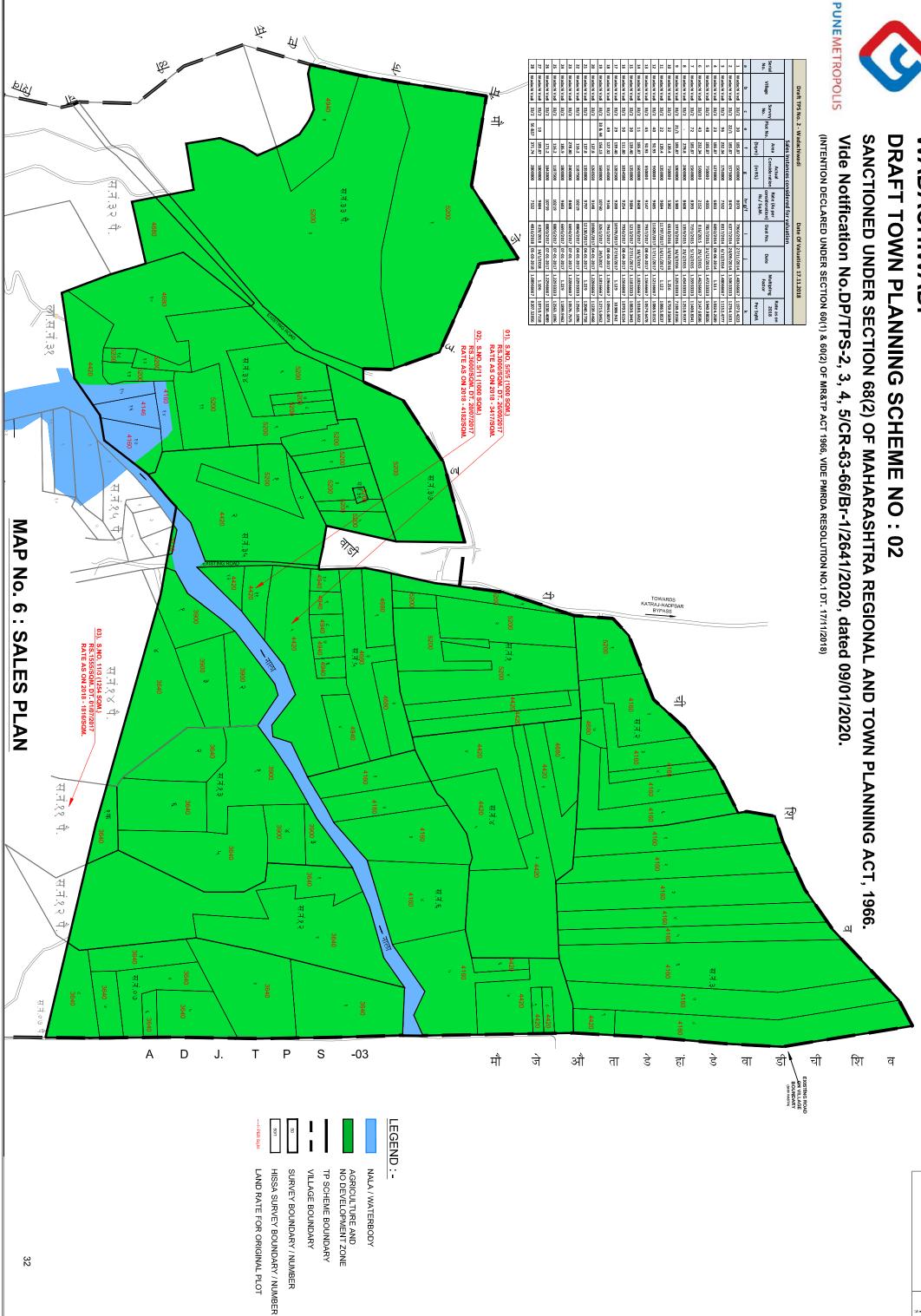
In the absence of comparable sales of large extents of land instances, instances of small building plots can be considered to some extents because these sales are of small building plots in unauthorized layouts. 28 Instances of sales of small building plots form unauthorized layout of survey number 33/2 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.

Serial	Plot No of Survey no.	Area	Actual Consideration	Rate (As per consideration) Rs./	Dast No.	Date	Multiplying Factor	Rate as on 2018
	33/2.	(Sq.m)	(In RS.)	Sq.m.				Per Sq.m.
а	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

18	49	127.32	1164500	9146	7041 /0017	08-04-2017	1.00	10975
10	49	127.32	1104300	9140	7941/2017	06-04-2017	1.20	10973
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



# WADACHIWADI





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.

LEGEND:  TE SCHEME BOUNEARY ILLEGAL LAYOUT BOUNDARY SURVEY BOUNDARY MUSER TE SCHEME STURVEY BOUNDARY MUSER TE SCHEME STURVEY BOUNDARY MUSER			
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TP SCHEME BOUNDARY  ILLEGAL LAYOUT BOUNDARY  SURVEY BOUNDARY / NUMBER		28 27 25 25 24 23 221 217 217 217 217 217 217 217 217 217	9 10 11 12 13 14 15 20 18 18 7 177 16 3 39 304 40 41 42 45 45 45 43 43
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	Draft	TPS No. 2 - Wa	dachiwadi	Date of Valuation= 17-11-2018					
			Sales Instances	Considered fo	r 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	Multiplyin g Factor	Rate as on 2018 Per Sq.m.	
а	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	24/52017	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		278.8	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	

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.

#### 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.	Plots Classification	Area in	Percentage of	Approximate Area	Updated Sales Rates	Gross Developed of Plot
No.	Piots Classification	Sq.m.	categories	distribution	in Rs.	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
		Total	Gross Developed Val	ue of plot	•	558748936

## 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

## 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.

$$= 8290 \times 1500 = \text{Rs}.12435000...$$
 (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 x 2/100 = Rs.11174979......(iii)
- iv) Developer's profit at 15% of gross proceed = 558748936 x 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.

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

Value Zone of	Survey Number	OP No.	Rates as per
ASR 2018	Survey manager		ASR
Value zone no.			Rs.
6 (Jirayat			10271500/-
Land)			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, 73,74,75,81,82,83,84,85,86,71,72,70,69,68,31,32,33,34,35,36,37,42,43,44,45,56,65,66,67,7 6,91,90,87,89,88,1,2,3,5,6,7,9,10,11,12,13,14,15,16,17,18,22,23,25,26,20,19,24,8	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 gaothan 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, 73,74,75,81,82,83,84,85,86,71,72,70,69,68,31,32,33,34,35,36,37,42,43,44,45,56,65,66,67,7 6,91,90,87,89,88, 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.

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
_			
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)	5200	
2	(3,33,34,42,43,56,44)	4940	
3	(4,5,31,32,45,52,72)	4680	The detail of description of the Original Plots is given in
4	(14,20,35,36,37,54,55,68,69,70,71,86,87,88,89,90)	4420	Chapter (Value of the plots in the Scheme and reasons for the
5	(16,21,49,17,48,50,51,53,65,66,67,73,74,75,76,81,82,83,84,85,91)	4160	same)
6	(39,40,41,57,63,64)	3900	
7	(58,59,60,61,62,77,78,79,80,92,93,94,95,96,97)	3640	
8	(38)	3120	

## **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.

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

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

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

					1	VALUE OF OP	AND FP AND REASO	NS FOR THE SAM	1E				
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
		OP is located on	1	5200				1.5	5201		1.3	9496	
4	8-P-3	semidevelped land having flat terrain, OP is bulk plot	1	5200	4	5,000.00	Shape of Non rectangular Final plot	1.5	5201	frontage on 18m road	1.3	9496	
		with irregular shape	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 1	5200 5200				1.5 1.5	5201 5201	_	1.3	9496 9496	
-	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	F	1	Shape of FP having width to length ratio is in between 1:1 to 1:1.5	1.35	7020	fundana an 10m yand	1.1	10457	
5	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	5		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- P-2	Op is located towards northern boundary of TPS area. It has got NA	1	5200			Shape of Non rectangular Final plot	1.25	5200		1.1	8455	
		potentiality as it is nearer to Residential area	1	5200			ι ιπαι ρισι	1.25	5200	-	1.1	8455	
6		Op is located towards	1	5200	6	13,450.00		1.25	5200	frontage on 12m road	1.1	8455	
	2-P-1	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	

					•	VALUE OF OF	AND FP AND REASO	NS FOR THE SAN	ΛE				
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	0 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	
Individ	ual Areas exce	eed the actual total on 7/12 (FP give	en as per ekun)	Ekun as per 7	7/12 is								
8	1- P-3	Op is located towards northern boundary of TPS area. It has got NA	1	5200	. 8	3 475 00	Shape of FP having width to length ratio is in between	1.35	7020	frontage on 12m road	1.1	10457	
		potentiality as it is nearer to Residential area	1	5200		3, 11 0.00	1:1 to 1:1.5	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	
		Op is located towards northern boundary of TPS	1	5200			Shape of Non rectangular Final plot	1.25	6500		1.3	11185	
10	2-P-2	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	
FP is give	n more due to	existing builtup			ı	1					1		
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 o	of this Survey r	number comes in TPS Boundary											

					1	VALUE OF OF	AND FP AND REASO	NS FOR THE SAM	1E				
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
			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 5200				1.25 1.25	6500 6500	_	1.6 1.6	13135 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	
		Op is located towards northern boundary of TPS	1	5200			Shape of Non rectangular	1.25	6500	Double frontage on 110m	1.6	13135	
12	2-P-5	area. It has got NA potentiality as it is nearer to Residential area	1	5200	12	31,306.50	Final plot	1.25	6500	& 12m road	1.6	13135	-
		nesideriliai area	1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	
			1	5200				1.25	6500		1.6	13135	

					V	ALUE OF O	P AND FP AND REASO	NS FOR THE SAM	ΛE				
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
			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 5200				1.25 1.25	6500 6500		1.6 1.6	13135 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	929.5	O 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	2,100.0	O Shape of Non rectangular Final plot	1.4	5824	Double frontage on 110m & 12m road	1.6	12053	

					V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAM	1E	,			
	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
	2	3	4	5	6	7	8	9	10	11	12	13	14
													· —
			0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.5	12563	
		OP is irregular in shape, OP	0.9	4680			Shape of Non rectangular Final plot	1.4	6552		1.5	12563	
4	5-P-1	is located on slopling 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	
		iand	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 semidevelped land, having flat terrain, OP is in form of rectangular strip.	1	5200			Shape of Non rectangular Final plot	1.05			1.5	10073	
	12-1 -1	OP is located on semidevelped 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	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
			1	5200				1.05			1.5	10073	
		OP is located on semidevelped land, OP in	1	5200			Shape of Non rectangular	1.05			1.5	10073	
15-P-1	having flat terrain, having	1	5200			Final plot	1.05			1.5	10073		
		irregular shape.	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											1		

					,	VALUE OF OF	AND FP AND REASO	NS FOR THE SAM	1E				
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
											1.5	10073	
											1.5	10073	
4.5					45	0.000.00			4000	functions on 110m word	1.5	10073	
15					15	9,800.00			4892	frontage on 110m road	1.5	10073	
											1.5	10073	
											1.5	10073	
											1.5 1.5	10073 10073	_
											1.5	10073	
		OP is located on low lying									1.5	10073	
	14-P-1	land and some part of it get submerged in rainy season,	0.85	4420			Shape of Non rectangular Final plot	1.05			1.5	10073	
		OP is irregular in Shape					i mai piot				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	
				5000				1.05			1.5	10073	_
		OP is located on	1	5200 5200				1.05 1.05			1.5 1.5	10073 10073	-
	13-P-1	semidevelped land, having	1	5200			Shape of Non rectangular	1.05			1.5	10073	_
	13-6-1	flat terrain, OP is regular in	1	5200			Final plot	1.05			1.5	10073	
		shape	1	5200 5200				1.05 1.05			1.5 1.5	10073 10073	-
			ı	5200		1		1.03			1.0	10073	
	7-P-1	OP is located on semidevelped 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	

					V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	1E				
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
	6-P-1	OP is located on semidevelped 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	
			1	5200				1.05	5460		1.7	12017	
			1	5200				1.05	5460		1.7	12017	
16			1	5200	16	24,850.00		1.05	5460	Triple frontage on 110m and 12m road	1.7	12017	
			1	5200				1.05	5460	and 12m road	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	
	11-P-1	OP is located on semidevelped land having flat terrain, OP is bulk plot	1	5200			Shape of Non rectangular Final plot	1.05	5460		1.7	12017	
		with regular shape	1	5200			i mai piot	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	
								1.00	<del></del>		1.7	12017	
C	אר area's total fo	or 34/6 and 34/9 on 7/12 and indivi	iduai areas don'	t match. Henc	e taken as p	oer ⊑kun							
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	1 000 00	Shape of Non rectangular Final plot	1.5	7800	Double frontage on , 12m	1.4	13655	
17	10-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	and 18m road	1.4	13655	

					V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	ΛE				
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
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	
			1	5200				1.35	7020	1	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	
		OP is located on	1	5200				1.35	7020		1.1	10457	
21	18-P-1	semidevelped land having flat terrain, OP is bulk plot	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	-
		with rectangular shape		5200			1.1.0	1.35	7020	_	1.1	10457	_
			1	5200				1.35	7020	_	1.1	10457	_
			1	5200 5200				1.35 1.35	7020 7020	_	1.1	10457 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	

The condition   The conditio						V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	ΛE				
1   2   3   4   5   5   6   7   8   9   10   11   12   13   14	Serial Number		Brief discription of OP	Multiplyingfactor of indicative undeveloped rate of survey no. 33/2 pt (OP No.2 Pt)	of Original Value Per	FP Number			for Rate of Final Plot Value in Undeveloped	Per		Factor for Rate of Final Plot Value in Developed	Rate of Final Plot Value	Remark
22 23-25 services bed lined being fat terrain, with regular shape 1 5200 2 2 5,080.00 Shape of Non rectangular Final plot 1.25 6500 frontage on 9m road 1.1 9885  As this Ptot is already under amenities, FP is given equal to OP  1 5200 1 1.25 6500 frontage on 9m road 1.1 9885  1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835  1 5200 1 1 5200 1 1.25 6500 1 1.4 11835	1	2	3	4		6	7	8	9		11	12	13	14
22 23-25 sembly-eliped and mixing flat terrain, with regular shape 1 520 2 5,060.00 Shape of Non-rectangular Final plot 125 6500 forminge on 9m road 1,1 9885  As this Plot is already under amenities, FP is given equal to OP  1 5200 1											1			
Reference with regular shape   1   S200   1   S200   1   S200   1   S200   1   S200			OP is located on	1	5200			Chang of Non rootongular	1.25	6500		1.1	9885	
As this Pilot is already under amenities, PP is given equal to OP    1   5200     1	22	23+25		1	5200	22	5,060.00		1.25	6500	frontage on 9m road	1.1	9885	
1   5200   1   5200			nat terrain, with regular shape	1	5200				1.25	6500		1.1	9885	
1   5200     1	As this Pl	ot is already (	under amenities, FP is given equa	al to OP										
1   5200     1														_
1   5200     1				1	5200				1.25	6500	-	1.4	11835	
1 5200 1				1	5200				1.25	6500		1.4	11835	
1 5200 1				•										
1   5200     1				1							-			
1 5200 1				1										
1 5200 1				1							_			
1 5200 1				1	5200				1.25	6500		1.4	11835	
1   5200     1				1	5200				1.25	6500		1.4	11835	
1 5200 1 1 5200 1 1 1 1835				1	5200				1.25	6500		1.4	11835	
1 5200 1				1	5200				1.25	6500		1.4	11835	
1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 1.25 6500 1.25 6500 1.25 6500 1.25 6500 1.25 6500 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.2 6500 1.2 6				1	5200				1.25	6500		1.4	11835	
1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 5200 1 1.25 6500 1.25 6500 1.25 6500 1.25 6500 1.25 6500 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.4 11835 1.2 6500 1.2 6				1	5200				1.25	6500	_	1.4	11835	
1   5200   1   5200   1   5200   1				1										
23   23+25				1	5200				1.25	6500	-	1.4	11835	
23 23+25 Point of the property				•										
23 23+25 OP is located on semidevelped land having flat terrain, with regular shape 1 5200 1 5200 23 1.25 6500 1.25 6500 1.25 6500 1.25 6500 1.25 6500 1.4 11835				•							_			
23											_			
23   23+25   OP is located on semidevelped land having flat terrain, with regular shape   1   5200														
23 23+25 Setflidevelped land flaving flat terrain, with regular shape 1 5200 1 5200 1 1.25 6500 1 1.4 11835 1 1.4 11835	00	00 - 05	OP is located on	1		00	4 050 0450	Shape of Non rectangular			Double frontage on 9m &			-
	23	23+25	flat terrain, with regular shape			23	4,258.2450	Final plot			18m road			
				1	5200				1.25	6500	-	1.4	11835	
1 3200   1.23   0300   1.4   11835				1	5200				1.25	6500		1.4	11835	

					V	ALUE OF OP AND FP AND REA	SONS FOR THE SAI	VIE				
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	PA Area (Combied)  Brief discription of FP undeveloped conditions are a conditional are a conditions are a conditional area.		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	
24	24	OP is located on semidevelped land having flat terrain, with regular shape	1	5900	24	250.00 Shape of Final Plot about 1:1.5	1.7	10030	frontage on 18m road	1.3	15774	
			1	5200			1.25	6500		1.1	9885	
25	26-P-1	OP is located on semidevelped land having			25	1,950.00 Shape of Non rectangu			frontage on 9m road			
		flat terrain, with regular shape	1	5200			1.25	6500		1.1	9885	
			1	5200			1.25	6500	1	1.1	9885	

Ī			1		V.	ALUE OF OP	AND FP AND REASO	NS FUR THE SAIV					
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
	00 B 0	OP is located near semidevelped land having	0.85	4420		225.22	Shape of Non rectangular	1.5	6630		1.1	10028	
26	20-P-3	flat terrain, OP is bulk plot with irregular shape adjoining to nalla	0.85	4420	26	635.00	Final plot	1.5	6630	frontage on 9m road	1.1	10028	
' is give	n equal to OP o	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	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	
		with irregular shape	1	5200				1.5	7800		1.6	15215	
'										T			
			0.85 0.85	4420 4420				1.55 1.55	6851 6851	-	1.5 1.5	13697 13697	
			0.85	4420				1.55	6851		1.5	13697	
		OP is located near	0.85	4420				1.55	6851		1.5	13697	
29	20-P-1	semidevelped land having flat terrain, OP is bulk plot	0.85	4420	29	3,329.50	Shape of Non rectangular	1.55	6851	frontage on 110m road	1.5	13697	
	_0. 1	with irregular shape adjoining to nalla	0.85	4420		0,020.00	Final plot	1.55	6851		1.5	13697	
		to Halla	0.85	4420				1.55	6851		1.5	13697	
			0.85	4420				1.55	6851		1.5	13697	
						l							

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	
' is giver nal Plot <i>I</i>	n in two parts F Area of FP No.	FP no. 30-1 and FP No. 30-2 due to . 30-1 is 6192.75sq.m and FP no. 30	larger land ho 0-2 is 6360.25	lding. sq.m									
				T	1					T			
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	
3	39-P-2	semidevelped land having flat terrain, adjucent to Nalla.	0.75	3900	31	4,486.2375		1.3	5070	frontage on 110m road	1.5	10340	
3	39-P-2	semidevelped land having	0.75	3900	31	4,486.2375		1.3	5070	frontage on 110m road	1.5	10340	
3	39-P-2	semidevelped land having flat terrain, adjucent to Nalla.	0.75	3900 4420	31	4,486.2375 1,650.00	Final plot	1.3	5070	frontage on 110m road	1.5	13012	
aly part o	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular	0.85	4420			Final plot  Shape of Non rectangular	1.55	6851	,	1.5	13012	
aly part o	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular	0.85	4420			Final plot  Shape of Non rectangular	1.55	6851 5746	,	1.5	13012	
3 oly part o	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular	0.85 0.85 0.85	4420 4420 4420			Final plot  Shape of Non rectangular	1.55 1.3 1.3	6851 5746 5746	,	1.5 1.3 1.3	13012 10205 10205	
3 oly part o	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular shape adjucent to Nalla.	0.85 0.85 0.85	4420 4420 4420 4420			Final plot  Shape of Non rectangular	1.55 1.3 1.3	5746 5746 5746	,	1.5 1.3 1.3	13012 10205 10205 10205	
ally part of	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular shape adjucent to Nalla.  OP is located on semidevelped land having	0.85 0.85 0.85 0.85	4420 4420 4420 4420 4420	32	1,650.00	Shape of Non rectangular Final plot  Shape of Non rectangular	1.55 1.3 1.3 1.3 1.3	5746 5746 5746 5746	frontage on 110m road	1.5 1.3 1.3 1.3	13012 10205 10205 10205 10205	
32	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular shape adjucent to Nalla.  OP is located on semidevelped land having flat terrain, with regular shape flat terrain, with regular shape	0.85 0.85 0.85 0.85 0.85	4420 4420 4420 4420 4420 4420			Shape of Non rectangular Final plot	1.55 1.3 1.3 1.3 1.3 1.3	5746 5746 5746 5746 5746	,	1.5 1.3 1.3 1.3 1.3 1.3	13012 10205 10205 10205 10205 10205	
aly part o	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular shape adjucent to Nalla.  OP is located on semidevelped land having	0.85 0.85 0.85 0.85 0.85 0.85	4420 4420 4420 4420 4420 4420	32	1,650.00	Shape of Non rectangular Final plot  Shape of Non rectangular	1.55  1.3  1.3  1.3  1.3  1.3  1.3	5746 5746 5746 5746 5746 5746	frontage on 110m road	1.5 1.3 1.3 1.3 1.3 1.3 1.3	13012 10205 10205 10205 10205 10205 10205	
nly part o	39-P-2 of this Survey r	semidevelped land having flat terrain, adjucent to Nalla.  number comes in TPS Boundary  OP is located on semidevelped land having flat terrain, with irregular shape adjucent to Nalla.  OP is located on semidevelped land having flat terrain, with regular shape flat terrain, with regular shape	0.85 0.85 0.85 0.85 0.85	4420 4420 4420 4420 4420 4420	32	1,650.00	Shape of Non rectangular Final plot  Shape of Non rectangular	1.55 1.3 1.3 1.3 1.3 1.3	5746 5746 5746 5746 5746	frontage on 110m road	1.5 1.3 1.3 1.3 1.3 1.3	13012 10205 10205 10205 10205 10205	

					V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAM	ME				
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
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	
P Area i	s given equal	to OP due to structure	l		L		L	-1					
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	
			<u> </u>										I.
			0.95	4940				1.3	6422		1.3	11084	
		OP is located near	0.95	4940			Shape of Final Plot above	1.3	6422		1.3	11084	
36	42-P-1	semidevelped land having flat terrain, with regular shape.	0.95	4940	36	1,100.00	1:1.5	1.3	6422	frontage on 18m road	1.3	11084	
		mar torraini, with rogalar onapo.	0.95	4940				1.3	6422		1.3	11084	
	I		Ш		l l				1				Ш
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	
	1	1	I.		L		1	1	l .	1	1		ı
			0.95	4940				1.3	6422		1.3	11084	
38	44-P-1	OP is located near semidevelped land having	0.95	4940	38	900.00	Shape of Final Plot above	1.3	6422	frontage on 18m road	1.3	11084	-
00	7711	flat terrain, with regular shape.	0.95	4940		300.00	1:1.5	1.3	6422		1.3	11084	_
			0.00	10 10				1.0	J ILL		1.5	1100+	
			0.95	4940				1.3	6422		1.3	11084	
39	56-P-2	OP is located near semidevelped land having	0.95	4940	39	1,500.00	Shape of Final Plot above	1.3	6422	frontage on 18m road	1.3	11084	-
		flat terrain, ofrectangular shape.	0.95	4940		.,300.00	1:1.5	1.3	6422		1.3	11084	1
		-4	0.95	4940				1.3	6422	-	1.3	11084	1
	l										1.5		

					,	VALUE OF OF	AND FP AND REASO	NS FOR THE SAM	1E				
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
40	31-P-1	OP is located on semidevelped land having flat terrain, with regular shape affected by HT line.	0.9	4680	40	0.050.00	Shape of Final Plot 1:1 to 1:1.5	1.15	F004	funda na an 10m na d	1.3	10120	
40	56-P-1	OP is located near semidevelped land having flat terrain, ofrectangular shape	0.95	4940	40	3,950.00	Shape of Final Plot 1:1 to 1:1.5	1.5	5681	frontage on 18m road	1.3	10120	
		onapo	0.95	4940				1.5			1.3	2735	
	35-P-1		0.85	4420				1.3	5746		1.6	11929	
	35-P-2	OP is near from	0.85	4420				1.3	5746		1.6	11929	
41	35-P-3	semidevelped land having flat terrain, with regul shape	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-4	adjucent to Nalla.	0.85	4420			·	1.3	5746	_	1.6	11929	
	35-P-5		0.85	4420				1.3	5746		1.6	11929	1
	33-1-3		0.85	4420				1.3	5746		1.6	11929	
42	65-P-2	OP is located adjucent 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	
	66-P-1	OP is located adjucent to Nalla having flat terrain with rectangular shape	0.8	4160			Shape of Non rectangular Final plot	1.05	4368		1.6	9724	
43	65-P-1	OP is located adjucent 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	
	67-P-2	OP is located adjucent to Nalla having flat terrain with regular shape	0.8	4160			Shape of Non rectangular Final plot	1.05	4368		1.6	9724	

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	
			0.9	4680				1.4	6552		1.6	13218	
			0.9	4680				1.4	6552	_	1.6	13218	_
		OP is located on	0.9	4680				1.4	6552		1.6	13218	
	04 D 0	semidevelped land having	0.9	4680			Shape of Non rectangular	1.4	6552		1.6	13218	
	31-P-2	flat terrain, with regular shape	0.9	4680			Final plot	1.4	6552	_	1.6	13218	
		affected by HT line.	0.9	4680				1.4	6552	_	1.6	13218	
			0.9	4680				1.4	6552	Double frontage on 18m	1.6	13218	_
47			0.9	4680 4680	47	1,250.00		1.4	6552 6552	road	1.6 1.6	13218 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	_
			0.0	4000					0550	_	1.0	10010	
			0.9	4680				1.4	6552		1.6	13218	

						VALUE OF OF	AND FP AND REASO	NS FOR THE SAM	ΛE				
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1	2	3	4	5	6	7	8	9	10	11	12	13	14
			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-1	OD is leasted as	<u>·</u> 1	5200				1.25	6500		1.3	11185	
	29- <b>7</b> -1	OP is located on semidevelped land having	1	5200			Shape of Non rectangular	1.25	6500		1.3	11185	
		flat terrain, with regular shape	1	5200			Final plot	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	
	28-P-1		1	5200				1.25	6500		1.3	11185	
	28-P-3		1	5200				1.25	6500		1.3	11185	
48	20-13		ı	3200	48	13400.00		1.23	0300	frontage on 18m road and	1.5	11105	
40			1	5200	40	13400.00		1.25	6500	point access of 12m road	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	
	30-P-1	OP is located on semidevelped land having	1	5200			Shape of Non rectangular	1.25	6500		1.3	11185	
	30-4-1	flat terrain, with regular shape	1	5200			Final plot	1.25	6500	1	1.3	11185	
			1	5200				1.25	6500		1.3	11185	
FP area	a is given eq	ual to OP area because of struc	ture (13400		e no F.S	.l. will be given				I	175		1
			1	5200				1.25	6500		1.4	11835	
			ı	3200				1.20	0300		1.7	11000	
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	

					\	/ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	1E				
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1	2	3	4	5	6	7	8	9	10	11	12	13	14
<del>\</del>			+	•	· · · · · · · · · · · · · · · · · · ·								
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	
Т			T	T	Т								
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 &	1.2	11393	
31	28-P-2	OP is located on semidevelped land having flat terrain, with regular shape	1	5200	51	9200	Shape of Non rectangular Final plot	1.05	7215	12m road	1.2	11393	
			<u> </u>										
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	a is given equ	al to OP area due to Structure	and Rights o	t use of wate	er from w	ell in OP Numbe	er 47/P-1 which is affected						
			1	5200				1.25	6500		1.4	11835	
		-	1	5200				1.25	6500	-	1.4	10535	-
	27-P-1		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	
			1	5200				1.25	6500	_	1.4	10535	_
-	27-P-4	-	1	5200				1.25	6500	_	1.4	10535	4
	27-P-5		1	5200				1.25	6500		1.4	10535	
F	27-P-6	OP is located on	1	5200				1.25	6500		1.4	10535	_
53	27-P-7	semidevelped land having	1	5200 5200	53	10100.0000	Shape of Non rectangular	1.25 1.25	6500 6500	Double frontage on 18m	1.4 1.4	10535 10535	-
	27-P-8	flat terrain, with rectangular shape	1	5200			Final plot	1.25	6500	and 12m road	1.4	10535	+
	∠/- <b>۲-</b> ŏ	σπαρο	1	5200				1.25	6500		1.4	10535	1
		_  _	ı	5200				1.20	0000		1.7	10000	_

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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	
			1	5200 5200				1.25 1.25	6500 6500	-	1.4	10535 10535	
	27-P-12		1	5200				1.25		_			
			1	5200				1.25	6500		1.4	10535	
			1	5200				1.25	6500		1.4	10535	
	27-P-13		1	5200				1.25		_			
ED is since	OD	due to existing structures	1	5200				1.25	6500		1.4	10535	
rr is give	requal to OF	due to existing structures											
54	49	OP is located near semidevelped land having	0.8	4160	54	5650	Shape of Non rectangular Final plot	1.25	5200	Double frontage on 18m and 12 road	1.4	10015	
		flat terrain, with regular shape.	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	
			4	E000				1.05	7000		1.00	11150	
			1	5200				1.35	7020		1.20	11159	_
			1	5200				1.35	7020	_	1.20	11159	_
			1	5200				1.35	7020		1.20	11159	
		OP is located near	1	5200				1.35	7020		1.20	11159	
57	47-P-1	semidevelped land having	1	5200	57	2150	Shape of Final Plot 1:1 to	1.35	7020	Double frontage on 12m	1.20	11159	_
	·	flat terrain, with regular shape.	1	5200			1:1.5	1.35	7020	road	1.20	11159	
			1	5200				1.35	7020		1.20	11159	
			1	5200				1.35	7020	_	1.20	11159	_
			1	5200 5200				1.35 1.35	7020 7020	-	1.20 1.20	11159 11159	
			1	5200				1.35	7020		1.20	11159	
						1				1	L		'

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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
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	1.20	9193	
36	65-P-1	OP is located adjucent to Nalla having flat terrain with rectangular shape	0.8	4160	36	2104.3	Shape of Final Plot 1:1 to 1:1.5	1.15	5382	road	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	
00	65-P-1	OP is located adjucent to Nalla having flat terrain with rectangular shape	0.8	4160	. 30	2104.0	Shape of Final Plot 1:1 to 1:1.5	1.15	5382	Indinage on 12m1oad	1.10	8655	
			0.0	4000				1.05	0010		1.00	10017	
		-	0.9	4680				1.35	6318		1.20	10317	
		OP is located on	0.9	4680 4680	-		Shape of Final Plot 1:1 to	1.35 1.35	6318 6318	Double frontage on 12m	1.20 1.20	10317 10317	
60	72-P-2	semideveloped land, having flat terrain with regular shape			60	1,400.00	1:1.5			road		10317	
		nat terrain with regular shape	0.9	4680	-			1.35	6318	_	1.20	10317	
			0.9	4680				1.35	6318		1.20	10317	
	48-P-3	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	
61	50-P-1	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	
	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	

					V	ALUE OF OP AND FP AND REAS	ONS FOR THE SAN	ΛE				
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	A Area (Compied Compied Condition 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
			8.0	4160			1.55	4784		1.1	7997	
			8.0	4160			1.55	4784		1.1	7997	
			8.0	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	
		OP is located near	0.8	4160			1 55	4784		1.1	7997	
62	53-P-2	semidevelped land having	8.0	4160	62	3350 Shape of Final Plot above	1.55	4784	frontage on 12m road	1.1	7997	
		flat terrain, of long rectangular strip shape.	0.8	4160		1:1.5	1.55	4784		1.1	7997	
		Tottanganar etrip enaper	0.8	4160			1.55	4784		1.1	7997	
			8.0	4160			1.55	4784		1.1	7997	
			8.0	4160			1.55	4784		1.1	7997	
			0.8	4160			1.55	4784		1.1	7997	
			0.8	4160 4160			1.55 1.55	4784 4784		1.1	7997 7997	
			0.0	+100			1.00	4704		1.1	7001	
			0.9	4680			1.3	6084		1.1	9427	
			0.9	4680			1.3	6084		1.1	9427	
								6084		1.1		
		OP is located on	0.9 0.9	4680 4680		Shape of Final Plot above	1.3 1.3	6084		1.1	9427 9427	
63	72-P-1	semideveloped land, having flat terrain with regular shape	0.9	4680	63	2450 Shape of Final Flot above	1.3	6084	frontage on 12m road	1.1	9427	
		nat terrain with regular shape	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	Shape of Final Plot 1:1 to 1:1.5	1.15	5382	Frontage on 12m road	1.1	8655	
04	65-P-1	OP is located adjucent to Nalla having flat terrain with rectangular shape	0.8	4160	UT	Shape of Final Plot 1:1 to 1:1.5	1.15	5382	_ Tromage on Tamiload	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	

		,			V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	ΛE				
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
			-			<u>-</u>							
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 semidevelped 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	
-		T .						T		T	ı		
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	
ı		-	1	"	<u> </u>								
			0.85	4420				1.25	5525		1.30	9918	
	69-P-1		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	00 D 0	OP is located near semideveloped land, having flat terrain with rectangular	0.85	4420	69	5,800.00	Shape of Non rectangular Final plot	1.25	5525	Frontage on 18m road	1.30	9918	
	69-P-2	shape	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	
	<b>.</b> ·		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	
70	68-P-1	OP is located near semideveloped land, having flat terrain with rectangular	0.85	4420	70	8,400.00	Shape of Non rectangular Final plot	1.25	5525	Double frontage on 18m road	1.6	11575	
		shape	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	

					V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	1E				
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
	76-P-1	OP is adjucent to Nalla, having flat terrain with rectangular shape	0.8	4160			Shape of Non rectangular Final plot	1.1	4576	_	1.30	8684	
72	91-P-1	OP is adjucent 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	
			0.8	4160				1.1	4576		1.30	8684	
			0.8	4160 4160				1.1	4576 4576	_	1.30 1.30	8684 8684	_
		OP is adjucent to Nalla,	0.8	4160				1.1	4576		1.30	8684	_
73	91-P-2	having flat terrain with	0.8	4160	73	1,227.00	Shape of Non rectangular Final plot	1.1	4576	Frontage on 18m road	1.30	8684	_
		rectangular shape		4160					4576			8684	_
			8.0					1.1			1.30		
			8.0	4160				1.1	4576		1.30	8684	
	70-P-1		0.85	4420				1.35	5967		1.20	9895	
	70-P-2	OP is located near	0.85	4420				1.35	5967		1.20	9895	
74	70-P-4	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-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	
			0.8	4160				1.5	6240		1.6	12719	
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	

					\	ALUE OF OF	AND FP AND REASO	NS FOR THE SAM	1E				
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
77	74-P-2	OP is located near semideveloped land, having	0.8	4160	77	5612.50	Shape of Non rectangular	1.5	6240	frontage on 18m road	1.3	10847	
		flat terrain with long rectangular strip shape	0.8	4160			Final plot	1.5	6240		1.3	10847	
		rectangular emp enape	0.0								110		
		OP is located near	8.0	4160				1.5	6240		1.3	10847	
78	75-P-2	semideveloped land, having flat terrain with long			78	2000	Shape of Non rectangular Final plot			frontage on 18m road			
		rectangular strip shape	0.8	4160			Γιπαι ρισι	1.5	6240		1.3	10847	
		To ottom gaman out ip of tape	0.0						00				
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 a	alloted for OP 3	/4/1 since the land is being used fo	r non-remunativ	/e purposes i.e	e. for Gard	len. PG etc.							
	and FP areas a					,							
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	
		·											
		OP is located near	0.8	4160				1.5	6240		1.3	10847	
82	48-P-1	semidevelped land having	0.8	4160 4160	82	1475.00	Shape of Non rectangular	1.5	6240	frontage on 10m road	1.3	10847	
02	40-6-1	flat terrain, of long	0.8	4160	02	14/5.00	Final plot	1.5 1.5	6240 6240	frontage on 18m road	1.3	10847 10847	
		rectangular strip shape.	0.8	4160				1.5	6240	+	1.3	10847	
			0.0	. 100					J= .0	1		100.7	
		OP is located near	0.8	4160				1 5	6240		1.3	10847	
83	51-P-1	semidevelped land having	۵.8	4100	83	5050	Shape of Non rectangular	1.5	6∠40	frontage on 18m road	1.3	10847	
33	O11-1	flat terrain, of long	0.8	4160	55	3030	Final plot	1.5	6240	- montage on rolli load	1.3	10847	
		rectangular strip shape.	0.0	.100				1.0	JE 10		1.0	10011	

					V	ALUL OF OF	AND FP AND REASO	INS FOR THE SAIN	/IE	1			
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 semidevelped 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 0.8 0.8 0.8 0.8 0.8	4160 4160 4160 4160 4160 4160	86	3316.50	Shape of Non rectangular Final plot	1.5 1.5 1.5 1.5 1.5 1.5	6240 6240 6240 6240 6240 6240 6240	Frontage on 18m road	1.30 1.30 1.30 1.30 1.30 1.30	10847 10847 10847 10847 10847 10847	
87	74-P-1	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8	4160 4160 4160 4160 4160 4160 4160 4160	87	3887.5	Shape of Non rectangular Final plot	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	6240 6240 6240 6240 6240 6240 6240 6240	Frontage on 18m road	1.30 1.30 1.30 1.30 1.30 1.30 1.30 1.30	10847 10847 10847 10847 10847 10847 10847 10847	
88	83-P-2	OP is located near semideveloped land, having flat terrain with long	0.8	4160	88	4050	Shape of Non rectangular Final plot	1.5	6240	Double frontage on 18m and 12m road	1.40	11471	
		rectangular strip shape	0.8	4160				1.5	6240		1.40	11471	

					\	ALUE OF OP AND FP AND REASO	NS FOR THE SAM	1E				
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
	82-P-1	OP is located near	0.8	4160			1.6	6656		1.3	11388	
89	82-P-2	semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160	89	Shape of Final Plot 1:1 to 1:1.5	1.6	6656	Frontage on 18m road	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	
	82-P-3		0.8	4160			1.60	CCEC		4.4	10057	
91	82-P-3 82-P-4	OP is located near semideveloped land, having flat terrain with long rectangular strip shape	0.8	4160 4160	91	1375.00 Shape of Final Plot 1:1 to 1:1.5	1.60	6656 6656	Frontage on 12m road	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	
		OP is located near semideveloped land, having	8.0	4160		Shape of Final Plot 1:1 to	1.6	6656		1.1	10057	
93	83-P-4	flat terrain with long	8.0	4160	93	4550 Shape of Final Flot 1.1 to	1.6	6656	Frontage on 12m road	1.1	10057	
		rectangular strip shape	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	Shape of Final Plot 1:1 to 1:1.5	1.6	6656	Frontage on 12m road	1.1	10057	
	4/0/0								T			
94-1	4/3/2 4/3/5 3/8B/1- Part 1 3/7-Part 3 4/4/A/1	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	

					•	VALUE OF OP	AND FP AND REASO	NS FOR THE SAN	1E				
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		11	12	13	14
			+		*			·					
		OP is located near	0.8	4160				1.5	6240	B 11 5 1 10	1.4	11471	
95	85-P-2	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	
		J 17 17 -	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	
			0.0	4400	1	I		1.5	6240		4.7	10040	
			0.8 0.8	4160 4160	-			1.5 1.5	6240		1.7	13343 13343	
		OP is located near	0.8	4160				1.5	6240		1.7	13343	
97	85-P-1	semideveloped land, having	0.8	4160	97	5800	Shape of Non rectangular	1.5	6240	Double frontage on 18m	1.7	13343	_
		flat terrain with long rectangular strip shape	0.8		-		Final plot			and 24m road	1.7		
		rootangular ourp enape		4160				1.5	6240	_		13343	
			8.0	4160				1.5	6240		1.7	13343	
		OP is located near		4					001-				
98	84-P-2	semideveloped land, having	8.0	4160	98	5900.00	Shape of Non rectangular	1.5	6240	Double frontage on 18m and 12m road	1.4	11471	
		flat terrain with long	8.0	4160			Final plot	1.5	6240	anu 1211110au	1.4	11471	
			0.8	4160				1.5	6240		1.40	11471	
			0.8	4160	+			1.5	6240	+	1.40	11471	$\dashv$
			0.8	4160	+			1.5	6240	+	1.40	11471	$\dashv$
		OP is located near	0.8	4160	+			1.5	6240	+	1.40	11471	-
<i>-</i>		semideveloped land, having	0.8	4160	+		Shape of Non rectangular	1.5	6240	Double frontage on 18m	1.40	11471	$\dashv$
99	83-P-1	flat terrain with long	0.8	4160	99	7,050.00	Final plot	1.5	6240	140	1.40	11471	$\dashv$
		rectangular strip shape	0.8	4160	†		•	1.5	6240	-	1.40	11471	-
			0.8	4160	1			1.5	6240	-	1.40	11471	
			0.8	4160	1			1.5	6240		1.40	11471	
			0.0	4100				l.U	0240		1.40	114/1	

					V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAM	ΛE				
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
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	
100	86-P-1	OP is located near semideveloped land, having flat terrain with rectangular shape	0.85	4420		.000	Shape of Non rectangular Final plot	1.05	4505		1.10	9041	
			0.85	4420				1.05	4368		1.60	9724	
		OP is located near	0.85	4420			Shape of Non rootangular	1.05	4368	_	1.60	9724	
	87-P-1	semideveloped land, having flat terrain with regular shape	0.85	4420			Shape of Non rectangular Final plot	1.05	4368		1.60	9724	
			0.85	4420			·	1.05	4368		1.60	9724	
101	92-P-1	OP is located near semidevelped land having	0.7	3640	101-1 & 101-2	8,900.00	Shape of Non rectangular	1.05	4368	Triple frontage on 12m and 24m road	1.60	9724	
	92-P-2	flat terrain, of regular shape adjucent to Nalla.	0.7	3640			Final plot	1.05	4368		1.60	9724	
FP area o	f 3900sq.m incl or FP no. 101-1	e to structure and existing trees. ludes only 6/7 because of existing s is 3900 sq.m. and FP Area for FP i merged with 7/1/2 and 7/1/4.	tructures. no. 101-2 is 50	000 sq.m.									
	90-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	
	89-P-1	OP is located near semideveloped land, having flat terrain with rectangular	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	
102	0011	shape								-			
102	88-P-1		0.85	4420			Shape of Non rectangular Final plot	1.25	5525		1.60	10470	

					VA	ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	ΛE				
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
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	
	92-P-10		0.7	3640				1.4	5096		1.10		
	92-P-11		0.7	3640				1.4	5096		1.10		
	92-P-12	OP is located near semidevelped land having flat terrain, of regular shape adjucent to Nalla.  OP is located near semidevelped land having flat terrain, of regular shape	0.7	3640		2,100.00 Shape of Final Plot 1:1 to 1:1.5  10,285.00 Shape of Final Plot 1:1 to 1:1.5	1.4	5096		1.10			
104	92-P-13		0.7	3640	104		1.4	5096		1.10	2044		
104	92-P-14		0.7	3640			1.4	5096	frontage on 12m road	1.10	8341		
	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 80-P-3		0.7	3640	104-1 - 104-2		Shape of Final Plot 1:1 to 1:1.5	1.4	4707	Double frontage on 24m and 12m road	1.60	10266	
-	92-P-3	OP is located near	0.7	3640				1.35	4914	_	1.4	9615	
105	92-P-4	semidevelped land having flat terrain, of regular shape	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-5	adjucent to Nalla	0.7	3640			0.1.1	1.35	4914		1.4	9615	
	92-P-6		0.7	3640				1.35	4914		1.4	9615	
	92-P-7		0.7	3640				1.4	5096		1.4	9869	
	92-P-7	OP is located near	0.7	3640				1.4	5096	-	1.4	9869	
106	92-P-8	semidevelped land having flat terrain, of regular shape	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-9	adjucent to Nalla	0.7	3640				1.4	5096	-	1.4	9869	
	J∠ 1 <sup>-</sup> J		0.7	3640	1			1.4	5096		1.4	9869	

<u>.</u>			<u>,                                      </u>		V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAN	ΛE				
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
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	
	80-P-1	OP is located near semidevelped land having flat terrain, of irregular shape adjucent to Nalla.	0.7 0.7	3640				1.3	4732		1.3	8887	
108	80-P-1		0.7	3640 3640	108	12,050.00	Shape of Non rectangular	1.3	4732 4732	frontage on 18m road	1.3 1.3	8887 8887	
100					108	12,030.00	Final plot			nontage on ronnroad			
	80-P-2	adjucent to Nalla.	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	
		umber is within the TPS Area and F 15881 sq.m and final area of FP is			en in 2 parts	FP nos. 109-1 an	d 109-2.						
		OP is located near	0.75	3900				1.05	4300		1.6	9615	
110	57-P-7	semidevelped land having flat terrain, of irregular shape adjucent to Nalla.	0.75	5200	110	4,050.00	Shape of Non rectangular Final plot	1.05	4300	Double frontage on 18m	1.6	9615	
-		OD is legated analyzing law law	0.7	3640		,			4300	road	1.6	9615	
	58-P-1	OP is located onsloping land having flat terrain with					Shape of Non rectangular	1.05		1			
		irregular shape.	0.7	3640			Final plot	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	
nly part o	of this Survey n	umber comes in TPS Boundary											

					٧	ALUE OF OF	AND FP AND REASO	NS FOR THE SAM	1E				
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
112	38-P-1	OP is comparatively small piece of land adjucent 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 c	of this Survey r	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 o	of this Survey r	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 o	of this Survey r	number comes in TPS Boundary											
115	41-P-1	OP is located near semidevelped land having flat terrain, with irregular shape adjucent 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	

T		T T	I		V	ALUE OF OP	AND FP AND REASO	NS FOR THE SAM					
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	<u> </u>	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	
given	more due to e	xisting Structures											
			0.75						22.45		4.00	40504	
	57-P-1		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	
		OP is located near	0.75	3900			1.55	6045		1.30	10594		
		semidevelped land having	0.75	3900			Shape of Non rectangular	1.55	6045		1.30	10594	
18		flat terrain, of irregular shape	0.75	3900	118	2,000.00	Final plot	1.55	6045	frontage on 18m road	1.30	10594	
	57-P-2	adjucent to Nalla.	0.75	3900				1.55	6045		1.30	10594	
			0.75	3900				1.55	6045		1.30	10594	
		-	0.75 0.75	3900 3900				1.55 1.55	6045 6045		1.30 1.30	10594 10594	
	57-P-3		0.75	3900				1.55	6045		1.30	10594	
ŀ	57-P-4	-	0.75	3900				1.55	6045		1.30	10594	$\dashv$
ŀ	57-P-5	†	0.75	3900				1.55	6045		1.30	10594	
ļ		1	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	
			0.75	3900				1.15	4485		1.6	9911	
4.0	00.5	OP is located adjucent to	0.75	3900		0.050.05	Shape of Final Plot above	1.15	4485	Double frontage on 18m	1.6	9911	
19	63-P-1	Nalla having flat terrain with rectangular shape	0.75	3900	119	2,050.00	1:1.5	1.15	4485	road	1.6	9911	
		rectangular shape	0.75	3900				1.15	4485		1.6	9911	
			0.75	3900				1.15	4485		1.6	9911	
20	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	

					V	ALUE OF OF	AND FP AND REASO	NS FOR THE SAM	ΛE				
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		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 adjucent 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	
				2040					5070		4.0	0500	
	61-P-2		0.7 0.7	3640 3640				1.45 1.45	5278 5278		1.3	9596 9596	
400		OP is located onsloping land having flat terrain with irregular shape	0.7	3640	400	0.550.00	Shape of Final Plot above	1.45	5278		1.3	9090	
123	61-P-3		0.7	3640	123	2,550.00	1:1.5	1.45	5278	frontage on 18m road	1.3	9596	
		OD: 1 1 1 1 1						1.5					
124	61-P-1	OP is located onsloping land having flat terrain with	0.7	3640	124	21,200.00	Shape of Final Plot 1:1 to 1:1.5		5460	Double frontage on 18m & 110m road	1.8	12563	
		irregular shape						1.5					
125	79-P-1	OP is of irregular shape, OP	0.7	3640	125	3,850.00	Shape of Final Plot 1:1 to	1.5	5460	frontage on 110m road	1.5	10925	
120	7011	located on Sloping land	0.7	3640	120	0,000.00	1:1.5	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	
		OP is located on hill slope					Shape of Non rectangular						
127	94-P-2	with regular shape.	0.7	3640	127	3.500.00	Final plot	1.15	4186	Double frontage on 18m	1.7	9851	
	96-P-1	OP is located on hill slope with regular shape.	0.7	3640		127 3,500.00 Sha	Shape of Non rectangular Final plot	ectangular 1.15 4196	and 24m road	1.7	9851		

					V	ALUE OF OP	AND FP AND REASO	NS FOR THE SAM	1E				
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-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	
128			0.7	3640	128	7,700.00		1.2	4368	frontage on 24m road	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 1	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 o	of this Survey n	umber is within TPS Area											
			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	
			8.0	4160				1.3	5408		1.1	8684	
		OP is located on low lying land and get submerged in	0.8	4160			Shape of Non rectangular	1.3	5408		1.1	8684	
	16	rainy season, OP is irregular	8.0	4160			Final plot	1.3	5408		1.1	8684	1
		in Shape,	0.8	4160				1.3	5408		1.1	8684	1
130			0.8	4160	157	5,600.00		1.3	5408	frontage on 12m road	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			i mai piot	1.3	5408		1.1	8684	
		Area admeasuring 5600 sqm is	s alloted in EV	VS-1 (F.P. 15	7) to dispos	ssessed land ow	ner from O.P. No. 16 and O.	P. No. 21.					

## 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		Max. Semi- Final Rate for F.P.		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

## 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

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

# AREA & PERCENTAGE DEDUCTION TABLE

Sr. No.	Survey Number		nal Plot		al Plot	Deducted Area in	Percentage	Remark
SI. NO.	Survey Number	Number	Area in sq.m.	Number	Area in sq.m.	sq.m.	Deduction (%)	Remark
1	2	3	4	5	6	7	8	9
Note: Almost in a	all Original Plots 50% area	is deducted to				Plots. The Original Plots	where percentage ded	uction is other
			than 50	% are as sho	wn below			<u> </u>
	2/1	27-P-1						
	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				_	_	Existing
1	2/1/7	27-P-7	10100	53	10100	0	0	structures
	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						
`P is given equal to	OP due to existing struct	ares						
2	3/4/1	81-P-1	9700	79	9700	0	0	Governmen
	0/1/1	0111	3100	13	3100	Ü	<u> </u>	Land
FP is not allotted fo	r OP $3/4/1$ since the land	is being used	for non-remunerati	ive purposes i	.e. for Garden, PC	Getc. (Thus OP and FP a	reas are equal)	
3	5/10	34-P-1	2000	34	2000	0	0	Existing
	0/10	0111	2000	01	2000	Ü	<u> </u>	structures
ʿP Area is given eq	ual to OP due to structure							
4	12/4/0	63-P-2	4000	1 1 7	0426	1564	64.00	Existing
4	13/4/2	03-P-2	4000	117	2436	1564	64.20	structures
			<b>-</b>			·		
'P gwen more dile	to evicting Structures							
'P given more due	to existing Structures							
P given more due	to existing Structures				1			T
		2-P-2	2600	10	1960	640	32.65	Existing
P given more due	to existing Structures  33/2-Part 2	2-P-2	2600	10	1960	640	32.65	Existing structures
5		2-P-2	2600	10	1960	640	32.65	_
5	33/2-Part 2	2-P-2	2600	10	1960	640	32.65	
5	33/2-Part 2 ue to existing built up	2-P-2	2600	10	1960	640	32.65	_
5	33/2-Part 2 ne to existing built up 34/3/34/4/35/2A	2-P-2	2600	10	1960	640	32.65	structures
5 P is given more du	33/2-Part 2  ne to existing built up  34/3/34/4/35/2A PLOT NO. 1							structures  Plot under
5	33/2-Part 2 ne to existing built up 34/3/34/4/35/2A	2-P-2 23 & 24	5059.9	22	1960 5059.9	640	32.65	structures
5 P is given more du	33/2-Part 2  le to existing built up  34/3/34/4/35/2A  PLOT NO. 1  34/3/34/4/35/2A							Plot under Road ,Open

7	35/2A-Part 3	20-P-3	635	326	635	0	0	Existing structures
P is given equal to	OP due to existing struct	ures						
	1/1/A	29-P-1						
	1/1/B	29-P-2					0	
8	1/2/3/A/2	28-P-1	13400	48	13400	0		Existing
O	1/2/A/3/1/1	28-P-3	13400	46 13400	15400	U		structures
	1/2/B	28-P-4						
	1/10	30-P-1						
P is given equal to	OP due to existing struct	ures						
9	1/4/A-Part 5	47-P-1	1500	52	1500	0	0	Existing structures

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

Sr.No	Survey number	Name of Owner	Type of structure	Plinth Area ( sq.m)	Numbe r of Floors	Total Built- Up Area ( sq.m)	Age of structur e (Years)	Present Rate as per ASR (Rs)	Cost of Structur e (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	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 Yarvode	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

		Mangal Subhash									
13	14	Shinde	RCC	96.4742	2	192.95	10	19360	3735481	0.8	2988385
1.4	1 4	Sanjay Sonraj	77 1	21.4255	1	01.44	L	6776	010007	0.05	101056
14	14	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									
21	14	Ramdas Sonba Ugale									
22	14	Ramdas Sonba Ugale	LB (Pakka)	143.5019	1	143.5	6	16456	2361467	0.9	2125321
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
		Sunita Arvind									
27	34	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

		Siddhivianyak									
29	34	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
Total Co	ost										41760105

## ESTIMATED COST OF WORKS PROPOSED IN THE SCHEME

## A)PROPOSED ROADS

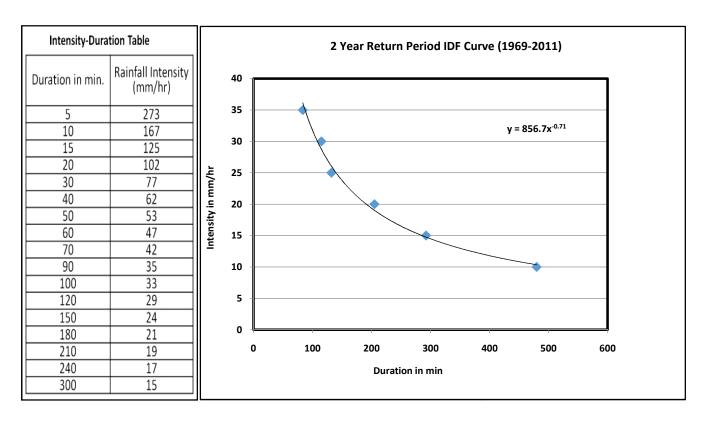
## B) CULVERTS/ BRIDGES

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

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		
	Total				313.21 (Rs.3.13Cr.)		

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.

## 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													
Computation of Runoff Rational Method" is proposed for the computation of design runoffs  Q = 10 C x I x A  Where Q = Runoff In cum/hr, C = Runoff Coefficient (Depends on catchment type) I = Intensity of rainfall in mm/hr A = Contributory area in Ha.	Drain Capacity Hydraulic capacity of the drains is computed by using Manning's Formula having the following expression:  V = (1/n) R 2/3 S ½  Where V = Velocity in m/sec, R = Hydraulic radius in m, S = Invert slope, n = Manning's Coefficient of Roughness.												
Coefficient of Roughness BoX RCC Drain (manning 'n)= 0.015 RCC pipe (manning 'n) = 0.011  Free Board Free board = 0.30 m	Runoff (Q) = V x A R = Hydraulic Radius, S = Slope, n = Manning's coefficient  Velocity Velocity Limit - 0.80m/Sec to 3.0M/Sec												

### 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		
	Total	21.86	52.73	1152.67		
	Nala Development	1.96	967.77	1896.82		
	Total			3049.49 L (Rs. 30.49 Cr.)		

### 2. WATER SUPPLY SYSTEM

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

24 X 7Gravity Based		on System
ESR Capacity	3.45	MLD
Intermediate demand	12.15	MLD
Assumed Intermediate Demand	50%	
Area Required for WTP site	1.2	На
WTP Capacity if required in future (19.48+12.52)	32	MLD
Water Supply Source is exi	sting lake	at Wadachiwadi
Water Demand (14.78+9.52)	24.30	MLD
Population	1,38,000	Ultimate stage
Add 15% losses	176	lpcd
Water Supply	150	lpcd
Population for TPS 2 =84000 Population for TPS3 =54000 Total Population =1,38,000	1,38,000	Persons

## 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		
	<b>Distribution Network</b>				
	PIPE DIA	LENGTH IN KM			
	100	0.468	<u> </u> _		
4	150	9.88	388.47		
	200	8.514			
	250	3.02			
	TOTAL	21.88			
4	WTP of 32 MLD capacit Total cost Rs.560L, Pro (560 x 0.6087)	•	340.87		
Total		RS.	914.83 (Rs 9.15 Cr.)		

<sup>\*</sup>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		
STP Required	12 X 1	MLD		
Diameter of Sewer	Length			
200 mm	0.468	km		
250 mm	9.88	Km		
300 mm	8.514	Km		
450 mm	3.02	Km		
Total Length	21.88	Km		

### 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
	Total	1492.26 (Rs 14.92 Cr).

## **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

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

### 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		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
						Total	10920000
						For A.E.C. Connection	531450
						Total	11451450
						Add 20% for adjoining TPS	2290290
						Total	13741740
						Add 7% physical cont. + work Charges	961921
						Total	14703661
						Add 15% price ECS for 5 years	2205549
						Total	16909211
						Add 10% adm. charges	1690921
						Total	18600132
							1.86 Cr

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																				
. b	2	ē			Origina					T	Final Plot					<b>£</b> ±.	E 6		% 0		
Own	5	q mn	<u>~</u>	ğd.Μ.	_	Values in Rupees	ь <sub>ө</sub> о	<u></u>	≞ .		Undeveloped	Value	in Rupees	Developed		tion ( ation 9 (c)	Columin	on 50% mn 12	to(+) or i from(-) on to be er other ons	nand r by ( sing tl in of 11,13	а <del>х</del>
Serial Number Name of Owner		Survey Nu	Numbe	OP Area (S	Rate of Original Value Per Sq.M.	Without Refernce t value of Structure	Inclusive	Numbe	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment ( 10 (b) - Co (b)	Contribution (	Addition t Deduction contributic made unde	Net den from(+) o owner, be additio	Rem
1 2 3(a	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
शालुताई तुकाराम ब्बुध्दिवंत																					
तुकाराम काशिनाथ बुध्दिवंत																					
रणजित तुकाराम बुध्दिवंत																					
धनंजय तुकाराम बुध्दवंत	33,	3/1/2- P	1-P	10000.00	5200	5,20,00,000	5,55,92,683.33	-1 & 1-	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	
हेमंत तुकाराम बुध्दवंत								2													
मिना हेमंत बुध्दिवंत																					
मंजु रणजित बुध्दवंत																					
हेमा धनंजय बुध्दिवंत FP given in two parts (FP no.1-1 and FP no.1-2) du	io to k	huilt un																			
FP areas: FP no. 1-1 is 2155 and FP no. 1-2 is 2845	5.	<b>ս</b> աու աբ	,																		
कृष्णा हरीभाऊ लोहोकरे	3	33/3 P	3 -P	14606.08	4940	7,21,54,048	7,21,54,048.04				5,59,19,387	5,59,19,387		9,26,69,021	9,26,69,021	-16234661	36749634	18374817.06	5	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.सोनितीन बांदल																					
2 बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - लक्ष्मण बांदल								2	7,303.0413	7657			12689								
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 Bo	unda	ırv																			
7,0000000000000000000000000000000000000																					
3 कृष्णा हरीभाऊ लोहोकरे 1	33	3/1/2-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	5	-4581612.5	
रमेश बाळाराम यादव		T																			
प्रकाश बाळाराम यादव																					
नरेंद्र 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	3	-683631.2	
रविंद्र बाळाराम यादव																					
दिनेश शंकर यादव			+																+ -		
लिला 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	5	-457788.75	
राकेश वसंत 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	5	-457788.75	
फिलीप फर्नांडिस			+	300.00	5200	15,60,000	15,60,000.00			5201	7,80,075	7,80,075		14,24,348	14,24,348	-779925	644273	322136.25	-	-457788.75	
गोपीचंद सखाराम मोहिते				2086.00	5200	1,08,47,200	1,08,47,200.00			5201	54,24,122	54,24,122		99,03,963	99,03,963	-5423079	4479841	2239920.725		-3183157.775	
सुहासिनी शरद शेखर शरद सुमंत शेखर				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	5	-457788.75	
डेव्हीड यशवंत पाटोळे सुधाकर शाहुराज क्षिरसागर				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	5	-457788.75	
Rank tuktu Manit		l	L					I													

<sup>90</sup> 

										Redistribution	and Valuation Staten	nent									
- <u>a</u>	ō	Ā			Origin							Final Plot				⊋±	E 6	% 3	- T = =	. e 1.	
m pe	of Land	Numb		Ж.		Values in Rupees	75		ءِ		Undeveloped	Value i	n Rupees	Developed		on (. (c.) 6 (c)	Colur	n 50° n 12	(+) or rom(- rothe rothe	and by ( ng th	a <del>X</del>
N J Jo	e of		npe	a (S	nal Per	out ce to e of ture	ive o	преі	ë :	7 5	t s e ct	ve	e lot	t e e ct	e ve	bution (+) nsation (-) nn 9 (c) - umn 6 (c)	# 8 <del>9</del>	ontribution of Column	Addition to(+) or Deduction from(-) contribution to be made under other sections	demand (+) or by (-) r, being the dition of	еша
Serial	e	urvey	5 Z	Are	Rate of Original Value Per Sq.M.	Without efernce t value of Structure	clus	ž	FP Area Sq.m.	Rate of Semi- Final alue Pe Sq. M	Without Refernce to value of Structure	of of ructs	Rate of Final Plo Value	Without Refernce to value of Structure	of ructi	ontri Colur Colu	rете (b) -	i di	Additi educ ontrik ade u	Net d from(+) owner, l addii	Œ
	F	S		ОР		Œ	<u> </u>			>		Str			Str	8 8 8	- P	Ŏ			
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
शंकर 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	
स्मिता शंकर ठवरे					5_55		, ,				5,00,000	0,00,000		, ,	11,00,000						
भिमराव साहेबराव ठवरे																					
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			•	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	
शेखरसिंग			-			, ,									, ,						-
4 लालोनीसिंग	1	33/1- P	8-P	300.00	5200	15,60,000	15,60,000.00	4	5,000.00	5201	7,80,075	7,80,075	9496	14,24,348	14,24,348	-779925	644273	322136.25		-457788.75	
			-																		-
स्वर्णेदु घोष				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	
रेवती घोष																					
गणेशचंद्र 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	
जया घोष					3200	13,00,000	10,00,000.00			J201	7,00,075	7,00,073	J-30	17,27,340	17,24,340	-779925	0442/3	522130.23		-437766.78	
राजपाल भाटकर																					
सोमा भाटकर	1			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				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	
विद्यादेवी रामविलास ढ्बे	1		-	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	1
सॅम्युअल जे मनतोडे				1000.00	3200	04,00,000	04,00,000.00			0201	27,00,200	27,00,200	0400	45,00,210	40,00,210	2723700	2204004	1127470.070	-	1002200.020	1
फ्लोरा सॅम्युअल मनतोडे	-			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	
पलारा सम्युअल मनताड चर्च ऑफ ख़ाइस्ट तर्फे अध्यक्ष			-																		-
चर्च आफ ख्राइस्ट तफ अव्यक्ष				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																					
कमल प्रताप जाधव				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	
			-																		-
शशांक अनिल इंदुरकर	_			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	
सास्मिता शशांक इंदुरकर						12,01,000	,,				5,15,555	5,12,222		,,	,,						
अमित गधुसूदन कुलकर्णी				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	
आशिष मध्सूदन कुलकर्णी			1	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	
						, ,					7 7				, ,						
	1				T																I
राकेश मोतीलाल शर्मा	1	33/1/2-P	1-P	1450.00	5200	75,40,000	1,18,44,121.43			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													10457								
राकेश मोतीलाल शर्मा																					
इतर अधिकारातील नावे																					
बोजा-सहकारी सोसायटी इकरार उडरी	1																				
वि.का.स.सो.इकरार - हिरामण बांदल																					
बोजा-सहकारी सोसायटी इकरार व इतर	1																				
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.																					
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.																					
5								5	1,450.00												
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - लक्ष्मण बांदल	1	33/2-P	2-P	1450.00	5200	75,40,000	75,40,000.00			7020	50,89,500	50,89,500		75,81,325	75,81,325	-2450500	2491825	1245912.5		-1204587.5	ĺ
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - सुवर्णा	1																				
बाजा-सहकारा सासायटा इकरार वडाचावाडा - सुवणा मसाळ																					
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - गंगुबाई	1																				
बांदल																					
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण	1																				
बांदल																					
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण																					
बांदल																					
पुणे कॅन्टोमेंट सहकारी बँक लि.																					
g																					

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Dodiotribution	and Valuation	Ctatament

										Redistribution	n and Valuation State	ement								
5 5	2	ē			Origi	nal Plot						Final Plot				ŢŪ¦	ш 6 г	50%	- (- e -	(-) he 1,14
Serial Number	Tenure of Land	Survey Numb	Number	P Area (Sq.M	Rate of Original Value Per Sq.M.	Without efernce to value of Structure	nclusive of Structure	Number	FP Area in Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) Column 9 (c) - Column 6 (c)	ncrement Colu 10 (b) - Columi (b)	ontribution 5 of Column 1	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
1 2		3(b)	4	<u>6</u> 0	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	≗ σ 9 (c)	10 (a)	10 (b)	≟ σ 10 (c)	11	12	ن 13	14	15 16
	- (- )	- 1.7		-	- 0.7	- 100	- (3)		-	- (0)	- 3.7	2 (3)	2 (1)	- 3.77	. (3)	1	1	-		- 1
लक्ष्मण गोपिचंद बांदल																				
नितीन गोपिचंद बांदल																				
सुवर्णा देविदास मासाळ				900.00	5200	46,80,000	57,03,931.81			5200	23,40,113	33,64,044		38,04,874	48,28,806	-2339888	1464761	732380.625		-1607506.875
गंगुबाई गोपिचंद बांदल			1- P																	
हिरामण नारायण बांदल			-										_						_	
लक्ष्मण गोपीचंद बांदल नितीन गोपिचंद बांदल				12000.00																-21433425
इतर अधिकारातील नावे																			_	
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी																				
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - नितीन 																				
बांदल	1	33/1- P																		
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - लक्ष्मण बांदल																				
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी -सुवर्णा					5200	6,24,00,000	6,24,00,000.00			5200	3,12,01,500	3,12,01,500		5,07,31,650	5,07,31,650	-31198500	19530150	9765075		
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																				
लक्ष्मण गोपीचंद बांदल				10000.00	5200	5,20,00,000	5,20,00,000.00	6	13,450.00	5200	2,60,01,250	2,60,01,250	8455	4,22,76,375	4,22,76,375	-25998750	16275125	8137562.5		-17861187.5
नितीन गोपिचंद बांदल			-																	
हिरामण नारायण बांदल गंगुबाई गोपिचंद बांदल																				
नगुबाइ गापचेद बांदल लक्ष्मण गोपीचंद बांदल																				
नितीन गोपिचंद बांदल																				
सुवर्णा देविदास मासाळ 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.	1	33/2- P	2-P																	
बोजा-सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.				4000.00	5200	2,08,00,000	2,23,91,523.84			5200	1,04,00,500	1,19,92,024		1,69,10,550	1,85,02,074	-10399500	6510050	3255025		-7144475
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	1																			
बांदल																				

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									WADAC		ee rules 6(v) and 21 (									
											and Valuation State									
ē	Jer	nd ber		2	Origin	nal Plot Values in Rupees						Final Plot Value	in Rupees			£ ; ; ;	Column 9 slumn 9	50%	or n(-) be ner	d (-) (-) the 3,14
d H N	o o o o	of Land	Je .	(Sq.M	≠ = ĕ .	0 -	e of	Je C	ë .∺ ∷		Undeveloped	0 0	-	Developed	0 0	ution satior 9 (c nn 6 (	Colum (b)	dion (f	tion to(+) or ction from(-) ibution to be under other sections	or by or by oeing ion of 11,13
Serial Number	Мате о	Tenure	Number	OP Area	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive	Number	FP Area Sq.m.	Rate of Semi- Final Value Pe Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plo Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Incremen 10 (b) - C (l	Contribution of Column	Addition Deductio contribut made un sect	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14 Remark
1	2 बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल	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
	पुणे कॅन्टोमेंट सहकारी बँक लि.																			
	पुण कन्टामट सहकारा बकाल.																			
	कांचन जनार्दन रणदिवे			1000.00																
	बाबासाहेब भगवान आतिकरे			1870.00																
	लुकमान हाफीउद्दीन खान																			
	जुलेखा लुकमान खान																			
	जरीना लुकमान खान			1.00																
	नसरीन लुकमान खान																			
	अ.पा.क ३ ते ५ साठी लुकमान खान																			
	कासमभाई अब्दुल शेख				1															
	ताहेराबी कासम शेख																			
7	आयुब कासम शेख	1 33/1/2-P	1-P	1.00	5000	4,53,96,000	4,53,96,000.00	7	4,365.0	7020	0.00.40.000	0.00.40.000	44450	55.70.500	55,79,500	-14753700	-25062800	-12531400		-27285100
/	रज्जाक कासम शेख	1 33/1/2-P	1-P	1.00	5200	4,53,96,000	4,53,96,000.00		4,365.0	7020	3,06,42,300	3,06,42,300	11159	55,79,500	55,79,500	-14/53/00	-25062800	-12531400	,	-2/285100
	रिंफक कासम शेख																			
	अ.पा.क ३ ते ५ कासमभाई																			
	अमीत साहेबराव लभडे			2049.00																
	सुनिल वासुदेव राणे																			
	सचिन साहेबराव लभडे			1956.00																
	मिर्लीद वासुदेव राणे																			
	मोरया इंजी वर्क्स प्रा.लि.			1981.00																
	गोपीचंद सखाराम मोहिते			1.00																
	इंदुबाई गोपिचंद मोहिते	(FD :		\ <b>=</b> 1	7/40: 4400															
Indiv	ridual Areas exceed the actual total on 7/12 सुधीर लक्ष्मण फुलावरे	(FP given as	per ekun	i) Ekun as pei	r 7/12 is 1100	l0sq.m.														
8	उत्तम लक्ष्मण फुलावर	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	i	-4112212.5
0	दत्तात्रय लक्ष्मण फुलावरे	1 33/1- F	1- F	2000.00	5200	1,04,00,000	1,04,00,000.00	-	3,475.00	7020	70,20,000	70,20,000	10457	1,04,57,000	1,04,57,000	-3380000	3437000	1718500		-1661500
	(1114 (1411) 3/114/			2000.00	3200	1,04,00,000	1,04,00,000.00			7020	70,20,000	70,20,000	10437	1,04,37,000	1,04,57,000	-5500000	3437000	1710300		-1001300
										1										
	अंजना हिरामण बांदल																			
	हिरामण नारायण बांदल																			
	इतर अधिकारातील नावे																			
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी																			
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - नितीन																			
	बांदल बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - लक्ष्मण																			
	बांदल																			
9	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी -सुवर्णा	1 33/1-P	1- P	8050.00	5200	4,18,60,000	4,98,77,662.52	a l	4,025.00	6500	2,61,62,500	3,41,80,163	11185	4,50,19,625		-15697500	18857125	9428562.5		-6268937.5
	मासाळ बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - गंगुबाई बांदल	. 33/1=F	1-1.	5550.00	3200	4,10,00,000	+,50,77,002.3Z		7,023.00	0300	2,01,02,000	5,41,50,103	11100	7,50,10,025		-13387300	1003/123	3420302.3		3230307.3
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल																			
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - हिरामण बांदल																			
	बोजा-सहकारी सोसायटी इकरार वडाचीवाडी - अंजनाबाई																			
	हि.बांदल																			
			1																	

<sup>93</sup> 

											Form 1:(se	e rules 6(v) and 21 (	1)									
										WADAC	HIWADI DRAFT	TOWN PLANNING S	CHEME NO. 2									
											Redistribution	and Valuation State	ment									
_	<b>5</b>	ρ	*			Origin							Final Plot				÷2.	9 9	%		.) 14	
l pe	Whe	la la	å.		Ξ.		Values in Rupees			-		Undeveloped	Value	in Rupees	Developed		÷ (5)	in le	1 50%	+) or om(-) to be other s	by (by (c)	
<del> </del>	Õ	of I	ž	ē	ß)	÷ = ₽ .	+ \$ + 2	e e o	oer.	. <u></u>		ondeveloped	o 0		Developed	Φ Φ	bution (+) nsation (-) nn 9 (c) - imn 6 (c)	(5) (5)	tior umr	ion fro	or bein	la L
<u>ia</u>	9	a.	é	Ē	ea	ging G.M.	Without efernce is value of Structur	is iv	Ē	Ar.	Σ e a i d	ince ince ince ince	sive tur	는 음 g	tu age	sign that		nen ) - (	ibu Co∥	itior libut e un sect	mns (÷, the	Fe Fe
Ser	Nam	Ten	Sur	Z	Ā	Rate of Original Value Per Sq.M.	Wil val	Str	z	£ "	Rate Ser Fin alue Sq.	With Referr to val of Of	nclu o struc	Rate of inal Plo Value	Witho Refern to valu of Structu	of of otruct	Contr Colu Colu	o (b)	of	Add Dedt conti	from from owne	
1	2	3(a)	3(b)	4	<u> </u>	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
	<del>-</del>	0(4)	0(2)			V (u)	<b>C</b> (2)	0 (0)			V (L)	0 (2)	0 (0)	. ( ( )	.0 (2)	10 (0)						
	तपन रियोकुमार रॉय																					
	निवेदिता तपन रॉय				1500.00	5200	78,00,000				6500			11185								
10	ानवादता तपन राय	1	33/2-P	2-P				2,13,17,554.42	10	1,960.00		1,27,40,000	2,05,37,554		2,19,22,600	2,97,20,154	-780000	9182600	4591300	1	3811300	
	तपन्ना प्रियोकुमार रॉय				1100.00	5200	57,20,000				6500			11185								
FP is give	n more due to existing builtup																					
	बाबासाहेब भगवान आतिकरे																					
	कृष्णा हरीभाऊ लोहोकरे	1	33/2-P	2-P	25979.99	5200	135095940.2	13,54,83,763.7			6500	8,44,34,963	8,47,59,967	11185	14,52,93,086	14,56,80,909	-50723797	60858123	30429061.53	3	-20294735.43	

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

	ľ	Only pai	t of this	Survey	number	comes in	TPS Boundary	
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अभिमन्यू सदाशिव पिंगळे	28000.00	5200	14 56 00 000	14 56 00 000
स्मिता अभिमन्यू पिंगळे	28000.00	5200	14,56,00,000	14,56,00,000
रघुनाथ वामन जावळे	1000.00	5000	50.00.000	50.00.000.00
सुरेखा रघुनाथ जावळे	1000.00	5200	52,00,000	52,00,000.00
सुरेंद्र उर्फ बी.एम.तायडे	1000.00	5200	52,00,000	52,00,000.00
कॅप्टन प्रविणकुमार सिंह				
यामा सिंह	1000.00	5200	5200000	52,00,000.00
यशोदा महेश शर्मा	1000.00	5200	5200000	52,00,000.00
मृदुला शर्मा सिंह	1000.00	5200	5200000	52,00,000.00
जयेश चंपानेरी	1000.00	5200	5200000	52,00,000.00
बाबासाहेब भगवान आतिकरे				
महेश विठ्ठल आहिरे	8300.00	5200	43160000	4,31,60,000.00
प्रविण रामचंद्र शिखरे				
मयुरी प्रविण शिखरे	139.00	5200	722800	7,22,800.00
सिध्देश्वर मारुती सुरवसे				
मंजुषा सिध्देश्वर सुरवसे	139.00	5200	722800	7,22,800.00
खलिल उमर काझी				
मिलीता खलिल काझी	186.00	5200	967200	9,67,200.00
सुमन प्रभाकर आलेगावकर	139.00	5200	722800	7,22,800.00
विक्रम रामचंद्र शिखरे				
पायल विक्रम शिखरे	278.00	5200	1445600	14,45,600.00
सतिश के. गुंड				
अनुपमा एस. गुंड	139.00	5200	7,22,800	7,22,800.00
सिकना हसन करजीकर	594.00	5200	30,88,800	33,84,436.32
प्प प्रकाश नागनाथ सरवदे	195.00	5200	10,14,000	10,14,000.00
अल्ताफ फिकर मोहमंद शेख				
शहनाज शेख	185.00	5200	9,62,000	9,62,000.00
हितेश सी भतिजा				
राजकुमारी एन भतिजा	528.00	5200	27,45,600	27,45,600.00
अनिलदेव कपुरचंद शर्मा	185.00	5200	9,62,000	9,62,000.00
भरत बी खालानी				
वंदना बी खालानी	278.00	5200	14,45,600	14,45,600.00
लक्ष्मण रघुनाथ भोसले	185.00	5200	9,62,000	39,38,482.19

6500	9,10,00,000	9,10,00,000	13135	18,38,90,000	18,38,90,000	-54600000	92890000	46445000
6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-1950000	3317500	1658750
6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-1950000	3317500	1658750
6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-1950000	3317500	1658750
6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-1950000	3317500	1658750
6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-1950000	3317500	1658750
6500	32,50,000	32,50,000	13135	65,67,500	65,67,500	-1950000	3317500	1658750
6500	2,69,75,000	2,69,75,000	13135	5,45,10,250	5,45,10,250	-16185000	27535250	13767625
6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25
6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25
6500	6,04,500	6,04,500	13135	12,21,555	12,21,555	-362700	617055	308527.5
6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25
6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5
6500	4,51,750	4,51,750	13135	9,12,883	9,12,883	-271050	461133	230566.25
6500	19,30,500	22,26,136	13135	39,01,095	41,96,731	-1158300	1970595	985297.5
6500	6,33,750	6,33,750	13135	12,80,663	12,80,663	-380250	646913	323456.25
6500	6,01,250	6,01,250	13135	12,14,988	12,14,988	-360750	613738	306868.75
6500	17,16,000	17,16,000	13135	34,67,640	34,67,640	-1029600	1751640	875820
6500	6,01,250	6,01,250	13135	12,14,988	12,14,988	-360750	613738	306868.75
6500	9,03,500	9,03,500	13135	18,25,765	18,25,765	-542100	922265	461132.5
6500	6,01,250	35,77,732	13135	12,14,988	41,91,470	-360750	613738	306868.75

-8155000

-291250

-291250

-291250

-291250

-291250

-291250

-2417375

-40483.75

-40483.75

-54172.5

-40483.75

-80967.5

-40483.75

-173002.5

-56793.75

-53881.25

-153780

-53881.25

-80967.5

-53881.25

<sup>94</sup> 

### WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

											Redistribution	and Valuation State									
ē		2	ē			Origin	al Plot Values in Rupees						Final Plot	n Rupees			£± 5	u 6 u	50% 12	r ( e e	the (-) 47.
O M	:	of La	Ĭ	<u>*</u>	₩.	_	0	₽ 9	*	<u>.</u>		Undeveloped	value i	ii nupees	Developed		tion (+) ation (-) 9 (c) - 1 6 (c)	Column Slumn 9		to(+) or n from(-) ion to be der other ions	nanc r by ing t
Name of	1	Tenure o	Survey No	Numbe	OP Area (S	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Numbe	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribut compense Column (	Increment ( 10 (b) - Co (b)	Contribution of Column	Addition t Deduction contribution made under	Net demand from(+) or by (-) owner, being the addition of columns 11.13.1.
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
धाकटू रघूनाथ भोसले राजश्री धाकटू 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
शब्बीर मुशब्बर लतिफ फरीदा शब्बीर लतिफ					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		-6757
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	-	-53881.2
मनिषा शीराज सोमजी																				-	
शशिकांत सिताराम शर्मा				-	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	=	-53881.2
सुदर्शन विठ्ठन गायकवाड अहरोन जी बनसोडे				-	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		-53881.2
अनिता अ बनसोडे					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		-53881.2
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		-1351
नंदीता पारसी पावरी																				_	
सरफराज सिकंदर बागसीराज				-	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
सचिन बसवेश्वर गाडवे अवंतिका सचिन गाडवे					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.
पुरब शर्मा रंजना 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		-108053.7
सागर रोहित आबनावे रोहीदास रामभाऊ आबनावे				-	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	-	-1351
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
सुयांशु कुसूम सिंग				-																-	
विनीता सिंग					278.00 370.00	5200 5200	14,45,600 19,24,000	14,45,600.00			6500 6500	9,03,500 12,02,500	9,03,500	13135 13135	18,25,765 24,29,975	18,25,765 24,29,975	-542100 -721500	922265 1227475	461132.5 613737.5		-80967 -107762
कुसूम सिंग 				_	370.00	3200	19,24,000	19,24,000.00			6300	12,02,500	12,02,500	13133	24,29,975	24,29,975	-721300	1227475	013737.3		-107702
मनमित जी छाबडा					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		-675
रेखा गंजु करण गंजु					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		-135431.2
यास्मिन फजल दारुवाला					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	-	-324743.7
फजल खादर दारुवाला गोरख हिरामण बांदल																					
ज्ञानोबा हिरामण बांदल रामदास हिरामण बांदल					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		-29125
शरद विञ्चल क्दळे					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		-185125

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
	महादेव श्रीपती कोतवाल																		
	शंकर श्रीपती कोतवाल																		
	रामदास श्रीपती कोतवाल																		
14	सुभाष 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
	अंजनाबाई नारायण कामठे																		
	सीताबाई पांडुरंग खोटे																		
	रतनबाई बबन घुले																		

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#### Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 Redistribution and Valuation Statement Increment Column 10 (b) - Column 9 (b) Final Plot Contribution 50% of Column 12 Tenure of Land Value in Rupees Undeveloped Developed

- सहकारी सोसायटी इकरार उंडरी वि.का.स.सो.इ विलीप आनंदा मोहिते - किशोर आनंदा मोहिते - रंगना दशरथ चव्हान - अंगली केलास मोहिते - एंगनी दहर चव्हान - उद्योग केलास मोहिते - एंगनी दहर चव्हान - उद्योग केलास मोहिते - प्राप्ति अगंदा मोहिते अगांक आई ताराबाई - प्राप्ति अगांक आई ताराबाई				0					>	E . 0,			E : 0,	- "		<u> </u>	)	
संकार होगाड संपाद	2 3(ε	a) 3(b)	4	5	6 (a)	6 (b)	6 (c) 7	7 8	9 (a)	9 (b )	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14 15
संकार होगाड संपाद			_															
स्विक्त हरीचक्त काक्यर वर्षक वर्षाचिक्त काक्यर किस्ता बहारिक काक्यर किस्ता बहारिक काक्यर किस्ता बहारिक काक्यर किस्ता बहारिक काक्यर किस्ता बहारिक काक्यर काक्य काक्यर काक्य काक्यर काक्य की कीवारिक काक्य की कीवारिक काक्																		
# 15 15 15 15 15 15 15 15 15 15 15 15 15	भाऊसाहेब हरीभाऊ बावकर																	
स्वित स्वित स्ववत्य स्वत्य स्वत्य स्वत्य स्वत्य स्ववत्य स्ववत्य स्वत्य स्वत्य स्वत्य स्वत्य स्वत्य स्				6125.00	4680	2 86 65 000	2 86 65 000 00		6552	2 00 65 500	2 00 65 500	12563	3 84 74 188	3 84 74 188	-8599500	18408688	920/3/3 75	6048
किवन बायुरम प्राप्ता प्राप्त ।   400 00   4681   2.93.2000   2.93.2000   2.93.2000   140.0				0123.00	4000	2,00,03,000	2,00,00,000.00		0332	2,00,03,300	2,00,00,00	12303	3,04,74,100	3,04,74,100	-0399300	1040000	3204343.73	0040
भिक्त क्रिकेट महाने स्वाप्त महिन्दे महाने स्वाप्त महिन्दे महाने स्वाप्त महिन्दे महिन्द महिन्	सोनुबाई हरीभाऊ बावकर																	
स्थान हानी अल्लाक्तीय नेपा प्राप्त होना अलाई नाम्पंत कीलाई नाम्पंत कीलाई नामपंत	-																	
मध्यम श्रीमा श्रीम श्रीमा श्रीमा श्रीमा श्रीमा श्रीमा श्रीमा श्रीमा श्रीमा श्रीम श्रीमा श्रीम श	धर्मेश किशोर गठानी			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	48
जनवंत श्रीवारी जीता है   1   1   1   1   1   1   1   1   1				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	5999
नियं निर्माण क्रीयती मीलांड विश्वास क्रिक्श क्रीता है । विश्वास क्रिक्श क्रिक																		
निवास विकास के श्रीमारी अगिता है विकास साहित । सहकारी सोहारते	1	1 34/10	5-P				1.	4 14.850.00	,									
लक्ष्मण श्रीपती औताडे 1 गणेश सुरेश बांतल इस अधिकारातील गाये भार सेख गुलाल मंहमंद उसमा हाजी अल्लाडरीन - स्वारानी संसाद उसमा हाजी अल्लाडरीन - स्वारानी संस्वित - स्वारानी संस्वित - स्वारानी संस्वित - किलोर आनंदा मंबिति - किलोर आनंदा मंबिति - अंगली किलार मंबिति - अंगली किलार मंबिति - अंगली किलार मंबिति - अंगली मंबिति - अंगली किलार मंबिति - अंगली किलार मंबिति - अंगली मंबिति - अंगली किलार मंबिति - अंगली म	•			6300.00	4680	2,94,84,000	2,94,84,000.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		2,06,38,800	2,06,38,800	12563	3,95,73,450	3,95,73,450	-8845200	18934650	9467325	62
पणिया सुरेश बांदल इतार अधिकारतील नावे सह संध गुलाल मंहमंद उस्मान हाजो अल्लाउदीन - सहकारी सोसायटो इकरार उंडरी वि.का.स.सो.इ. - सहकारी सोसायटो इकरार उंडरी वि.का.स.सो.इ. - हिल्तीप आनंदा मोहिले किशारे आनंदा मोहिले उंजान द्वाराय चव्हान अंजाली कैलास मोहिले चंजान वहाराय चव्हान अंजाली केलास मोहिले चंजान वहाराय चव्हान अंजाली केलास मोहिले चंजान वहाराय चव्हान अंजाली केलास मोहिले चंजान वहाराय चव्हान अंजाली केलास मोहिले चंजान वहाराय चव्हान चंजान वहाराय च्वाराय चव्हान चंजान वहाराय च्वाराय च्वार																		
इतर अधिकारतिल नाबे मद रोख पुलाल मंहमंद उदमान हाजी अल्लाउदौन - सहकारी सोसायटी इकरार उंडरी वि.का.स.सो.इ सहकार	लक्ष्मण श्रीपती औताडे																	
मद संख पुलाल मंहमंद उस्मान हाजी अल्लाउद्दीन - सहकारी सोसायटी इकरार उंडरी वि.का.स.सो.इ. - सहकारी सोसायटी इकरार उंडरी वि.का.स.सो.इ. - सहकारी मोहिते - किशोर आनंदा मोहिते - किशोर आनंदा मोहिते - अंजली कैलास मोहिते - कंजली कैलास मोहिते	=																	
6300.00   4680   2,94,84,00	इतर अधिकारातील नावे																	
- सहकारी सोसायटी इकरार उंडरी बि.का.स.सो.इ.  - पहकारी सोसायटी इकरार उंडरी बि.का.स.सो.इ.  - विलीप आनंदा मोहिते  - किशोर आनंदा मोहिते  - रंजना दशरथ चव्हान  अंजली केलास मोहिते  [फॅकी आनंदा मोहिते  - प्रांति आपक आई ताराबाई  - 1 34/12/1 950.00 5200.00 4940000.00 6639665.90 4892 2323564.29 4023230.18 10072.57 4784471.43 6484137.33 -2616435.71 2460907.14 1230453.57 -1385982	मद शेख गुलाल मंहमंद उस्मान हाजी अल्लाउद्दीन																	
- सहकारी सोसायटी इकरार उंडरी बि.का.स.सो.इ.    दिलीप आनंदा मोहिते   किशार आनंदा मोहिते   उंजाना दशरथ चव्हान   अंजाली कैलास मोहिते   अपांक आई ताराबाई   1 34/12/1   950.00 5200.00 494000.00 6639665.90 4892 2323564.29 4023230.18 10072.57 4784471.43 6484137.33 -2616435.71 2460907.14 1230453.57 -1385982.				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
हिलीप आनंदा मोहिते किशोर आनंदा मोहिते रंजना दशरथ चव्हान अंजली कैलास मोहिते पिंकी आनंदा मोहिते अपाक आई ताराबाई	।- सहकारा सासायटा इकरार उडरा वि.का.स.सा.इ.																	
िकशोर आनंदा मोहिते रंजना दशरथ चव्हान अंजली कैलास मोहिते पिंकी आनंदा मोहिते अपाक आई ताराबाई	जा- सहकारी सोसायटी इकरार उंडरी वि.का.स.सो.इ.																	
िकशोर आनंदा मोहिते रंजना दशरथ चव्हान अंजली कैलास मोहिते पिंकी आनंदा मोहिते अपाक आई ताराबाई	विक्रीम आजंग मोदिने																	
रंजना दशरथ चव्हान अंजली कैलास मोहिते पिंकी आनंदा मोहिते अपाक आई ताराबाई																		
अंजली कैलास मोहिते पिंकी आनंदा मोहिते अपाक आई ताराबाई																		
पिंकी आनंदा मोहिते अपाक आई ताराबाई	***																	
		34/12/1		950.00	5200.00	4940000.00	6639665.90		4892	2323564.29	4023230.18	10072.57	4784471.43	6484137.33	-2616435.71	2460907.14	1230453.57	-13859
	ापका आनदा माहित अपाक आई ताराबाई		10 D															

दिलीप आनंदा मोहिते							
किशोर आनंदा मोहिते							
रंजना दशरथ चव्हान							
अंजली कैलास मोहिते							
पिंकी आनंदा मोहिते अपाक आई ताराबाई	1	34/12/1		950.00	5200.00	4940000.00	6639665.90
ताराबाई आनंदा मोहिते			12-P				
इतर अधिकारातील नावे							
तुकडेबंद विरूध्द व्यवहार-कु.का.विरूध्द व्यवहार							
बाबासाहेब भगवान आतिकरे							
इतर अधिकारातील नावे	1	34/12/2		950.00	5200.00	4940000.00	6080052.32
तुकडेबंद विरूध्द व्यवहार-कु.का.विरूध्द व्यवहार							
रणजित डेव्हलपर्स तर्फ				460.00	5200.00	2392000.00	2451068.42
समिना सय्यद				200.00	5200.00	1040000.00	1040000.00
अंकिता सिंह				200.00	5200.00	1040000.00	1040000.00
उमेश हिरोजी पवार							
संगीता अशोक कदम				200.00	5200.00	1040000.00	1040000.00
प्रशात विलास केदारे							
गणेश विलास केदारे			15-P	200.00	5200.00	1040000.00	1040000.00
निर्मला वर्मा	1	34/13		1000.00	5200.00	5200000.00	5988860.16
सुब्बलक्ष्मी मल्लिडी				250.00	5200.00	1300000.00	1300000.00
अजीत सिंघ ऐधन				000.00	5000.00	1010000 00	1010000 00
इंदरजीत सिंघ ऐधन				200.00	5200.00	1040000.00	1040000.00
नुरुद्दीन अली मोहमंद बावाजी				290.00	5200.00	1508000.00	1508000.00
इतर अधिकारातील नावे							
बोजा- सहकारी सोसायटी इकरार उंडरी							
वि.का.स.सो.इकरार							

4892	2323564.29	4023230.18	10072.57	4784471.43	6484137.33	-2616435.71	2460907.14	1230453.57	-1385982.14
4892	2323564.29	2323564.29	10072.57	4784471.43	5924523.75	-3756488.03	2460907.14	1230453.57	-2526034.46
4892	1125094.29	1184162.71	10072.57	2316691.43	2375759.85	-1266905.71	1191597.14	595798.57	-671107.14
4892	489171.43	489171.43	10072.57	1007257.14	1007257.14	-550828.57	518085.71	259042.86	-291785.71
4892	489171.43	489171.43	10072.57	1007257.14	1007257.14	-550828.57	518085.71	259042.86	-291785.71
4892	489171.43	489171.43	10072.57	1007257.14	1007257.14	-550828.57	518085.71	259042.86	-291785.71
4892	489171.43	489171.43	10072.57	1007257.14	1007257.14	-550828.57	518085.71	259042.86	-291785.71
4892	2445857.14	3234717.30	10072.57	5036285.71	5825145.87	-2754142.86	2590428.57	1295214.29	-1458928.57
4892	611464.29	611464.29	10072.57	1259071.43	1259071.43	-688535.71	647607.14	323803.57	-364732.14
4892	489171.43	489171.43	10072.57	1007257.14	1007257.14	-550828.57	518085.71	259042.86	-291785.71
4892	709298.57	709298.57	10072.57	1460522.86	1460522.86	-798701.43	751224.29	375612.14	-423089.29

<sup>\*</sup> 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]

### WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

#### Redistribution and Valuation Statement

										Redistribution	and Valuation Sta									
ē	2	ě		·	Origin				1			Final Plot	in Dunce-		-	£±÷	0 u	5 %	; ( ) e i	_ ① a
Own	f Land	E I	<u>*</u>	Ą. M.	<b>1</b> -	Values in Rupe	es 5 <sub>o</sub>	<u>+</u>	<u>.</u> =		Undeveloped	Value	in Rupees	Developed		tion ( tition ( ) (c) 6 (c	Colu	on 50°	ion to(+) or zion from(-) bution to be under other sections	emand or by (-) seing the ion of
Name of	are	Survey No	Numbe	OP Area (Sq	Rate of Original Value Per Sq.M.	Without Refernce t value of Structure	nclusive Structur	Number	FP Area Sq.m.	Rate of Semi- Final 'alue Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	crement ( 0 (b) - Col (b)	Contribution (	Addition t Deduction contributio made unde sectio	Net dem from(+) or owner, beli addition columns 11
		3(b)	4	<u>ō</u>	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	≟ σ 9 (c)	10 (a)	2 m ≠ ω	≟ σ 10 (c)	11	<u>ē</u> ∓ 12	13	14	15
शकुंतला परशराम बांदल	-(-)	-(-,		<u>-</u>	5 (2)	- (a)	- (0)			- (=)	· (c)	- (0)	10 (0)	15 (5)	15 (6)					
देवानंद परशराम बांदल				7189.00	4420.00	31775380.00	31775380.00			4892	17583267.00	17583267.00	10072.57	36205858.00	36205858.00	-14192113.00	18622591.00	9311295.50		-4880817.50
जिजाबा परशराम बांदल																				
रणजित डेव्हलपर्स तर्फे				1500.00	4420.00	6630000.00	6630000.00			4892	3668785.71	3668785.71	10072.57	7554428.57	7554428.57	-2961214.29	3885642.86	1942821.43		-1018392.86
समिना सय्यद			-	464.00	4420.00	2050880.00	2050880.00			4892	1134877.71	1134877.71	10072.57	2336836.57	2336836.57	-916002.29	1201958.86	600979.43	-	-315022.86
आशा लक्ष्मीदास भयानी			-	101.00	1120.00	200000.00	200000.00			1002		1101077111	10072.07	2000000.07	200000.07	0.0002.20	1201000.00		_	0.0022.00
तुषार लक्ष्मीदास भयानी				372.00	4420.00	1644240.00	1644240.00			4892	909858.86	909858.86	10072.57	1873498.29	1873498.29	-734381.14	963639.43	481819.71		-252561.43
डॅफणी ऐविन सलडाना			-																_	
ऐविन के सलडाना				186.00	4420.00	822120.00	822120.00			4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71
अशोक भिकु माने				186.00	4420.00	822120.00	3007404.97			4892	454929.43	2640214.40	10072.57	936749.14	3122034.12	-367190.57	481819.71	240909.86	-	-126280.71
रुपाली दिपक जिवराजानी				186.00	4420.00	822120.00	822120.00			4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86	-	-126280.71
जयश्री राजेंद्र पाटील			-					-											-	
जयश्रा राजद्र पाटाल साजीद शेख इमाम			-	186.00	4420.00	822120.00	2764594.57	-		4892	454929.43	2397403.99	10072.57	936749.14	2879223.71	-367190.57	481819.71	240909.86	-	-126280.71
* * *			-	279.00	4420.00	1233180.00	1233180.00	15.00	0000 00	4892	682394.14	682394.14	10072.57	1405123.71	1405123.71	-550785.86	722729.57	361364.79	-	-189421.07
लालबी सी कडीवाल				186.00	4420.00	822120.00	822120.00	15.00	9800.00	4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86	-	-126280.71
संजीवकुमार यादव			-	279.00	4420.00	1233180.00	1714864.73			4892	682394.14	1164078.88	10072.57	1405123.71	1886808.45	-550785.86	722729.57	361364.79		-189421.07
इमानुवेल ब्रेगस				232.00	4420.00	1025440.00	1025440.00			4892	567438.86	567438.86	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43
ॲन प्रिसील्ला ब्रेगस	1 3	4/15	14-P																	
विल्सन थॉमस पारगे				258.00	4420.00	1140360.00	1140360.00			4892	631031.14	631031.14	10072.57	1299361.71	1299361.71	-509328.86	668330.57	334165.29		-175163.57
शोभा विल्सन पारगे				232.00	4420.00	1025440.00	1025440.00			4892	567438.86	567438.86	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43
रॉय सेबेस्टीन लिन्सी रॉय				232.00	4420.00	1023440.00	1023440.00			4032	307430.00	307430.00	10072.37	1100410.23	1100410.23	-430001.14	000373.43	300403.71		-137311.40
			-																	
मच्छिंद्र आश्रुबा खेडेकर				232.00	4420.00	1025440.00	1025440.00			4892	567438.86	567438.86	10072.57	1168418.29	1168418.29	-458001.14	600979.43	300489.71		-157511.43
देवेन सिक्केरा				186.00	4420.00	822120.00	822120.00			4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71
नॅन्सी सिव्केरा																				
सम्युल चोपडे				186.00	4420.00	822120.00	822120.00			4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71
लिनेटो रॉड्रीक्स स्टेनी रॉड्रीक्स				186.00	4420.00	822120.00	822120.00			4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71
व्हिन्सेंट डिसोझा				279.00	4420.00	1233180.00	1233180.00			4892	682394.14	682394.14	10072.57	1405123.71	1405123.71	-550785.86	722729.57	361364.79		-189421.07
सुनिता डिसोझा																				
काझी खली कुज्जमा				424.00	4420.00	1874080.00	1874080.00			4892	1037043.43	1037043.43	10072.57	2135385.14	2135385.14	-837036.57	1098341.71	549170.86		-287865.71
विनय बी दोडेजा				186.00	4420.00	822120.00	822120.00			4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71
नरेंद्र बी दोडेजा				100.00	4420.00	022120.00	022120.00			4032	454525.45	404929.40	10072.37	330743.14	330743.14	-507130.57	401019.71	240303.00		-120200.71
शमीम अशिफ चौधरी				186.00	4420.00	822120.00	822120.00			4892	454929.43	454929.43	10072.57	936749.14	936749.14	-367190.57	481819.71	240909.86		-126280.71
इतर अधिकारातील नावे								1												
बोजा- सहकारी सोसायटी इकरार वडाचीवाडी वि.का.स.सो.इकरार-जिजाबा, देवानंद, शकुंतला परशुराम बांदल																				
रणजित डेव्हलपर्स तर्फे प्रोप्रा बाबासाहेब भगवान आतकिरे				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	1		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	1		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	$\dashv$		4892	366878.57	1791899.93	10072.57	755442.86	2180464.21	-413121.43	388564.29	194282.14	-	-218839.29
संजय बाबा माने			H	100.00	5200.00	520000.00	1743758.96	1		4892	244585.71	1468344.67	10072.57	503628.57	1727387.53	-275414.29	259042.86	129521.43		-145892.86
संतोष किसन कुऱ्हाडे	1 2	4/18	13-P	100.00	3200.00	320000.00	1743730.30	-		4032	∠ <del>-14</del> 000./ I	1700344.07	100/2.3/	503020.57	1121301.33	-2/5414.29	239042.66	12321.43		-140092.80
इतर अधिकारातील नावे	.   3	., 10	101						1			1								

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										WAI	DACHIWADI DRAFT	TOWN PLANNING	SCHEME NO. 2								
		T	1	-							Redistribution	and Valuation Sta									
Je .	ner	2	mper		A.)	Origi	nal Plot Values in Rupe	es					Final Plot Value	in Rupees			£ ; ; ;	6 uu 8	50%	or n(-) ber	d (-) (-) t f 3,14
Num	of Ow	of La	2	per	(Sq.N	of Per 1.	0	*	ber	ëa E		Undeveloped			Develope → ⊕ ⊕		Contribution (+) Compensation (-) Column 9 (c) - Column 6 (c)	ent Colu . Columi (b)	Contribution 50% of Column 12	n to(+) or on from(-) ntion to be nder other tions	demand .) or by (-) being the ition of ns 11,13,14
Serial	аше	enure	Survey	N E	Area	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Number	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	ontrik mper olum Colu	ncreme 10 (b) -	ntrib of Co	Additic Deducti contribu made u se	Net d from(+) owner, addii column Re
-	Z	F			9													_			
1	<b>2</b> बोजा - सहकारी सोसायटी इकरार केदारेश्वर नागरी सह		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
	पत संस्था मर्या - महिपत कांबळे																		I		
	बोजा- सहकारी सोसायटी इकरार उंडरी				150.00	5200.00	780000.00	3003819.31			4892	366878.57	2590697.88	10072.57	755442.86	2979262.17	-413121.43	388564.29	194282.14		-218839.29
	वि.का.स.सो.इकरार																		I		
	वारस- कमलाबाई सखाराम रोडे																		I		
	सुभद्रा दत्तू खोमणे																				
The	action on the applicantion of Miss Shab	oana N	Mansoor	Shaikh w	ill be taken s	ubject to pro	duction of update	d 7/12 of S.No 3	34/15.			1							<del>-</del>		
	बाबासाहेब भगवान आतिकरे																		I		
	सुभाष भगवान आतिकरे																		I		
	विश्वास भगवान आतिकरे																		I		
	निताईचरण तारकचंद्र पात्र																		1		
	समरकुमार सुशिलकुमार गिरी	4																	1		
	ज्योती अरुण बंडी	_																	1		
	सुनिल अरुण बंडी																		I		
	मनोज गोपाळ गंगापुरकर																		I		
	मोहिनी भगवान पंत																		I		
	मधुमती सुखदेव डेकाटे																		I		
	सुनिता श्रीधर तांबोळकर पोपट पांडुरंग घुले																		I		
	एकनाथ पंढरीनाथ फेगंसे																		I		
	संध्या एकनाथ फेगंसे																		I		
	कर्नल शिशीकुमार																		I		
	सौ. विभा सिन्ना																		I		
	कुबार बुरहान पटेल																		I		
	भारती राजगोपाल उडपीकर																		I		
	शिल्पा दत्ता शर्मा																		I		
	शेखर रामचंद्र कोटी																		I		
	संध्या शेखर कोटी																		I		
	मतीन शमीमुद्दीन शेख तर्फे कु. मु.																		I		
	कमरजहा तनविर खान																		I		
	नरेंद्र विष्णू ठाकुर	1	34/6	7-P	13800.00	5200	7,17,60,000	8,77,66,5	541		5460	3,76,74,000	5,28,37,952	12017	8,29,17,300	9,89,23,841	-34928589	45243300	22621650.0	00	-12306939.21
	छाया नामदेव कुटे																		I		
	कर्नल राकेश गुप्ता																		I		
	पुष्पावती शिवाजी घोमण																		I		
	निलनी राजेंद्र व्यवहारे																		I		
	राजेंद्र रामदास व्यवहारे आरीफ इक्बाल आगा																		I		
	आराफ इक्बाल आगा सोनाली राजेंद्र कडोळे																		I		
	निता संजय कडोळे																		I		
	निर्मला दिलीपराव गोंधळे																		I		
	रोहन दिलीपराव गोंधळे	-																	1		
	सुरेखा श्रीकांत गंगापुरकर	-																	1		
	जगदिश बोळुराम कुमावत	1																	1		
	मंगल विलास वागळे	1																	1		
	चिन्मय विलास वागळे	1																	1		
	विश्वातराव नारायणराव देवकाते	1																	1		
	प्रभाकर दत्तात्रय बागडे	1																	1		
	मनिषा चंद्रसेन कामठेकर																		1		
1			1		l	1	1	I	I	1	1	I	I	1	I	ı l				I I	

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la diatribution	and Valuation	Ctatamant	

										Redistribution	n and Valuation State	ement									
le e	2	ē		÷	Origi	nal Plot Values in Rupe	ae .					Final Plot	e in Rupees			£±.	0 u	2 %	c.) be er	1 (-) the 3,14	
Serial Number	of Land	Numbe	<u> </u>	Øq.M	– 5	_		ē	æ -:		Undeveloped		e III nupees	Developed		tion (ation (9 (c.)	ent Colum Column (b)	ution 50% lumn 12	Addition to(+) or Deduction from(-) contribution to be made under other sections	mano or by eing t on of	a <del>X</del>
ne of	Tenure	vey I	Number	rea (	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Numb	FP Area Sq.m.	mi- nal Per	nout rnce alue f cture	isive f cture	e of Plot Iue	nout rnce alue f cture	lusive of ucture	tribu pens umn olum	ement (b) - Co	ribut Colu	dition uction ributi e und secti	et de (+) c er, be dditic	Rem
Nan	Te l	Sur	Z	OP Are	S Vali	Wi Refe val Stri	Str	Z	Ę.,	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclu Strue	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	ncre 10 (b	Contribut of Colu	Adc Conf mad	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	
1 2	3(a)	) 3(b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b )	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
इतर अधिकारातील नावे																					
साधना सहकारी बँक लि.हडपसर शाखा - प्रशांत अंभु	रे																				
बँक बोजा- सहकारी बँक- साधना सहकारी बँक लि.हडपसर शाखा - प्रशांत अंभुरे																					
बाबासाहेब भगवान आतिकरे																					
बाबासाहेब भगवान आतकिरे																					
सुभाष भगवान आतिकरे																					
विश्वास भगवान आतिकरे																					
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 गायकवाड																					
शैलेश नारायण चव्हाण																					
सुनिल रामभाऊ साळुंके																					
माया एस. शहा																					
17 सुधामय दास								16	24,850.00												
रत्ना सुधामय दास																					
लिओ ओ. क्रुझ																					
क्रिस्टीना लिओ क्रुझ																					
मेजर औंदत्य दत्ता																					
राजीव अशोक भाटिया																					
विद्या मदन इजंतकर																					
मदन शंकर इजंतकर																					
डुले महेश आण्णाराव																					
खद्दे सतिश शिवरणप्पा																					
विवेक मेघश्याम देसाई																					
प्रदिप मेघश्याम देसाई																					
विवेक मेघःशाम देसाई	1	34/9	6-P	24500.00	5200	12,74,00,000	15,06,46,577.6			5460	6,68,85,000	7,42,22,101	1 12017	14,72,08,250	17,04,54,828	-76424477	80323250	4016162	25	-36262851.71	
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 व्हिलमकोटुट जिवघीरु थॉम	स																				
लिता मेरी जोसेस वाईफ ऑफ लिन्तु थॉमस																					
वर्गीस कुलतिनकोराटु वर्गीस																					
रॉबीन वर्गीस					1					1											

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											and Valuation State										
-e-	2	- Je		?	Origin	nal Plot Values in Rupees						Final Plot	in Rupees			£±.	6 u	12	(-) be er	nand · by (-) ing the n of 1,13,14	
Serial Numb	Tenure of La	Survey Numk	Number	ıP Area (Sq.M	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Number	FP Area in Sq.m.	Rate of Semi- Final alue Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure	Contribution (+) compensation (+) Column 9 (c) - Column 6 (c)	ncrement Column 10 (b) - Column 9 (b)	Sontribution 5 of Column 1	Addition to(+) or Deduction from(-) contribution to be made under other sections	Net demanc from(+) or by owner, being t addition of columns 11,13	Remark
1 2	3(a	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 मत्थु तर्फे कु.मु. शोशाम्मा टी जोग																					
मिनोजी कन्जुन्जुम्मा थॉमस सन ऑफ व्ही जीववर्गी थॉमस	स																				
बिनसी मिनोजी कन्जुन्जम्मा 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 आतिकरे				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 आतिकरे																					
सुभाष 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	
विश्वास भगवान आतिकरे																					
कुंदा श्यामसुदर पुरी				350.00	5200	18,20,000	18,20,000.00	1		5460	9,55,500	9,55,500	12017	21,02,975	21,02,975	-864500	1147475	573737.5		-290762.5	
संजीवनी दिनेश सुपल				200.00	5200	10,40,000	10,40,000.00	1		5460	5,46,000	5,46,000	12017	12,01,700	12,01,700	-494000	655700	327850		-166150	
रणजित डेव्हलपर्स तर्फे				1440.00	5200	74,88,000	74,88,000.00	1		5460	39,31,200	39,31,200	12017	86,52,240		-3556800	4721040	2360520		-1196280	
सोमनाथ शशिकांत घोमण				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	
उमेश प्रभाकर गोडबोल				400.00	5200	20,80,000	35,39,014.52			5460	10,92,000	10,92,000		24,03,400	38,62,415	-2447015	1311400	655700		-1791314.515	
चनबसप्पा बी गुंजारी																					
उमेश सी गुंजारी				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	
अभिजीत अनिल सारथे	1	34/11	11-P																		
अनिल नारायण सारथे				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	
लोकेन्द्र कन्दनाणी				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	
हसीनजहाँ फखरुद्दीन खान				222.00	0200	11,01,100	, ,	-		0.100	0,00,000	0,00,000	.2017	10,00,007	10,00,007	0.00.0	727027	00010.0		10112010	
अब्दुल्ला चुनमुन खान				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	
अर्जित मुखर्जी				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	
शाम शंकर शौचे				010.00	0200	10,00,000	10,00,000.00			3400	0,00,000	0,00,000	12017	10,32,070	10,02,070	770000	1002720	010000.70		201000.20	
जयश्री शाम शौचे				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	
संदीप श्रीराम कांबळे								1													
प्रदिप मधुसुदन नंद				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	
धनंजय विश्वनाथ तायडे					0200	3.,20,000	3.,20,000.00			0.50	55,55,000	30,00,000	.20.7	55,55,556	33,00,000	2.17000	2000000	1000173		310023	
DP area's total for 34/6 and 34/9 on 7/12 and individual areas d	on't match	. Hence taken	as per Ekun.	S.no 34/6 (Sunil D	attatray Argade, Sa	I anjay Vasant Ransingh, Khati	tija Parvez Khan. Juveri	ia Rizwan Kha	an,Mahira Jawed	Badqujar											
देवानंद परशराम बांदल	1		9-P	1800.00	5200	93,60,000	93,60,000.00		, 34.1104	7800	70,20,000	70,20,000	13655	1,22,89,500	1,22,89,500	-2340000	5269500	2634750		294750	
देवानंद परशराम बांदल		3 11 1		. 500.00	0200	33,30,000	30,00,000.00	1		, 550	. 0,23,000	. 5,25,000	.0000	.,22,00,000	.,,00,000	2540000	3200000	2004700		2047.00	
जिजाबा परशराम बांदल																					
18 इतर अधिकारातील नावे		_						17	1,900.00								_				
तुकडेबंद विरूध्द व्यवहार-कु.का.विरूध्द व्यवहार	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	
10		07/5	0.0	1000.00	5000	50.00.000	E0.00.000.00	10	F00 =	0 7000	00.00.000	00.00.00	10075	04.07.500	04.07.50	400000	050755	10007==		040==	
19 ग्रामपंचायत वडाचीवाडी	1	37/P	8-P	1000.00	5200	52,00,000	52,00,000.00	18	500.00	0 7800	39,00,000	39,00,000	12875	64,37,500	64,37,500	-1300000	2537500	1268750		-31250	

<sup>100</sup> 

Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 Redistribution and Valuation Statement Original Plot Final Plot Tenure of Land Value in Rupees Undeveloped Developed ontribution ( Number # S S Rate of Original Value Per Sq.M. clusive of ructure Without Refernce to value of Structure 3(a) 4 6 (a) 6 (b) 6 (c) 7 9 (a) 9 (c) 10 (a) 13 16 3(b) 9 (b) 10 (b) 10 (c) हिरामण नारायण बांदल लक्ष्मण गोपीचंद बांदल नितीन गोपिचंद बांदल गंगुबाई गोपिचंद बांदल सुवर्णा देविदास मासाळ इतर अधिकारातील नावे बोजा सहकारी सोसायटी इकरार उंडरी वि.का.से.सो. --हिरामण बांदल 26,24,37,416.3 19-1 & 19-2 37/P 8-P 33100.00 5200 17,21,20,000 16.550.00 7800 12.90.90.000 21.94.07.416 12875 21.30.81.250 30.33.98.666 -43030000 83991250 41995625 -1034375 बोजा- सहकारी सोसायटी इकरार बोजा सहकारी सोसायटी इकरार उंडरी वि.का.से.सो. --हिरामण बांदल बोजा सहकारी सोसायटी इकरार . --हिरामण बांदल हि. बोजा सहकारी सोसायटी इकरार . --हिरामण बांदल हि. FP given in two parts. FP 19-1 is having area 8156 Sq.M. & FP 19-2 is having area 8394 Sq.M. महादेव श्रीपती कोतवाल शंकर श्रीपती कोतवाल रामदास श्रीपती कोतवाल सुभाष श्रीपती कोतवाल 34/2 22-P 3900.00 5200 2.02.80.000 2.02.80.000.00 20 1.950.00 1.26.75.000 1,26,75,000 2.18.10.750 2.18.10.750 -7605000 9135750 4567875 -3037125 6500 11185 अंजनाबाई नारायण कामठे सीताबाई पांडरंग खोटे रतनबाई बबन घुले बाबासाहेब भगवान आतिकरे 1450.00 5200 75,40,000.00 50,89,500 50,89,500 10457 75,81,325 75,81,325 -2450500 2491825 1245912.5 -1204587.5 75,40,00 7020 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 9,72,50 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 गिंताजली 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 10,45,700 -338000 343700 171850 200.00 5200 10,40,000 10,40,000.00 7020 7,02,000 7,02,000 10457 10,45,700 -166150 चारुदत्त चंदकांत मोकासदार 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 34/1 18-P 2,850.00 सुजय विजय तंबाकु 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

सागर हुकुमचंद दाभोडा

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

<sup>101</sup> 

Redistribution	and Va	aluation	Statement

											Redistribution	and Valuation State	ment									
mber	Owner	Land	ımber		q.M.)	Origin	al Plot Values in Rupees	JC .	_	<u>.</u> <u>.</u>		Undeveloped	Final Plot Value	in Rupees	Developed		ion (+) tion (-) ( ( C ) - 6 ( C )	Solumn umn 9	nn 50% nn 12	(+) or rom(-) r to be other sr	and by (-) ng the o of 1,13,14	. <del>.</del>
Serial Nu	Name of C	Tenure of	Survey No	Number	OP Area (S	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Numpe	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contributi compensal Column 9 Column	Increment ( 10 (b) - Col (b)	Contributic of Colum	Addition to(+) or Deduction from(-) contribution to be made under other sections	Net demand from(+) or by owner, being t addition of columns 11,13	Rema
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 विजय पांड्रंग 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				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	)
	रुबीणा हफीज सैय्यद															, ,						
	निता प्रविण पाटील प्रविण लखम गोंडा पाटील				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	5
	महेश सोपान कोरे				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	_ 5
	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	ز
	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	ز
	सलीम वजोद्दीन काझी संतोष दिनकर कारंजकर				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	)
	William William																					
	ओपनस्पेस	1	34/3/34/4/ 35/2A PLOT NO. 1		1350.00	5200	70,20,000	70,20,000.00			6500	43,87,500	43,87,500	9885	66,72,375	66,72,375	-2632500	2284875	1142437.5		-1490062.5	;
23	ॲमिनीटी स्पेस	1	34/3/34/4/ 35/2A PLOT NO. 2	23+25	2025.00	5200	1,05,30,000	1,05,30,000.00	22	5,060.00	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 Plo	ot is already under amenities, FP is	given e	equal to (	OP		1	<u> </u>				1	1			1	J.	1			1		

विनोदकुमार सिंग	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 आतिकरे	34/3/34/4/ 35/2A 1 PLOT NO.	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	4/2													
राजु परशुराम वाघ	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
बैसाखी 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														
विजय रॉय		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
संजय जगन्नाथ धोमण	34/3/34/4/ 35/2A PLOT NO. 1 4/5	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
मोनीका रॉय	34/3/34/4/													
विजय रॉय	1 35/2A PLOT NO. 4/6	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
मोनीका रॉय														
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														
रुं दा बसन्यप्पा तिगडी	34/3/34/4/ 35/2A													
राजु परशुराम वाघ	1 PLOT NO. 4/7	178.87	F200	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
विञ्चल वसंत घोमण		1/0.0/	5200	9,30,124	9,30,124.00	0000	5,01,326	5,81,328 11835	10,56,463	10,56,463	-340/9/	477136	230307.0023	-110220.03/5

<sup>102</sup> 

Dadiatribution	and Valuation	Ctatament

										Redistribution	and Valuation Stater	nent								
ner	2	per		2	Origina	al Plot Values in Rupees						Final Plot Value	in Rupees			(÷ (÷ (÷ (÷ (÷ (÷ (÷ (÷ (÷ (÷ (÷ (÷ (÷ (	0 uu 9	50% 12	o (-) or	and by (-) ng the 1 of 1,13,14
Name of Ow	Tenure of Land	Survey Number	Number	ıP Area (Sq.A	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Number	FP Area in Sq.m.	Rate of Semi- Final 'alue Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	ncrement Col 10 (b) - Colum (b)	Contribution !	Addition to(+) or Deduction from(-) contribution to be made under other sections	Net deman from(+) or by owner, being addition o
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
संजय जगन्नाथ धोमण																				
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				110.10	3200	0,19,300	0,19,300.00			0300	3,07,200	3,07,230	11000	7,00,070		-202040	317033	130910.3123		-73420.1073
उज्वल कुमारसिंह				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
मनिष रंजनकुमार																				
शशी रंजनकुमार																				
विनायक विठ्ठल कामठे																				
रविंद्र पंढरीनाथ कामठे																				
सचिन बबनराव काळोखे				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
सोमनाथ अंनता शेडगे																				
सचिन बाळकृष्ण औताडे																				
नितीन भिकोबा गायकवाड			23+25					23	4,258.2450											
प्रविण भानुदास सरकाळे																				
संतोष जिवराज कोठारी				232.34 123.82	5200 5200	12,08,168 6,43,864	12,08,168.00 6,43,864.00			6500 6500	7,55,105 4,02,415	7,55,105 4,02,415		13,74,872 7,32,705	13,74,872 7,32,705	-453063 -241449	619767 330290	309883.475 165144.925		-143179.525 -76304.075
संजयकुमार जैस्वाल																				
सुधिर जिवराज कोठारी				232.34	5200	12,08,168	12,08,168.00			6500	7,55,105	7,55,105		13,74,872	13,74,872	-453063	619767	309883.475		-143179.525
समीर शरदचंद्र पवार जॉन मनोज वस्तद				510.98 128.30	5200 5200	26,57,096 6,67,160	26,57,096.00 6,67,160.00			6500 6500	16,60,685 4,16,975	16,60,685 4,16,975		30,23,724 7,59,215	30,23,724 7,59,215	-996411 -250185	1363039 342240	681519.575 171120.125		-314891.425 -79064.875
तृप्ती मनोज भटकर																				
मनोज बाबराव 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
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 आतिकरे																				
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		34/3/34/4 35/2A	./	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	1	PLOT NO.		100.10	5000	7.04.000	7.04.000.00			0500	4.50.050	4.50.050	44005	0.04.000	0.04.000	074000	074.050	105004.75		05005.05
हिरेंद्रकौर चहल		3		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
संतोष भिकनराव गिरे																				
गजानन भिकनराव गिरे				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
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 बिथीका 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
अरविंद धोंडिबा खोमणे रोहीणी अरविंद खोमणे				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
राहाणा अरावद खामण 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 मॉरेस जोसेफ रॉबीन्स				232.34	5200	10.00.100	12.00.160.00			6500	7,55,105	7,55,105	11005	10.74.070	10.74.070	452062	619767	309883.475		140170 505
लिलयन एलीन 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	019/0/	პსყზზპ.4/5		-143179.525
तानाजी गुंडाजी शेंडगे सुरेखा तानाजी 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
अल्पना सचान				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
 संगिता अंकुश शिंदे निलेश कमलापुरे				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
ज्योती बी कमलापुरे																				
रोस मोन्सरेट				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

<sup>103</sup> 

Form 1:(see rules 6(v) and 21 (1)  WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2																				
										WADAC										
						Origina	al Diet				Redistribution	and Valuation Stater	nent Final Plot					-		
aper .	<i>N</i> ner	of Land	nber		- Ž	Origina	Values in Rupees	ive of ture		_		Undeveloped		n Rupees	Daveland		oution (+) ssation (-) nn 9 (c) - mn 6 (c)	ent Column Column 9 (b)	Contribution 50% of Column 12 Addition to(+) or Deduction from(-) contribution to be made under other sections	nd by (-) g the of 13,14
N N	ō ō	e of L	y Numb	nber	a (Sq.	of Per M.			nber	ë ë: E:	±. è_	Undeveloped ≒ ೫ o ≗	ē ē *	- 5 °	Developed ± 9 ⊕ º	e				dema Jork being ition is 11,
Serial		Tenure	Surve	N N	OP Area	Rate of Original Value Per Sq.M.	Without Refernce i value of Structure	Struc	N .		Rate of Semi- Final Value Pe Sq. M		Inclusive of Structu	Final Plo	Without Refernce to value of Structure	of of Structu	Contributic compensati Column 9 Column 9	Increment ( 10 (b) - Col (b)	•	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14
1	<b>2</b> संजना राजेंद्र काकडे	3(a)	3(b)	4	<b>5</b> 148.69	<b>6 (a)</b> 5200	6 (b) 7,73,188	6 (c) 7,73,188.00	7	8	<b>9 (a)</b> 6500	9 (b ) 4,83,243	9 (c) 4,83,243	10 (a) 11835	10 (b) 8,79,873	10 (c) 8,79,873	-289946	<b>12</b> 396631	13 14 198315.2875	15 16 -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			-																
	जगदिश आसनदास 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
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
20	3, 11,10					3000	20,00,000	20,00,000.00		200.00	10000	20,07,000	20,07,000		30, 10,000	30,10,000	112000	. 100000	7.0000	273333
	जिजाबा परशराम बांदल			622			32,34,400	32,34,400.00					20,21,500	9885	30,74,235	30,74,235	-1212900	1052735	526367.5	
	भिकु बाबुराव चव्हाण																			-686532.5
	गुलाब बाबुराव चव्हाण				000.00	5000					0500	00.04.500								
	कमलाबाई सखाराम रोडे				622.00	5200					6500	20,21,500								
	सुभद्रा दत्तू खोमणे																			
	देवानंद परशराम बांदल																			
26	मे रणजित डेव्हलपर्स तर्फे	1	34/5	26-P	3000.00	5200	1,56,00,000	1,56,00,000.00	25	1,950.00	6500	97,50,000	97,50,000	9885	1,48,27,500	1,48,27,500	-5850000	5077500	2538750	-3311250
	प्रो.प्रा बाबासाहेब भगवान आतिकरे			_																
	कैलास 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																			
																<u> </u>			<u> </u>	
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		30/2/11	20.	335.00	4420	14,80,700	14,80,700.00	20	000.00		12,10,000	07,07,100	10028	3	00,11,020	1.10000	2107700	1070000	2102210
FP is given equal to OP due to existing structures																				
	अनिता रमेश ढोरे																			
	गंगुबाई बाळकृष्ण घुले																			
	राजेंद्र बाळकृष्ण घुले																			
	संजय बाळकृष्ण घुले																			
28	जयश्री ईश्वर कड	1				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	
	मंजुषा संदिप चरवड	1	35/2B	20-P	500.00															-69737.5
20	वर्षा लक्ष्मीकांत कवडे		33/ZD	20-1	300.00	4420	22,10,000	22,10,000.00	21	230.00	0031	17,12,730	17,12,730	10271	23,07,773	23,07,773	-437230	033023	42/3/2.3	-03737.3
	सुनिता मधुकर बांदल																			
	सुरेखा ईश्वर कड																			
	सोपान एकनाथ घुले																			
	सुभाष एकनाथ घुले																			
		<u> </u>		1		1				<u> </u>		1			1	<u> </u>	I		<u> </u>	
	तानाजी बाजीराव बांदल		35/1	19			3,58,80,000	4,97,03,948.64					2,69,10,000				-22793949	25581750	12790875	
	बाळासाहेब बाजीराव बांदल													15215	5,24,91,750	6,63,15,699				
	दत्तात्रय बाजीराव बांदल				6900.00	5200					7800	2,69,10,000								-10003073.64
29	छाया अरविंद भोसले	1							28	4,050.00										
	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			6054	24.05.500	24.05.500	13697	68,48,300	68,48,300	-994500	3422800	1711400	716900
	उषा विजय तुप बाबासाहेब भगवान आतिकरे				1000.00	4420	4,42,000	4,42,000.00			6851 6851	34,25,500 3,42,550	34,25,500 3,42,550	13697	6,84,830	6,84,830	-994500 -99450	3422800	1711400	716900
				1		1	, ,,	. ,		1	-	., ,		-	1,- ,				-	

<sup>104</sup> 

Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 Redistribution and Valuation Statement Original Plot Final Plot Tenure of Land Value in Rupees Undeveloped Developed # S S Without Refernce to value of Structure Without Refernce to value of Structure 3(a) 4 6 (a) 7 9 (a) 9 (c) 10 (a) 13 16 3(b) 6 (b) 6 (c) 9 (b) 10 (b) 10 (c) सतिश विजय तुपे 6845600 2000.00 4420 88,40,000 88,40,000.00 6851 68,51,000 68,51,000 13697 1,36,96,600 1,36,96,600 -1989000 3422800 1433800 सागर विजय तुपे राजीव सिताराम शिवदे 1.10.50.000 1.10.50.000.00 1.71.20.750 1.71.20.750 -2486250 8557000 4278500 राजेंद्र महादेव देशमुख 2500.00 4420 6851 85.63.750 85.63.750 13697 1792250 धनंजय भिकाजी जाधव श्री सिध्दीविनायक डेव्हलपर्स तर्फे प्रोप्रा 94.00 4420 4,15,480 4,15,480.00 6851 3,21,997 3,21,997 13697 6,43,740 6,43,740 -93483 321743 160871.6 67388.6 विश्वास भगवान आतिकरे मोहन एस माळी स्वाती गणेशराव घोगरे 13,56,940 13697 21.02.428 21,02,428 -305312 307.00 4420 13,56,940.00 6851 10,51,629 10,51,629 1050800 525399.8 220088.3 35/2A- P 29 3.329.50 20-P निखत खान हेगडे 12.33.180.00 9,55,715 9.55.715 19,10,676 -277466 477480.6 279.00 12.33.180 6851 13697 19,10,676 954961 200015.1 4420 संतोष एस हेगडे श्रीनिवासन नरसिंह थिटाई 279.00 12,33,180 12,33,180.00 9,55,715 9,55,715 19,10,676 19,10,676 -277466 954961 477480.6 200015.1 4420 6851 13697 वसुंदरा प्रभाकर कुलकर्णी प्रभाकर विनायक कुलकर्णी इतर अधिकारातील नावे 4.42.000 4.42.000.00 6851 6.84.830 6.84.830 342280 171140 100.00 4420 3.42.550 3.42.550 13697 -99450 71690 बोजा- सहकारी सोसायटी इकरार वडाचीवाडी वि.का.से.सो.इकरार शकुंतला, देवानंद, जिजाबा परशुराम बांदल साहेबराव सिताराम बांदल शकंतला परशराम बांदल 11,47,09,526.0 30-1 & 30-2 35/2A-P 20-P 25106.00 4420 11,09,68,520 12,553.00 6851 8,60,00,603 8,97,41,609 15752 19,77,33,60 20,14,74,607 -2496791 111732998 55866498.85 30898581.8 देवानंद परशराम बांदल जिजाबा परशराम बांदल 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 दत्तात्रय कोंडिराम आमले अनुराधा दत्तात्रय आमले अमोल दत्तात्रय बांदल शेखर दत्तात्रय बांदल मुनिरबी आब्बास सैय्यद मंगल सुभाष शिंदे गुलाब काळुराम घुले पद्मा सुरेश इंगवे प्रशांत सुरेश इ्ंगवे विनायक खेमाजी शिंदे अंजेश सदाशिव जगताप विशाल मल्लिकार्जुन नामवार रामदास ज्ञानोबा उगले राम् गौराप्पा संगृटी फिरोजा अख्तर रयपल्ले संभाजी चिंतामण बांदल संजय विक्रम जगताप राजपाल संभाजी एकोंडे मनोज संभाजी एकोंडे ज्ञानेश्वर रंगनाथ सुर्यवंशी गौतम ग्यानबा साखरे

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

<sup>105</sup> 

Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 Redistribution and Valuation Statement Original Plot Final Plot Tenure of Land Value in Rupees Undeveloped Developed ontribution ( Number # S S clusive of ructure Without Refernce to value of Structure 3(a) 4 6 (a) 6 (b) 6 (c) 7 9 (a) 9 (c) 10 (a) 10 (c) 13 16 3(b) 9 (b) 10 (b) 15 12 मॅन्युअल सॅम्युअल दास अविनाश रामचंद्र माळी 14/1/1 39-P प्रभावती रामचंद्र माळी 8972.4750 34992652.5 4,63,87,696 -12049030.75 मकरंद रामचंद्र माळी 3900 5,25,29,886.80 31 4,486.2375 5070 2,27,45,224 2,86,59,620 10340 6,39,24,930 -23870267 23642472 11821235.81 माधरी रामचंद माळी संदीप केथल सिंग स्निल मुंडकामनील जॉन विवेक जी रोजोरीया लेप्टनंट घनश्याम दास लिला रमेश सोनपाल समीर गजानन देसाई प्रदीप बबनराव वाजे विलास लक्ष्मण शेडगे संध्या विलास शेडगे एकनाथ यशवंत शिर्के संजय विठ्ठल पाटील प्रल्हाद सखाराम माळी विकास केशव वाढे मंगेश कालिकाप्रसाद विश्वकर्मा सुनिल जुम्मन पिवाल हनुमंत्राया रंगाय्या रेड्डी सषमा अंजेश जगताप मेनीनाथ गोरखनाथ गोसावी पी. व्ही राधाकृष्णन चीफ प्रमोटर सुलेखा गृहरचना संस्था नियोजित 14/1/2 अविनाश संपतराव ताकवले Only part of this Survey number comes in TPS Boundary कांचन संदीप बांदल 1,63,31,438.75 32 5082412.5 1800562.5 5/12 37-P 3300.00 4420 1,45,86,000 1,650.00 6851 1,13,04,150 1,30,49,589 13012 2,14,68,975 2,32,14,414 -3281850 10164825 दिपाली दत्तात्रय बांदल मरलीधर दत्तोबा लोणकर 1100.00 4420 48,62,000 48,62,000.00 5746 31,60,300 31,60,300 10205 56,12,640 56,12,640 -1701700 2452340 1226170 -475530 श्रीकांत श्रीरंग आबनावे अमोल श्रीरंग आबनावे 26,52,000 26,52,000.00 17,23,800 10205 30,61,440 -928200 1337640 -259380 600.00 4420 5746 17,23,800 30,61,440 668820 कैलास श्रीरंग आबनावे प्रसेनजीत श्रीकृष्ण फडणवीस 400.00 17,68,000 49,85,430.66 5746 11,49,200 10205 20,40,960 52,58,391 -618800 891760 445880 4420 43.66.631 -172920 दिलीप बापु भगत 200.00 4420 8,84,000 8,84,000.00 5746 5,74,600 5,74,600 10205 10,20,480 10,20,480 -309400 445880 222940 -86460 आराधना अरविंद देशमुख 5/11 36-P 2,550.00 33 13,26,000.00 5746 15,30,720 -464100 334410 300.00 4420 13.26.000 8.61.900 8.61.900 10205 15.30.720 668820 -129690 अरविंद माणिकराव देशमुख शैलेश दौलतराम पहिलवार्ण 1000.00 4420 44.20.000 55.04.009.77 5746 28,73,000 28,73,000 10205 51,02,400 61,86,410 -2631010 2229400 1114700 -1516309.766 जालींदर गणपती कसबे 500.00 4420 22.10.000 72.71.299.26 5746 14.36.500 64.97.799 10205 25.51.200 76.12.499 -773500 1114700 557350 -216150 नरगिस जोहर अली

4420

44,20,000

72,05,305.45

1000.00

फरिदा सुझाऊद्दीन हाफीज

शहनाज कमरुद्दीन लाईटवाला

-432300

5746

28,73,000

56,58,305

10205

51,02,400

78,87,705

-1547000

2229400

1114700

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

<sup>106</sup> 

												see rules 6(v) and 21 (									
										WADA		T TOWN PLANNING S									
							Original Plot				Redistribution	on and Valuation State	Final Plot				_	E 6	.0		. 4
nper	w ner	of Land	Number		Ž.		Values in Rupees			_		Undeveloped		in Rupees	Developed		Contribution (+) Compensation (-) Column 9 (c) - Column 6 (c)	Colum olumn 9	tribution 50% f 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
	<u>p</u> Q	e of I	N	per	a (Sq	Per of	M. out ce to	ve of ture	nber	ë ë Ë	j-		e <u>e</u>	± 5 °		8 <del>2</del>	butio nsati nn 9 ( mn 6	(a) (b) (a)	ution	on to(- ion fro ution inder o	dema ) or t bein ttion ns 11
Seria	аше	enure	Survey	N P	Area	Rate of Original Value Per	Sq.M. Without tefernce t value of Structure	nclusive Structur	Numbe	FP Area Sq.m.	Rate of Semi- Final alue Per	Without Refernce to value of Structure	clusi of ructu	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusiv of Structu	ontri ompe Colun Colu	reme (b) -	of Cc	Addition Peduct ontribound on see	Net c om(+ wner, addii
1	2		) 3(b)	) 4	5	6 (a)	_	6 (c)	7	8	9 (a)		9 (c)	10 (a)		三	11	<u>2</u> 9 12	<u> </u>	14	± 8 8 15 16
1	 गणेश सुरेश बांदल	3(2	) 3(D	4	5	0 (a)	6 (b)	6 (C)	,	0	9 (a)	9 (b )	9 (C)	10 (a)	10 (b)	10 (c)	"	12	13	14	15 16
35	सरेश गणपत बांदल	1	5/10	0 34-F	2000.	00 4940	98,80,000	1,01,64,034.72	34	2,000.00	0 6175	1,23,50,000	1,26,34,035	12615	2,52,30,000	2,55,14,035	2470000	12880000	6440000		8910000
Area is given e	equal to OP due to structure																				
	ं देवानंद परशराम बांदल																				
36	जिजाबा परशराम बांदल	1	5/9	33-F	2200.	00 4940	1,08,68,000	1,08,68,000.00	35	1,100.00	0 6422	70,64,200	70,64,200	11084	1,21,91,960	1,21,91,960	-3803800	5127760	2563880		-1239920
	<u> </u>																				
	बबन तुकाराम बांदल				350.0	0 4940	17,29,000	17,29,000.00	)		6422	11,23,850	11,23,850	11084	19,39,630	19,39,630	-605150	815780	407890		-197260
	नानासाहेब बबनराव बांदल		5/8/		350.0	0 4940	17,29,000	17,29,000.00	)		6422	11,23,850	11,23,850		19,39,630	19,39,630	-605150	815780	407890		-197260
7	बबन तुकाराम बांदल	1	5/88	42-F B	800.0	0 4940		39,52,000.00	36	1,100.00	6422	25,68,800	25,68,800		44,33,440	44,33,440	-1383200	1864640	932320	<del> </del>	-450880
	नानासाहेब बबन बांदल		5/80		700.0			34,58,000.00	-		6422	22,47,700	22,47,700		38,79,260	38,79,260	-1210300	1631560	815780	+ +	-394520
		I																			
3	दत्तात्रय नानासो बांदल	1	5/7	' 43-F	2000.	00 4940	98,80,000	1,02,21,942.52	2 37	1,000.00	0 6422	64,22,000	67,63,943	11084	1,10,83,600	1,14,25,543	-3458000	4661600	2330800		-1127200
									•								<u> </u>				
	सुमित बापु बांदल				450.0	0 4940	22,23,000	22,23,000.00	)		6422	14,44,950	14,44,950	11084	24,93,810	24,93,810	-778050	1048860	524430		-253620
	अमित बापु बांदल	1	5/6	6 44-F	450.0	0 4940	22,23,000	94,93,894.10	38	900.00	0 6422	14,44,950	87,15,844	11084	24,93,810	97,64,704	-778050	1048860	524430		-253620
	सुरज सतिश बांदल				900.0	0 4940	44,46,000	44,46,000.00	)		6422	28,89,900	28,89,900	11084	49,87,620	49,87,620	-1556100	2097720	1048860		-507240
										T				T						1	
	जयवंताबाई एकनाथ बांदल				0.00	4940	0	0			6422	-		11084	-	-	0	0	O		0
	पारुबाई एकनाथ बांदल																			-	
)	राणी नवनाथ बांदल	1	5/4E	B 56-F	1500.	00 4940	74,10,000	74,10,000.00	39	1,500.00	6422	48,16,500	48,16,500	11084	83,12,700	83,12,700	-2593500	3496200	1748100		-845400
	दिपक निवृत्ती बांदल				750.0	0 4940	37,05,000	37,05,000.00	)		6422	24,08,250	24,08,250	11084	41,56,350	41,56,350	-1296750	1748100	874050		-422700
	हिराबाई उत्तम बांदल				750.0	0 4940	37,05,000	37,05,000.00	)		6422	24,08,250	24,08,250	11084	41,56,350	41,56,350	-1296750	1748100	874050		-422700
	बबन तुकाराम बांदल																				
	नानासाहेब बबन बांदल																				
	बापुसाहेब बबन बांदल																				
	मारुती बबन बांदल	1	5/1	A 31-F	4200.	00 4680	1,96,56,000	1,96,56,000.00	,		5681	1,19,30,100	1,19,30,100	10120	2,12,52,630	2,12,52,630	-7725900	9322530	4661265		-3064635
	चंद्रकांत बबन बांदल		0,		1200.		1,00,00,000	1,00,00,000.00			0001	1,10,00,100	1,10,00,100	.0.20	2,12,02,000	2,12,02,000	772000	3322333	100.200		333.333
	अशोक बबन बादल																				
	गुरुदास बबन बांदल																				
	बबन तुकाराम बांदल								1											-	
	नानासाहेब बबन बांदल								40	3,950.00	0										
	बापुसाहेब बबन बांदल																				
	मारुती बबन बांदल				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
-	<u> </u>	1	5/4	A 56-F		4940	31,38,000	00.000,000			5001	52,34,925	UZ,U4,9Z5	10120	33,01,276	33,01,270	-3004075	4100303	2000176.20		-1030030./3
	चंद्रकांत बबन बांदल																				
	अशोक बबन बादल																				
	गुरुदास बबन बांदल 																				
	आनंता दगडु बांदल				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	1	5/5/	1 35-F	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
	छाया अरविंद भोसले																				
	कोंडाबाई बाजीराव बांदल																				

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										WADAC		ee rules 6(v) and 21 TOWN PLANNING 5									
										WADAC		and Valuation State									
-	<b>a</b>	9	<u> </u>			Origin	nal Plot						Final Plot				⊋©,	E 6	% 3	- T = -	- e - F.
agun	o E	of Land	g E	<u>*</u>	(Sq.M.)	<u>.</u>	Values in Rupees	ь <sub>ө</sub>	<b>a</b>	<u>.</u>		Undeveloped	Value	in Rupees	Develope	d	tion ( ation 9 (c )	Column 9 slumn 9	on 50% mn 12	from( from( on to b er othe	nand r by ( ing tl n of 11,13
ia Z	e of	Tenure o	vey N	Numbe	rea (S	Rate of Original Value Per Sq.M.	Without efernce t value of Structure	nclusive Structur	Numbe	FP Area Sq.m.	e of nai-inai . Per	nout rnce alue f cture	sive f cture	e of Plot Iue	rnce alue f cture	lusive of ucture	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	ment ( ) - Col (b)	contribution E	dition t uction ributic e unde sectic	Net demand from(+) or by (-) owner, being the addition of columns 11,13,1
S	Nar	Ter	Sur	2	OP A	S o E	W Refe va Str	Str	Z	E	Rate of Semi- Final Value Pe Sq. M	Without Refernce to value of Structure	Inclusi of Struct	Rate of Final Plot Value	Without Refernce to value of Structure	Inclu O Stru	8 8 8	Increm 10 (b)	Cont	Add Dedt conti	fron fron own a colu
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
	तानाजी बाजीराव बांदल																				
	बाळासाहेब बाजीराव बांदल																				
	दत्तात्रय बाजीराव बांदल	1	5/5/2	35-P	4500.00	4420	1,98,90,000	1,98,90,000.00			5746	1,29,28,500	1,29,28,500	11929	2,68,39,350	2,68,39,350	-6961500	13910850	6955425	<b>i</b>	-6075
	छाया अरविंद भोसले																				
	कोंडाबाई बाजीराव बांदल																				
42	रंजना दादासाहेब बांदल								41	13,500.00											
	उध्दव दादासाहेब बांदल																				
	राजु दादासाहेब बांदल																				
	भारती दिलीप तुपे	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
	शालन राजन मते																				
	सुरेश गणपत बांदल ताराबाई गणपत बांदल																				
	राराबाइ गणपत बादल शकुंतला परशराम बांदल																				
	देवानंद परशराम बांदल		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
	जिजाबा परशराम बांदल	'	3/3/4	33-1	3100.00	4420	2,23,42,000	2,23,42,000.00			3740	1,40,32,300	1,40,02,000	11323	3,04,17,330	3,04,17,930	-7003700	13703030	7002013		-0003
	मुरलीधर दत्तोबा लोणकर				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	1	5/5/5	35-P	3100.00	4420	1,37,02,000	1,37,02,000.00	-		5746	89,06,300	89,06,300		1,84,89,330	1,84,89,330	-4795700		4791515	-	-4185
	3																				
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
	भानुदास ज्ञानोबा धनवडे																				
	शिवाजी भानुदास धनवडे																				
	अधिन प्रकाश धनवडे																				
	दिपक प्रकाश धनवडे																				
	पांडुरंग उर्फ नवनाथ अरुण धनवडे	1	6/2	66-P	9100.00	4160	3,78,56,000	3,78,56,000.00			4368	1,98,74,400	1,98,74,400	9724	4,42,43,290	4,42,43,290	-17981600	24368890	12184445	,	-5797155
	उषा गोरखनाथ बांदल																				
	सविता सुनिल घुले	-																			
-	कविता अरुण धनवडे सोनाली अरुण धनवडे																				
	सानाला अरुण धनवड कांता अरुण धनवडे	-																			
-	शिवाजी भानुदास धनवडे	1	6/1/1-P	65-P	600.00	4160	24,96,000	24,96,000.00	1		4368	13,10,400	13,10,400	9724	29,17,140	29,17,140	-1185600	1606740	803370	<del> </del>	-382230
44	भानुदास ज्ञानोबा धनवडे	1	<b>9</b> , ,/11			.100	24,00,000	2.,00,000.00	43	7,100.00		.0,10,400	.5,10,700	3,24	20,17,140	20,17,140	110000	1333740	003070	+	332200
_	शिवाजी भानुदास धनवडे																				
	अश्विन प्रकाश धनवडे	_																			
	दिपक प्रकाश धनवडे																				
	पांडुरंग उर्फ नवनाथ अरुण 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
	उषा गोरखनाथ बांदल																				
	सविता सुनिल घुले																				
	कविता अरुण धनवडे																				
	सोनाली अरुण धनवडे																				
	कांता अरुण धनवडे																				
1				1		1	1				1	1			1						

सुरेश गणपत बांदल यमुनाबाई पांडुरंग घुले

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

											Redistribution	and Valuation State	ment							
<u> </u>	<b>5</b>	<b>p</b>	e			Origina							Final Plot				÷±.	E 6	12 12 10 10 10 10 10 10 10 10 10 10 10 10 10	(-) he 14,
g H	Own	Tenure of Land	Numbe	<u></u>	(Sq.M.	<u>.</u>	Values in Rupees		<u>.</u>	<u>=</u> .		Undeveloped	value	n Rupees	Developed		tion ( ation 9 (c )	Column olumn 9	of Column 12 of Column 12 Addition to(+) or Deduction form(-) contribution to be made under other	nand r by ( in of 11,13
ial R	e of	ure	vey N	Number	Area (9	Rate of Original Value Per Sq.M.	Without lefernce t value of Structure	nclusive of Structure	Numbe	FP Area Sq.m.	a ii o	out Three	sive	Plot ue	out ilue	lusive of ucture	rribur	hent (b)	ributi	t der (+) o er, be dditio mns '
Ser	Nan	Ten	Sur	z	OP A	Pa Valu S	Wi Val Stru	Stri	Z	<del>д</del> ,,	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusiv of Structu	Rate of Final Plo Value	Without Refernce to value of Structure	Inclu o Struc	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	increment C 10 (b) - Coli (b)	Oontribution 5 of Column 1 Addition to(4).	Net demand Net demand Owner, being the addition of columns 11,13,14 Remark
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
	अरुणाबाई बाबासाहेब झांबरे																			
	ताराबाई गणपत बांदल																			
45	रंजना दादासाहेब बांदल	1	5/2/P	32-P	7900.00	4680	3,69,72,000	3,69,72,000.00	44	3,950.00	6552	2,58,80,400	2,58,80,400	11253	4,44,47,770	4,44,47,770	-11091600	18567370	9283685	-1807915
	उध्दव दादासाहेब बांदल																			
	राजु दादासाहेब बांदल																			
	भारती दिलीप तुपे																			
	शालन राजन मते																			
	Andre Clare 40																			
													1							
	तानाजी बाजीराव बांदल																			
	बाळासाहेब बाजीराव बांदल																			
46	दत्तात्रय बाजीराव बांदल	1	5/3	45-P	6700.00	4680	3,13,56,000	3,13,56,000.00	45	3,350.00	5850	1,95,97,500	1,95,97,500	10340	3,46,39,000	3,46,39,000	-11758500	15041500	7520750	-4237750
	छाया अरविंद भोसले																			
	कोंडाबाई बाजीराव बांदल																			
	कोंडाबाई श्रीपती बांदल																			
	लक्ष्मीबाई श्रीपती बांदल																			
	रंगनाथ श्रीपती बांदल																			
	नंदकुमार श्रीपती बांदल																			
47	कासुबाई सोपान हरपळे	1	5/2/P	32-P	7300.00	4680	3,41,64,000	4,22,97,681.48	46	3,650.00	6552	2,39,14,800	3,20,48,481	13218	4,82,46,430	5,63,80,111	-10249200	24331630	12165815	1916615
	वैशाली अशोक धुमाळ																			
	सुनिता बाळासाहेब हरपळे																			
															T T	т.	1			
	जयवंताबाई एकनाथ बांदल																			
	पारुबाई एकनाथ बांदल																			
	नवनाथ हरिभाऊ बांदल																			
	इंदूबाई हरिभाऊ बांदल																			
	नंदा ज्ञानेश्वर उंदरे																			
	मंदा बाबासाहेब चव्हाण																			
	उत्तम अनंता बांदल																			
	विठ्ठल अनंता बांदल				0.00	4680	0	0			6552	-	-	13218	-	-	0	0	0	0
	शांताबाई निवृत्ती झांबरे																			
	गंगूबाई अनंता बांदल																			
	जनाबाई अनंता बांदल																			
	ज्ञानोबा भिकोबा बांदल	1	5/1B	31-P																
	विमल तुकाराम बांदल																			
	संतोष तुकाराम बांदल																			
	सुनिता तुकाराम बांदल																			
	रितेश सोपान बांदल				400.00	4680	18,72,000	18,72,000.00	1		6552	13,10,400	13,10,400	13218	26,43,640	26,43,640	-561600	1333240	666620	105020
	संदीप नानासाहेब बांदल				1000.00	4680	46,80,000	46,80,000.00	1		6552	32,76,000	32,76,000	13218	66,09,100	66,09,100	-1404000	3333100	1666550	262550
	दिलीप दत्तात्रय रणिपसे				100.00	4680	4,68,000	4,68,000.00			6552	3,27,600	3,27,600	13218	6,60,910	6,60,910	-140400	333310	166655	26255
	रेखा प्रकाश गायकवाड				100.00	4680	4,68,000	4,68,000.00			6552	3,27,600	3,27,600	13218	6,60,910	6,60,910	-140400	333310	166655	26255
	संगिता सुनिल भालेराव				100.00	4680	4,68,000	4,68,000.00			6552	3,27,600	3,27,600	13218	6,60,910	6,60,910	-140400	333310	166655	26255
48	अजय गंगाराम नाकटे				100.00	4680	4,68,000	4,68,000.00		1,250.00		3,27,600	3,27,600	13218	6,60,910	6,60,910	-140400	333310	166655	26255
	सचिन भानुदास रणिपसे				100.00	4680	4,68,000	4,68,000.00	1		6552	3,27,600	3,27,600	13218	6,60,910	6,60,910	-140400	333310	166655	26255
	रमेश अशोक आल्हाट				100.00	4680	4,68,000	4,68,000.00			6552	3,27,600	3,27,600	13218	6,60,910	6,60,910	-140400	333310	166655	26255
	जयवंताबाई एकनाथ बांदल																			

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									WADA		e rules 6(v) and 21 ( TOWN PLANNING S									
											and Valuation State									
<b>5</b>	2	ē			Origina							Final Plot				÷÷:	e -	2%	- (- e -	(-) he 1,14
Own	f Lar	Number	<u> </u>	(Sq.M.	– 5	Values in Rupees ع ي ي	jo e	ē	. <u>.</u>		Undeveloped	value	in Rupees	Developed		ibution (+) ensation (-) mn 9 (c.) - umn 6 (c)	Column olumn 9 )	ion 50° mn 12	to(+) or n from(-) on to be er other ons	mand or by or eing t on of 11,13
Name of	Tenure of Land	Survey I	Numb	Area	Rate of Original Value Per Sq.M.	Without efernce t value of Structure	nclusive	Numb	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	clusive of tructure	Rate of Final Plot Value	Without Refernce to value of Structure	iclusive of tructure	Contribu compens Column Columi	ncrement ( 10 (b) - Co (b)	ontribution of Column	Addition Deduction contributi made und secti	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14
2	3(a)		4	<u>6</u> 5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	2 € € Ø	≦ ਲੋ 10 (c)	11	12	13	14	4
पारुबाई एकनाथ बांदल	-(-)			<u>-</u>	- (4)	5 (6)	5 (5)			5 (2)	- (- )	- (-)	14 (4)	15 (5)	10 (0)					
नवनाथ हरिभाऊ बांदल																				
इंदूबाई हरिभाऊ बांदल																				
नंदा ज्ञानेश्वर उंदरे																				
मंदा बाळासो चव्हाण																				
विठ्ठल अनंता बांदल																				
शांताबाई निवृत्ती झांबरे																				
गंगूबाई अनंता बांदल		=		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
ज्ञानोबा भिकोबा बांदल	1	5/1C	31-P																	
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	9	57235.9
पंढरीनाथ मारुती धनवडे																				
तानाजी मारुती धनवडे																				
सोनल संजय धनवडे				250.00	5200	13,00,000.00	37257144.08			6500	16,25,000	3,75,82,144	0	-	3,59,57,144	325000	-1625000	-81250	0	-487500
महेंद्र संजय धनवडे																				
भानुदास ज्ञानोबा धनवडे																				
शिवाजी भानुदास धनवडे																				
अश्विन प्रकाश धनवडे																				
दिपक प्रकाश धनवडे																				
पांडुरंग उर्फ नवनाथ अरुण धनवडे																				
उषा गोरखनाथ बांदल				1150.00	5200	59,80,000	1,80,10,040.02			6500	74,75,000	1,91,49,255	11185	1,28,62,750	2,48,92,790	1139215	5387750	269387	5	3833089.698
सविता सुनिल घुले																				
कविता अरुण धनवडे																				
सोनाली अरुण धनवडे																				
कांता अरुण धनवडे																				
राधास्वामी सत्सग व्यास				600.00	5200	31,20,000	48,61,799.22			6500	39,00,000	56,41,799	11185	67,11,000	84,52,799	780000	2811000	140550	0	2185500
गुलाब काळूराम घुले				200.00	F200	10 10 000	10.00.000.04			6500	12.00.000	21.00.204	11105	00.07.000	24.25.204	260000	027000	46050		700500
दत्तात्रय काळूराम घुले				200.00	5200	10,40,000	19,38,393.64			6500	13,00,000	21,98,394	11185	22,37,000	31,35,394	260000	937000	46850		728500
हरिश्चद्र अर्जुन झांबरे			1																	

6500

6500

6500

17,87,500

13,00,000

1,57,62,500

29,95,052

17,14,860

2,35,42,620

11185

11185

11185

30,75,875

22,37,000

2,71,23,625

42,83,427

26,51,860

3,49,03,745

357500

260000

3152500

275.00

200.00

2425.00

1/1/A

29-P

गणेश शिवाजी झांबरे

संभाजी रघुनाथ घुले

निर्मला दत्तू लोखंडे सोमनाथ दत्तू लोखंडे

नवनाथ दत्तू लोखंडे भाऊसाहेब दत्तू लोखंडे इ ४

जालिदर प्रभू लोखंडे बाळू प्रभू लोखंडे दिलिप प्रभू लोखंडे सखाराम साहदू लोखंडे श्रीरंग दत्तोबा घुले

5200

5200

5200

14,30,000

10,40,000

1,26,10,000

26,37,551.97

14,54,860.46

2,03,90,119.91

1288375

937000

11361125

644187.5

5680562.5

468500

1001687.5

8833062.5

110

728500

<sup>\*</sup> 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]

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

#### Redistribution and Valuation Statement

											Redistribution	and Valuation State										
To the state of th	5	2	ē		_	Origin							Final Plot				<b>⊕</b> ⊕ ;	nm 6 L	50%	- (T. 0 h	Net demand from(+) or by (-) owner, being the addition of	:
qui l	OW	of Land	Number	-	Ä.	_	Values in Rupees	o o	-	.⊑		Undeveloped	value	n Rupees	Developed		Contribution (+) compensation (+) Column 9 (c) - Column 6 (c)	Column Slumn 9 )	on 50	Addition to(+) or Deduction from(-) contribution to be made under other sections	nand r by ( ing t n of	¥
N N	e of	le o	vey N	ımber	ea (S	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	nclusive of Structure	age	P Area Sq.m.	ᅙᇀᆖ	out nce lue ture	ive	e Pot	out Iue Iue ture	ive	ribut mn (	ŧŏe	ribution	tion to	(+) o r, be ditio	ge iii
Seri	Nam	Ten	Surv	2	PA	Rat Orig Value Sq	With referr valu Stru	Stru	ž	F. o	Rate of Semi- Final alue Pe Sq. M	Without Refernce to value of Structure	Inclus of Struct	Rate of Final Plo Value	Without Refernce to value of Structure	Inclusive of Structure	Solution Columb	ncreme 10 (b) -	ontri	Addi: Dedu contri made	Net rom( wne ad	
1	2	3(a)		4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	≟ σ 9 (c)	— <u>ш</u> 10 (a)	10 (b)	≟ σ 10 (c)	11	<u> </u>	13	14	15	16
	मुनिल दत्तोबा घुले	O(u)	O(D)	-		0 (4)	<b>3</b> (b)	0 (0)			3 (u)	3 (5)	3 (0)	10 (u)	10 (5)	10 (0)			10	14		10
	गुलाब दत्तोबा घुले																					
	ज्ञाई सुभाष निबांळकर																					
		_																				
	केरुबाई दत्तोबा घुले																					
-	रामचंद्र गोविंद घुले																					
	अंकुश पंढरीनाथ घुले																					
	नवनाथ पंढरीनाथ घुले				500.00	5200	26,00,000	76,08,325.43			6500	32,50,000	82,58,325	11185	55,92,500	1,06,00,825	650000	2342500	1171250		1821250	0
ð	कैलाश पंढरीनाथ घुले																					
	आशा नथू कुटे																					
34	नंता कुंडलिक जगताप																					
	वनिता श्रीरंग पाटणे																					
	मनिषा अशोक बडदे	-																				
		-																				
	वर्णा शांताराम जगदाळे	-																				
	बेबी परशुराम पायगुडे		1																			
	डरी वडाची वाडीचे पंच																					
दग	ाडु बाबाजी बालवडकर																					
	तुकाराम नाना बांदल																					
	गेनु तुकाराम घुले	1	1/1B	29-P	400.00	5200	20,80,000	40,01,700.70			6500	26,00,000	45,21,701	11185	44,74,000	63,95,701	520000	1874000	937000		1457000	0
	दगडु मानकु बाबर								48	13400.00												
	नामा भाऊ लोखंडे																					
	उत्तम अनंता बांदल																					-
	विट्ठल अनंता बांदल																					
	राांताबाई निर्वत्ती झांबरे																					
	गंगुबाई अनंता बांदल																					
7	जनाबाई अनंता बांदल																					
	तानोबा भिकोबा बांदल																					
	गवंताबाई एकनाथ बांदल																					
	गरुबाई एकनाथ बांदल	1	1/2/3A/2	28-P	200.00	5200	10,40,000	1,25,87,185.46			6500	13,00,000	1,28,47,185	11185	22,37,000	1,37,84,185	260000	937000	468500		728500	0
	विनाथ हरिभाऊ बांदल	╡ '	1/2/3//2	20-1	200.00	3200	10,40,000	1,23,07,103.40			0300	13,00,000	1,20,47,103	11103	22,37,000	1,57,04,105	200000	337000	400000		720300	
	संतोष तुकाराम बांदल																					
н	ांदा बाळासाहेब चव्हाण																					
इं	हंदुबाई हरिभाऊ बांदल																					
ि	वमल तुकाराम बांदल																					
	पुनिता तुकाराम बांदल																					
	- नंदा ज्ञानेश्वर उंद्रे	1																				
	रामदास सिदू घुले		1						1													
	देवराम सिदू घुले	-																				
	विलास सिदू घुले	-	1/04/03/	00.5	202.00	5000	45.00.000	15.00.000.00			0500	10 50 000	10 50 000	11105	00 55 500	00.55.505	800000		700==		1000==	
		1	1/2A/3/1/1	∠ŏ-P	300.00	5200	15,60,000	15,60,000.00			6500	19,50,000	19,50,000	11185	33,55,500	33,55,500	390000	1405500	702750		1092750	١
	पारुबाई सिदू घुले																					
	ांताबाई मधुकर लिंभोरे																					
	ढरीनाथ मारुती धनवडे																					
7	नानाजी मारुती धनवडे				0000 00	5005	4500000	0.00.00.			0505	4.00.00	0.05.05.55	4440-	0 10 10	202	20.	حمديمي			مددهي	
-	सोनल संजय धनवडे				2800.00	5200	1,45,60,000	2,28,82,230.81			6500	1,82,00,000	2,65,22,231	11185	3,13,18,000	3,98,41,312	3640000	13118000	6559000		10199000	U
	महेंद्र संजय धनवडे																					
	गवाजी भानुदास धनवडे	-		-					1													1
	श्विन प्रकाश धनकवडे																					
	दिपक प्रकाश धनवडे	-																				
	उर्फ नवनाथ अरुण धनवडे	-																				
पाडुरग	उम्म नपनाय अरुग वनवड		1	1															l	1		

<sup>111</sup> 

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

#### Redistribution and Valuation Statement

										Redistribution	and Valuation State	ment									
<u> </u>	-	-			Origin							Final Plot				Ϩ .	E 6	%	0.0 5	e 14	
wne	ä	agu .		Ä		Values in Rupees			_		Undereland	Value	in Rupees	Davidanad		÷ 6 6 9	를 E		on(-)		
وّ	of L	Ž	ē	ਲੁ	~ = <del>p</del>	+ 2 + e	o e	ē	e ∹ :=	, ,	Undeveloped	- 0	_		- 0	ntio 9 ( n 6	ა შ ე	<u> </u>	to(+ n fro ion t der c ions	or b	ם
Мате о	Tenure	Survey	Numb	OP Area (	Rate of Origina Value Po Sq.M.	Withou Refernce value o Structu	Inclusive	Numb	FP Are Sq.n	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribu compens Colum Colum	increment 10 (b) - C (t	Contribut of Colu	Addition Deduction contributi made unc	Net de from(+) o owner, b additi	Rem
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																					
सविता सुनिल घुले				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	
कविता अरुण धनवडे	1	1/2B	28-P																		
सोनाली अरुण धनवडे																					
कांता अरुण धनवडे																					
<u> </u>																					
दत्तात्रय मारुती घुले																					
सिमा बाबुराव घुले				200.00	F200	10.40.000	14.00.006.67			6500	12.00.000	16 90 207	11105	22 27 000	26.26.207	260000	027000	469500		700500	
प्रिती बाबुराव घुले				200.00	5200	10,40,000	14,29,390.67			6500	13,00,000	10,09,397	11105	22,37,000	26,26,397	260000	937000	466500		728500	
प्रतिक बाबुराव घुले																					
राहुल नारायण बांदल				200.00	F200	10.40.000	20.96.520.42			6500	12.00.000	22.46.520	11105	22 27 000	41 92 520	360000	027000	469500		729500	
नंदु नारायण बांदल				200.00	3200	10,40,000	29,00,020.42			0300	13,00,000	32,40,320	11165	22,37,000	41,63,320	200000	937000	466300		728300	
निर्मला दत्तू लोखंडे				·																	
सोमनाथ दत्तू लोखंडे				1300.00	5200	67 60 000	73 06 880 05			6500	84 50 000	00 86 000	11185	1 45 40 500	1 51 77 200	1690000	6000500	3045350		4735250	
नवनाथ दत्तू लोखंडे		1/10	30-P	1300.00	5200	07,00,000	73,30,009.93			0500	04,50,000	30,00,030	11103	1,40,40,000	1,51,77,590	1090000	0090500	3045250		4733230	
भाऊसाहेब दत्तू लोखंडे		1/10	30-F																		
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	
	उषा गोरखनाथ बांदल सविता सुनिल घुले कविता अरुण धनवडे सोनाली अरुण धनवडे कांता 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 सोमनाथ दत्तू लोखंडे भाऊसाहेब दत्तू लोखंडे	उषा गोरखनाथ बांदल संविता 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 नवनाथ दत्तू लोखंडे भाऊसाहेब दत्तू लोखंडे शाउदा रामभाऊ शेडगे	2 3(a) 3(b)  3षा गोरखनाथ बांदल संविता सुनिल घुले किवता अरुण धनवडे सोनाली अरुण धनवडे कांता 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 साऊसाहेब दत्तू लोखंडे शाउदा रामभाऊ शेडगे	2 3(a) 3(b) 4  उषा गोरखनाथ बांदल संविता सुनिल घुले किवता अरुण धनवडे सोनाली अरुण धनवडे कांता अरुण धनवडे भानुरास ज्ञानोबा धनवडे भानुरास ज्ञानोबा धनवडे दत्तात्रय मारुती घुले प्रिती बाबुराव घुले प्रतिक बाबुराव घुले प्रतिक बाबुराव घुले राहुल नारायण बांदल नर्मुला स्तू लोखंडे सोमनाथ दत्तू लोखंडे भाऊसाहेब दत्तू लोखंडे शारदा रामभाऊ शेंडगे	1   1/28   28-P   1900.00   200.00   1   1/28   28-P   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   200.00   1   1/28   1   1/28   200.00   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1   1/28   1/28   1   1/28   1/28   1   1/28   1/28   1   1/28   1/28   1   1/28   1/28   1   1/28	2   3(a) 3(b)   4   5   6 (a)	प्रकार के क्षा क्ष क्ष का क्ष के के क्ष के के क्ष के के क्ष के क्ष के क्ष के के क्ष के के क्ष के क्ष के क्ष के के के के के क्ष के के क्ष के	1   1/2B   28-P   200.00   5200   10,40,000   14,29,396.67   173,96,889.95   1300.00   5200   15,60,000   73,96,889.95   1300.00   5200   15,60,000   72,19,595.44   10   10   10   10   10   10   10	प्रश्निक विद्या प्रश्निक वाबुराव घुले   प्रिक वाबुराव घुले   प्रश्निक वाबुर	केटिक   100   1	प्राविक्त   प्र	प्राप्त सामाना बांदरत वांवरंव पुले तिसमा बांदरत प्रति वांवरत वांवर वांवरत वां	प्राप्त समामाञ्ज सहारा चाराव्य वांत्रत   विकास चाराव्य पूर्व   विकास चाराव्य चाराव्य   विकास चाराव्य चाराव्य चाराव्य   विकास चाराव्य चाराव्य चाराव्य   विकास चाराव्य चाराव्य चाराव्य   विकास चाराव्य	प्राप्त निर्मायण बहित   प्राप्त निर्मायण बहित   प्राप्त का स्वायण बहित   प्राप्त का स्वयण बहित   प्	मिन क्षिक्ष प्रशास निवास प्रशास निवास प्रशास महिन प्रशास मिन प्रश	स्त्र प्राप्त प्राप्	स्था के प्राप्त प्रश्नाच चारता चरता चरता चरता चरता चरता चरता च	स्ता क्षिण स्वाप्त क्ष्र क्ष्य क्ष्र क्ष्र क्ष्य क्ष्र क्ष्र क्ष्र क्ष्य क्ष्य क्ष्र क्ष्य क्ष्र क्ष्य क्ष	प्राचित निविद्धा स्विद्धा स	मुंद्र के प्रतिकृति के प्रति	मुश्ता के प्राप्त क

FP area is given equal to OP area because of structure (13400 Sq.m.), Hence no F.S.I. will be given

	निलिमा शिवाजी धनवडे				1200.00	5200	62,40,000	82,54,952.02		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																		
50	पांडुरंग उर्फ नवनाथ अरुण धनवडे	1	1/9	46-P				4	9 5550										
	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																		
						II.					I.								
	पंढरीनाथ मारुती धनवडे																		
	तानाजी मारुती धनवडे																		
51 —	सोनल संजय धनवडे	1	1/8	54-P	8200.00	4420	3,62,44,000	3,62,44,000.00 5	0 4100	6630	2,71,83,000	2,71,83,000	10691	43833100	4,38,33,100.0	-9061000	16650100	8325050	-735950
	महेंद्र संजय धनवडे																		
								l l											
	निर्मला दत्तू लोखंडे																		
	सोमनाथ दत्तू लोखंडे																		
	नवनाथ दत्तू लोखंडे	1	1/7B	55-P	7900.00	4420	3,49,18,000	3,49,18,000.00		7215	2,84,99,250	2,84,99,250	11393	45002350	4,50,02,350.0	-6418750	16503100	8251550	1832800
	भाऊसाहेब दत्तू लोखंडे																		
52	निर्मला दत्तू लोखंडे							5	1 9200										
	सोमनाथ 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
	नवनाथ दत्तू लोखंडे																		
	भाऊसाहेब दत्तू लोखंडे																		

<sup>\*</sup> 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)

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

											Redistribution	and Valuation State	ment									
_	<u></u>	-	7			Origina							Final Plot				⊋Ū,	E 6	%	. ~ 0 -	-) 14	<u> </u>
횬	ž	le e	ğ		É		Values in Rupees			_		Undeveloped	Value	n Rupees	Developed		ation (+) ation (-) 9 (c) - n 6 (c)	를 퉅	12	the b	and by (-) ng the o of 1,13,14	2
5	<u> </u>	of L	Ž	ē	Š	- = <del>5</del>	+ 2 + e	e e	ē	. <u>=</u>		Undeveloped	- 0	_		- 0	ntio 9 ( n 6	다 (우) (우)	ig i	to(+) or n from(-) ion to be der other ions	dema +) or b ; being	i a
Serial P	Лате о	Tenure	Survey	Numk	OP Area (	Rate of Original Value Per Sq.M.	Without Refernce value of Structure	Inclusive Structu	Numk	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Ploi Value	Without Refernce to value of Structure	Inclusive of Structure	Contribu Column Colum	Incremen 10 (b) - C (k	Contribut of Colu	Addition i Deduction contribution made und section	Net de from(+) owner, b additi columns	Reg
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
	जालिंदर प्रभू लोखंडे																					
	छबुबाई जालिंदर लोखंडे																					
	नंदु जालिंदर लोखंडे																					
	शरद जालिंदर लोखडे																					
	भरत जालिंदर लोखंडे																					
	बाळू प्रभू लोखंडे																					
53	जयश्री बाळू 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	0
	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.

	लालासाहेब गणपत बांदल																			
	मुक्ताबाई बबन पठारे																			
	मंदा गोविंद पुणेकर																			
	लता ज्ञानेश्वर भोसले																			
	ताराबाई नथू बांदल																			
	यशवंत नथू बांदल																			
	धोंडाबाई गोपाळा बांदल																			
	अंजना केरबा बालवडकर																			
	कांताबाई गणपत घुले																			
	मोहनबाई ज्ञानोबा वाडकर																			
	सुशिला पोपट राजगुरु																			
	हारुबाई राजू कदारे																			
	भाऊसाहेब दत्तोबा बांदल											. == == ===								
	शंकुतला दत्तोबा बांदल				3000.00	5200	1,56,00,000	4,43,15,076.62			11835	1,77,52,500	4,64,67,577	10535	1,58,02,500	4,45,17,577	2152500	-1950000	-975000	1177500
	बेबी सुभाष धांडेकर																			
	ताई प्रभाकर कुटे																			
	कविता गुरुदास पडवळ	1	2/1	27-P																
	छबाबाई बापू जगताप																			
	खंडू सहादू बांदल																			
	पंढरीनाथ सहादू बांदल																			
	सुमन पांडुरंग खोपडे																			
	शांताबाई पोपट भाडळे																			
	केसू सिदू बांदल																			
	गजानन गणपत बांदल																			
	रामदास गणपत बांदल																			
	पांडुरंग गणपत बांदल																			
	नानासो बबन 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
	निवृत्ती ज्ञानोबा बांदल																			
54	सोपान ज्ञानोबा बांदल								53	10100.0000										
	मधुकर 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
	शिवाजी ज्ञानोबा बांदल																			
	रविंद्र जगन्नाथ पुणेकर				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

<sup>113</sup> 

Form 1:(see rules 6(v) and 21 (1)	
WAR ACCUMAND DRAFT TOWN DI ANNUNC COUEME	 _

Dadiatribution	and Valuation	Ctatament

											Redistribution	and Valuation State	ment									
	<u>.</u>		-			Origi	nal Plot				i iodiani ibunon	and raidation otate	Final Plot				o.T.,	<u> </u>	%	- 6 :	( e 4	
mber	Wnei	of Land	mbe		4.M.)	-	Values in Rupees	*		<u>.</u> ⊆		Undeveloped		n Rupees	Developed		ribution (+) ensation (-) imn 9 (c) - lumn 6 (c)	Colum olumn (	n 50% In 12	to(+) or n from(-) ion to be ler other ions	demand (+) or by (-) r, being the dition of	¥
N N	o o o	re of	vey Numl	mber	a (Sc	inal M.	out ice to e of ture	ive o ture	mber		Z Z	- 0	a A	e iot		ure	ibutic ensat ensat ensat ensat	ŧŏe	ontribution (	on to( tion fr bution under ection	dem; , beir lition ns 11	Remark
Serie	Мате	Tenu	Surve	Ž	P Are	Rate of Original Value Per Sq.M.	Without lefernce t value of Structure	nclus	ž	FP Area Sq.m.	Rate of Semi- Final alue Per Sq. M	Without Refernce to value of Structure	of of truct	Rate of Final Plo Value	Without Refernce to value of Structure	Inclusive of Structure	Contri Colun Colu	ncreme 10 (b) -	of C	Addition   Deduction contribution made und	Net d from(+) owner, addi	Œ
1	2	3(a		4	6 0 5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9(b)	9 (c)	10 (a)	> £ ₹ Ø	⊑ ഗ 10 (c)	11	12	13	14	± δ δ 15	16
		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			-188250	
	प्रमोद वासुदेव उंडे				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	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	
	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																					
	शाम रामचंद्र माने																					
	गिताजंली 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	
	रुपाली उर्फ गौरी 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				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		01115	07.5	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	1	2/1/8	27-P	100.00	E000	E 00 000	5,20,000.00			6500	0.05.000	0.05.000	10535	5,26,750	5,26,750	-195000	201750	100875		-94125	
	सविता महेंद्र वाघमारे				100.00	5200	5,20,000	5,∠0,000.00			6500	3,25,000	3,25,000	10535	5,26,750	5,26,750	-195000	201750	1008/5		-94125	
	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 सैरोबा सावंत				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	
	हरिश्चद्र ज्ञानोबा पुणेकर	1	2/1/10/3	27-P	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		2/1/10/0	, , , , ,	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				00.00	3230	4,42,000	4,42,000.00			0000	2,70,200	2,70,200	10000	4,47,700	4,47,700	100700	171407.5	00740.70		00000.20	
	प्रकाश लक्ष्मण वाघमारे				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	1	2/1/10/4	27-P	100.00	0200	0,20,000	22,00,100.00			0000	0,20,000	20,00,101		0,20,700	22,07,201			100070		01.20	
	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 giver	n equal to OP due to existing struc	ctures																				
					Г	1													T	T		
	दिनकर मारुती बांदल																					
	अंकुश मारुती बांदल																					
	श्रीरंग मारुती बांदल																					
	सुरेश मारुती बांदल				5650.00	4160	2,35,04,000	2,47,89,867			5200	1,46,90,000	1,59,75,867	10015	2,82,92,375	2,95,78,242	-8814000	13602375	6801187.5		-2012812.5	
55	शंकुतला शहाजी हिंगे	1	2/2	49					54	5650												
	पुष्पा काळूराम वाघ																					
	राजेंद्र हिरामण बांदल																					
	विजय हिरामण बांदल					1																
	मुक्ताबाई जानुजी बांदल				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	
	शंकर जानुजी बांदल																					
																	I				1	
	रामदास देवराम बांदल																					
	सुनंदा तुकाराम बांदल																					
56	'अभिजित तुकाराम 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	
	चेतन तुकाराम बांदल																					
	- 3					1																
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	

<sup>114</sup> 

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

Redistribution	and Valuation	n Statement	

						Origin	nal Plot				Redistribution	and Valuation States	nent Final Plot					E 0	.0		. 4	T
mper	Owner	of Land	umber	_	q.M.)		Values in Rupees	<b>5</b> .		<u>.</u> <u>.</u>		Undeveloped		n Rupees	Developed		on (+) tion (-) (C ) - 6 (C)	Column Slumn 9	on 50% on 12	(+) or rom(-) robe rother ns	and by (-) ng the o of 1,13,1,	. <del>ž</del>
Serial Nu	Name of C	Tenure of	Survey No	Number	OP Area (Sq	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Numbe	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	ncrement C 10 (b) - Col (b)	Contribution of Column	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	Rema
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
	मोहम्मद तकी बारी आफरिज बानो लारी				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	i
	सचिन ब्लेमेंट शेरकर								-											-		-
	अमित ब्लेमेंट शेरकर				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	1
	कल्पना अशोक जैन 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	j
	सरोजनी कुष्टी कृष्णणन																					
	जयप्रकाश कुष्टी कृष्णणन नायर				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	
58	राजाराम मोतीराम देशमुख	1	1/4/-P	47-P	300.00	5200	15,60,000	15,60,000.00	57	2150	7020	10,53,000	10,53,000	11159	16,73,850	16,73,850	-507000	620850	310425		-196575	;
	अनिल कमलाकांत कृलकर्णी				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	5
	अलका अनिल कृलकर्णी																			-		
	निवृत्ती ज्ञानोबा बांदल	_			950.00	5200	49,40,000	49,40,000.00	1		7020	33,34,500	33,34,500	11159	53,00,525	53,00,525	-1605500	1966025	983012.5		-622487.5	-
	सुभद्रा अर्जुन तुपे				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	
	रामदास गेनुभाऊ डुरे				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	-
	सुनिल बापुसाहेब काटे				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	1
	डिपंल विवेक खन्ना				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	j
	जालिंदर प्रभू लोखंडे छबुवाई जालिंदर लोखंडे नंदु जालिंदर लोखंडे शरद जालिंदर लोखंडे	1	1/4A-P	47-P	3484.00	5200	1,81,16,800	2,58,80,506.30		0.015	5382	93,75,444	1,71,39,150	9193	1,60,14,903	2,37,78,609	-8741356	6639459	3319729.4		-5421626.6	;
59	जार्लीदर प्रभु लोखंडे छबुबाई जार्लीदर लोखंडे नंदु जार्लीदर लोखंडे शरद जार्लीदर लोखंडे भरत जार्लीदर लोखंडे	1	6/1/1-P	65-P	725.00	4160	30,16,000	30,16,000.00	58	2104.5	5382	19,50,975	19,50,975	9193	33,32,608	33,32,608	-1065025	1381633	690816.25		-374208.75	j
60	बाळू प्रभू लोखंडे जयश्री बाळू लोखंडे नयन बाळू 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	;
	बाळु प्रभु लोखंडे जयश्री बाळु लोखंडे नयन बाळु 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	
	संध्या जितेंद्र पटेल 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	1
	सावन रायप्पा तेली संतोष 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	j
61	मखु कृष्णाचंद ठाकुर		4/1-P	72-P	400.00	4680	18,72,000	18,72,000.00	60	1,400.00	6318	12,63,600	12,63,600	10317	20,63,320	20,63,320	-608400	799720	399860		-208540	j
01	सचिन कृष्णचंद ठाकुर मख्बु कृष्णाचंद ठाकुर हेमकुवर जितेंद्र ठाकुर		4/1-1	12-17	1000.00	4680	46,80,000	70,68,523.74		1,400.00	6318	31,59,000	55,47,524	10317	51,58,300	75,46,824	-1521000	1999300	999650		-521350	
	संध्या जितेंद्र पटेल बिना जितेंद्र पटेल				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	,

<sup>115</sup> 

#### Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 Redistribution and Valuation Statement Original Plot Final Plot Tenure of Land Value in Rupees Undeveloped Developed ontribution ( Number 6 S a FP Area Sq.m. Without Refernce to value of Structure Without Refernce to value of Structure 3(a) 3(b) 6 (a) 6 (b) 6 (c) 7 9 (a) 9 (c) 10 (a) 10 (c) 13 16 9 (b) 10 (b) 15 12 सरुबाई सोपाना बांदल बबन सोपाना बांदल हिराबाई सिताराम औताडे जनाबाई रामभाऊ काळे लता विलास चौधरी शशिकांत नामदेव बांदल संतोष नामदेव बांदल 'अंजनाबाई नामदेव बांदल 2/3-P 48-P 4950.00 4160 2,05,92,000 2,05,92,000.00 4983 1,23,33,750 1,23,33,750 9712 2,40,36,375 2,40,36,375 -8258250 11702625 5851312.5 -2406937.5 छाया बाळासो कामठे सुनिता नामदेव बांदल राहल नारायण बांदल नंदु नारायण बांदल विदया नारायण बांदल समन पोपटराव बांदल शिवाजी पोपटराव बांदल जयाताई संजय धनवडे भरत पोपटराव बांदल सरुबाई सोपाना बांदल बबन सोपाना बांदल हिराबाई सिताराम औताडे जनाबाई रामभाऊ काळे लता विकास चौधरी अंजना नामदेव बांदल छाया बाळासो कामते सुनिता नामदेव बांदल 5275.00 2/4 1,33,12,000 1,33,12,000.00 1,55,38,667 50-P 3200.00 4160 4983 79,73,333 79,73,333 9712 1,55,38,667 -5338667 7565333 3782666.667 -1556000 शशिकांत नामदेव बांदल सतिष नामदेव बांदल नंदु नारायण बांदल राहुल नारायण बांदल विदया नारायण बांदल जया संजय धनवादे भरत पोपटराव बांदल शिवाजी पोपटराव बांदल सुमन पोपटराव बांदल हिराबाई सिताराम औताडे जनाबाई रामभाऊ काळे बबन सोपाना बांदल लता विकास चौधरी सरुबाई सोपाना बांदल अंजना नामदेव बांदल छाया बाळासो कामते सनिता नामदेव बांदल शशिकांत नामदेव बांदल 2/7 52-P 2400.00 4680 1,12,32,000 1,12,32,000.00 4983 59,80,000 59,80,000 9712 1,16,54,000 1,16,54,000 -5252000 5674000 2837000 -2415000 सतिष नामदेव बांदल नंदु नारायण बांदल

राहुल नारायण बांदल विदया नारायण बांदल जया संजय धनवडे भरत पोपटराव बांदल शिवाजी पोपटराव बांदल सुमन पोपटराव बांदल

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

<sup>116</sup> 

## WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2

#### Redistribution and Valuation Statement

											Redistribution	and Valuation States	nent									
-	<u></u>	2	6			Origin	nal Plot						Final Plot				⊋Û	E 6	× a.	- ~ • <del>-</del>	- e - F	
mpe	₩ n	Ľ	ğ E		.M.		Values in Rupees	<b>—</b>	[	<u>=</u>		Undeveloped	Value i	n Rupees	Developed		ion (+) ttion (-) 9 (c) - 6 (c)	Colum olumn (	in 50 n 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	¥
Ž	o o o	e of	Z >	nber	a (Sq	of nal N.	out ce to of ture	ve o ture	nber	E E:	~ . <u>\$</u> _		e <u>e</u>	≠ to €		e 5	but m 6	Ę ŏ ė	r tio	on to ion fr ution inder ction	dem; ) or beir ition is 11	mark
Serial	аше	in ue	urvey	2 2	Area	Rate of Original Value Per Sq.M.	Without lefernce t value of Structure	nclusive of Structure	Ž ,	FP Area Sq.m.	Rate of Semi- Final Value Pe Sq. M	Without Refernce to value of Structure	de de de	Rate of Final Plo Value	Without Refernce to value of Structure	Inclusiv of Structu	Contril Colur Colur Colu	reme (b) -	ontribution of Column	dditic educt ontrib ade u se	Net c om(+ ner, addi	Rem
o	ž	ř	ū		О	-0%	S & B	<u> </u>		-	X N I I I	Str to	Stri	χ.Ε. >	W Red	St I	8 8 9	10 10	8 "	4 9 9 E	Solo of F	
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
	प्रभात राजमलजी निबजीया				500.00	4160	20,80,000	20,80,000.00			4784	11,96,000	11,96,000	7997	19,99,350	19,99,350	-884000	803350	401675	5	-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				1100.00	1100	10,70,000	10,70,000.00				20,01,200	20,01,200	7007	10,00,010	10,00,07	10.1000		00000		.001110	
	भरत देवीचंद निबजी				000.00	4400	20.00.000	1 01 15 100 00			4704	10.10.000	1 77 01 000	7007	04.00.000	4 00 00 000	444400	1005000	0.40000		774700	
	पंकज पन्नालाल छाजेड				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	
	कार्तीक प्रभात निबजीया																			1		
-	प्रभात राजमलजी निबजीया				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	
	एकनाथ घाडगे				200.00	4160	8,32,000	8,32,000.00	1		4784	4,78,400	4,78,400	7997	7,99,740	7,99,740	-353600	321340	160670		-192930	
-	मनिष गणेश राणे	1	2/6/1- P	-					-											-		
-	·				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	
63	शिवाजी निवृत्ती खेडकर			53-P	100.00	4160	4,16,000	4,16,000.00	62	3350	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	i	-2218695	
	दिलीप मारुती पडवळ						, ,						,,,,,		. , , , ,	,,,,,,,						
	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	5	-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	5	-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	5	-96465	
	मोहन फत्तेसिंग पवार	1	2/6/2	1	300.00	4160	12,48,000	12,48,000.00	1		4784	7,17,600	7,17,600	7997	11,99,610	11,99,610	-530400	482010	241005		-289395	
-				1			, , , , , ,	, -,	1		-	, , , , , ,	, ,		,,,,,	,,.				+		
	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	
	मनिष महेद्र पटेल				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	
	कार्तीक प्रभात निबजीया																			1		
-	प्रभात राजमलजी 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	5	-561505	
	वंदना मनिष पाटील				400.00	4680	18,72,000	18,72,000.00	1		6084	12,16,800	12,16,800	9427	18,85,480	18,85,480	-655200	668680	334340		-320860	
	उगमराज पुष्पराज सालेचा				400.00	4000	10,72,000	10,72,000.00			0004	12,10,000	12,10,000	5427	10,00,400	10,00,400	000200	000000	00-10-10	1	020000	
	विनोदकुमार ऊर्फ विनीतकुमार													=			.=					
					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	
	आनंदकुमार अशोक आब्बड																					
	डायलन थॉमस वाझ				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	j	-280752.5	
	अनसेन पाडुळ वाझ				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	
	कैलासचंद्र बन्सीधर जोशी				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	5	-401075	
	उत्तम अनंता बांदल				-																-	
	विठ्ठल अनंता बांदल																					
64	शांताबाई निवृत्ती झांबरे	1	4/1- P	72-P					63	2450												
	गंगूबाई अनंता बांदल																					
	जनाबाई अनंता बांदल	1																				
	ज्ञानोबा भिकोबा बांदल	1																				
	जयवंताबाई एकनाथ बांदल																					
	पारुबाई एकनाथ बांदल	-			- د شدرو									0.125		<b></b>	,,,,,,,	,				
					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	
	नवनाथ हरिभाऊ बांदल																					
	इंदूबाई हरिभाऊ बांदल																					
	नंदा ज्ञानेश्वर उंदरे																					
	मंदा बाळासो चव्हाण																					
	विमल तुकाराम बांदल																					
	संतोष तुकाराम बांदल																					
	सुनिता तुकाराम बांदल																					
	<u> </u>	1	1	1 1		1			LL													

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										WADAC	HIWADI DRAFT	ee rules 6(v) and 21 (1 TOWN PLANNING SO	CHEME NO. 2								
-	- January Control of the Control of	2	ě		•	Origin	nal Plot Values in Rupees						Final Plot	in Rupees			£±-	ишг 6 и	12	(-) be	the (-) 3,14
Serial Number	Name of Owr	Tenure of Land	Survey Number	Number	OP Area (Sq.M	Rate of Original Value Per Sq.M.	Without Referrnce to salue of Structure	Inclusive of Structure	Number	FP Area in Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure padoles	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of of Structure	Inclusive of Structure	Contribution (+) compensation (+) Column 9 (c) - Column 6 (c)	ncrement Column 10 (b) - Column 9 (b)	Contribution 5 of Column 1	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
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
	दिलीप प्रभू लोखंडे																				
	मनिषा दिलीप लोखंडे सौरभ दिलीप लोखंडे	1	1/4A-P	47-P	3482.00	5200	1,81,06,400	1,81,06,400.00			5382	93,70,062	93,70,062	8655	1,50,68,703	1,50,68,703	-8736338	5698641	2849320.6		-5887017.4
	दिव्या दिलीप लोखंडे	-																			
65	दिलीप प्रभु लोखंडे								64	2103.5											
-	मनिषा दिलीप लोखंडे	-																			
	सौरभ दिलीप 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
-	दिव्या दिलीप लोखंडे	-																			
						<u> </u>	1										<u> </u>				
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
	लक्ष्मण रामदास लोखंडे																				
67	गिरीश गोपीचंद 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
	चरण बापु लोखंडे	-																			
																	,	1		1	
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
				L I										=							
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																				
	नानासाहेब बबन बांदल																				
	बापुसाहेब बबन बांदल																				
	मारुती बबन 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
	चंद्रकांत बबन बांदल	1	4/4/2A	69-P																	
-	अशोक बबन बादल	-																			
	गुरुदास बबन बांदल				1000.00	4400	50.04.000	50.04.000.00	69	5,800.00	5505	00.45.000	20.45.222	0010	50 50 500	50 50 500	400000	0005500	1017750		074050
-	आनंता दगडु बांदल राजाराम दगडु बांदल				1200.00	4420 4420	53,04,000 48,62,000	53,04,000.00 48,62,000.00			5525 5525	33,15,000 30,38,750	33,15,000 30,38,750	9918	59,50,500 54,54,625	59,50,500 54,54,625	-1989000 -1823250	2635500 2415875	1317750 1207937.5		-671250 -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	<u> </u>	-615312.5
	राणी नवनाथ बांदल				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	1	4/4B	69-P	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	1	•	5525	48,34,375	48,34,375	9918	86,77,813	86,77,813	-2900625	3843438	1921718.75		-978906.25
	मंजुळाबाई चिंतामण बांदल शिवाजी चिंतामण बांदल																				
	संभाजी चिंतामण बांदल				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
70	पंढरीनाथ चिंतामण बांदल	1	4/5	68-P	8400.00	4420	3,71,28,000	3,71,26,000.00	70	8,400.00	3323	2,32,03,000	2,32,03,000	11373	4,86,13,000	4,86,13,000	-13923000	23410000	12703000		-1218000
	अशोक चिंतामण बांदल अंजनाबाई काळूराम घुले																				
-	बबन महादु बांदल				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
	पंढरीनाथ मारुती धनवडे			·									·			-					
	पढरानाथ मारुता धनवड तानाजी मारुती धनवडे																				
71	सोनल संजय 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
	महेंद्र संजय धनवडे																				
$\vdash$	राजेंद्र महादेव घुले		0/1	70.5	00500.00	4100	0.50.00.000	0.00.00.057.55			4570	40004000	5.00.10.05	0004	0.00.00.050	0.00.10.00=	20272000	40404050	04050:==		17000505
72	,	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

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

							I.B.				neaistribution	n and valuation State						_			
ē	ē	2	per		<u> </u>	Origina	Values in Rupees						Final Plot Value	in Rupees			£ ; ;	e ur	12%	or be her	(-) T the 3,14
Serial Numb	Name of Ow	Fenure of Land	Survey Num	Number	o Area (Sq.N	Rate of Original Value Per Sq.M.	Without lefernce to value of Structure	nclusive of Structure	Number	FP Area in Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of inal Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	rement Col (b) - Colun (b)	ontribution 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
1		0(-)			<u> </u>		<u> </u>	_	-					Щ				10 10	٥ 13		
	<b>2</b> ताराबाई गणपत बांदल	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
	सुरेश गणपत बांदल																				
	भिमाबाई अनंता तुपे																				
	यमुनाबाई पांडुरंग घुले																				
	अरुणाबाई बाबासाहेब झांबरे																				
	रंजना दादासाहेब बांदल				204.00	4160	8,48,640	10,00,911.82			4576	4,66,752	6,19,024	8684	8,85,748	10,38,019	-381888	418996	209497.8		-172390.2
	उध्दव दादासाहेब बांदल राजु दादासाहेब बांदल																				
-	भारती दिलीप तुपे																				
	शालन राजन मते																				
73	विष्णु गेनबा पठारे	1	6/5- P	91-P					73	1,227.00											
	अनिस महम्मद खान				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
	महादेव बंडु सोनावणे				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
	श्रीपाद लक्ष्मणराव घारमाळकर																				
	सविता कालीदास घारमाळकर हेमंत लक्ष्मणराव घारमाळकर				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
	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 वैदय				100.00	4100	4,10,000	4,10,000.00	1		4576	2,20,000	2,20,000	8084	4,54,190	4,54,190	-187200	203390	102093		-84303
	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											.,,,,,,,,	,,		,, ,,,,,,	,,,,,,,,					.==
									-										I.		
			T	1								T									
	सुनिल जगन्नाथ पुणेकर																				
	विजय चंद्रकांत पुणेकर																				
	कैलास गोविंद पुणेकर	1	4/3/1	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
	नितीन रविंद्र पुणेकर																				
	सागर शंकर पुणेकर साहेबराव सिताराम बांदल		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
74	तानाजी बाजीराव बांदल	'	4/3/3	70-P	7100.00	4420	3,13,62,000	3,22,36,116.33	74	10,250.00	3967	2,11,02,030	2,20,36,966	9095	3,31,20,670	3,59,62,760	-10199150	13943620	6972910	-	-3226240
	बाळासाहेब बाजीराव बांदल																				
-	दत्तात्रय बाजीराव बांदल		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
-	छाया अरविंद भोसले	- '	4/3/4	70-1	4700.00	4420	2,07,74,000	2,07,74,000.00			3907	1,40,22,430	1,40,22,430	3033	2,32,34,190	2,32,34,130	-6731330	9231740	4013070		-2133000
	कोंडाबाई बाजीराव बांदल																				
	साहेबराव सिताराम 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
	साहबराज स्साराच वाद्रा		4/3/0	70-1	4000.00	4420	1,70,00,000	1,70,00,000.00	'		3307	1,19,54,000	1,13,34,000	3033	1,97,30,000	1,37,30,000	-3740000	7630000	3320400		-1017000
	मंजुळाबाई चिंतामण बांदल																				
	शिवाजी चिंतामण बांदल	$\dashv$																			
	संभाजी चिंतामण बांदल																				
75	पंढरीनाथ 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
	अशोक चिंतामण बांदल																				
	अंजनाबाई काळूराम घुले																				
	जनगणाइ फाळूराम युल								1												
	किसन उर्फ कृष्णा गणपत औताडे				5534.00	4160	2,30,21,440	2,34,44,264.91			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	$\dashv$					, -		1					-							
76		2	3/1/1- P	73-P					76	5533.5											
	ज्ञानेश्वर रघुनाथ औताडे				5533.00	4160	2,30,17,280	2,46,37,651.98	3		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																				
,					-					-	-		-		<u>.</u>						

	किसन उर्फ कृष्णा गणपत औताडे			5534.00	4160	2,30,21,440	2,34,44,264.91			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																		
76	ज्ञानेश्वर रघुनाथ औताडे	2 3/1/1- P	73-P	5533.00	4160	2,30,17,280	2,46,37,651.98	76	5533.5	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																		

<sup>119</sup> 

									WADA		e rules 6(v) and 21 (										
											and Valuation State										
_	<b>5</b>	2	ē			Origin			T			Final Plot				∓©.	E o	% 2	- T 9 h		
g	Own	of Lar	Numb	<u>-</u>	(Sq.M.	_ =	Values in Rupees	e o f	≘ .		Undeveloped	value	in Rupees	Developed		tion ( ation 9 (c ) 6 (c	Column	on 50% mn 12	to(+) o from( on to b er othe	nand r by ( sing t on of 11,13	a X
Serial Nu	Name of	Tenure of Land	Survey N	Numb	OP Area (\$	Rate of Original Value Per Sq.M.	Without Refernce t value of Structure	Inclusive Structun Structun	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) Column 9 (c) - Column 6 (c)	ncrement 10 (b) - Co (b)	Contribution 5	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	Rem
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
	अंजेश सदाशिव जगताप				9025.00	4160	3,75,44,000	4,12,13,119.28		6240	2,81,58,000	3,18,27,119	10847	4,89,47,088	5,26,16,207	-9386000	20789088	10394543.75		1008543.75	•
77	राहुल गेनभाउ जगताप	1	3/2-P	74-P				77	5612.50		, , ,										
	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	
	सुरेखा ईश्वर कड																				
	वर्षा लक्ष्मीकांत कवडे				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	•
78	राहुल विठ्ठल शिंदे	2	3/3- P	75-P				78	2000												
	संदिप 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	
79 ED is not allo	सरकार oted for OP 3/4/1 since the land is b	1 hoing I	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	
re is not and	oted for OP 3/4/1 since the land is t	being t	useu ioi	non-rem	unative pu	irposes i.e. ioi (	arden, PG etc. (11	ius OF aliu FF aleas a	re equai)												
	भिमराव जोतीबा अवताडे																				
	दिगंबर पांडुरंग औताडे																				•
80	देवेंद्र पांडुरंग औताडे	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	•
	शकुंतला पांडुरंग औताडे																				•
	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	
	· · · · ·								1												
	शिवाजी मारुती बांदल				900.00	4160	37,44,000	37,44,000.00		6240	28,08,000	28,08,000		48,81,150	48,81,150	-936000	2073150	1036575	<u> </u>	100575	•
82	राजाराम शंकर बांदल	1	2/3/P	48-P	1750.00	4160	72,80,000	72,80,000.00	1475.00	6240	54,60,000	54,60,000		94,91,125	94,91,125	-1820000	4031125	2015562.5	<u> </u>	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	
	सुरेश मारुती बांदल श्रीरंग मारुती बांदल	-																			•
	त्रारग मारुता बादल दिनकर मारुती बांदल																				1
	'अंकुश मारुती बांदल																				i
	विजय हिरामण बांदल				5050.00	4160	2,10,08,000	2,21,34,635.84		6240	1,57,56,000	1,68,82,636	10847	2,73,88,675	2,85,15,311	-5252000	11632675	5816337.5		564337.5	i
83	राजेंद्र हिरामण बांदल	1	2/5	51-P				83	5050												Ī
	पुष्पा काळूराम वाघ																				1
	शंकुतला शहाजी हिंगे																				Ī
	शंकर 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	i
	मुक्ताबाई जानुजी बांदल																				
	गजानन गणपत बांदल																				
	रामदास गणपत बांदल																				•
	पांडुरंग गणपत बांदल																				Ī
	लालासाहेब गणपत बांदल																				1
	मुक्ताबाई बबन पठारे																				1
	नंदा गोविंद पुणेकर																				1
	लता ज्ञानेश्वर भोसले																				1
	भाऊसाहेब दत्तोबा बांदल																				i
	शंकुतला दत्तोबा बांदल																				
	·						, ,	•		,				,	,	"	· ·			."	

<sup>120</sup> 

									Form 1:(	see rules 6(v) and 21	1)									
								,	VADACHIWADI DRAF	T TOWN PLANNING S	CHEME NO. 2									
									Redistribution	on and Valuation State										
ē	ner.	per per		2	Origin	al Plot Values in Rupees					Final Plot Value	in Rupees			÷ ; ; ;	Column 9	50%	or be her	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	
Ž	, O	of Lar Numb	lber	Sq.R	+- π b .	0	e of	i ii i		Undeveloped	0 0		Developed		Contribution (+) Compensation (-) Column 9 (c) - Column 6 (c)	ont Colum (b)	rribution 50% Column 12	Addition to(+) or Deduction from(-) contribution to be made under other sections	man or by eing on of	ar
Serial Nu	o B	ure vey	E E	rea	Rate of Original Value Per Sq.M.	Without tefernce to value of Structure	Inclusive	Number FP Area Sq.m.	Rate of Semi- Final alue Pe	Without Refernce to value of Structure	clusive of ructur	Rate of Final Plot Value	Without Refernce to value of Structure	dusive of uctur	ntribu Iumr olum	(b) - C	tribu	dition Juctio Itribut de un sect	et de n(+) ier, b idditi	Ren
Š.	Na	Sul	-	0 A 0	N O B	W Va Str	S S		Valu Fi Se	With Refer to v to v Stru	Stru	Fina	With Refer to v to v Stru	Stru	ទី ទី ទី ទ	Incre 10 (	Cont	Ad Cor ma	owr s colu	
1	2 बेबी सभाष धांडेकर	3(a) 3(b)	4	5	6 (a)	6 (b)	6 (c)	7 8	9 (a)	9 (b )	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
	9																			
84	ताई प्रभाकर कुटे	1 2/6/1-	P 53-P	8400.00	4160	3,49,44,000	4,30,00,588	84 4200.0	00 6240	2,62,08,000	3,42,64,588	10847	4,55,57,400	5,36,13,988	-8736000	19349400	9674700		938700	
	कविता गुरुदास पडवळ																			
	छबाबाई बापू जगताप																			
	ताराबाई नथू बांदल																			
	यशवंत नथू बांदल																			
	दत्तू सहादु बांदल																			
	केसू सिधू बांदल																			
	खंडू सहादू बांदल																			
	पंढरीनाथ सहादू बांदल																			
	सदु सिदू बांदल सुमन पांडुरंग खोपडे																			
	शांताबाई पोपट भाडळे																			
	राताबाइ पापट माडळ																			
	किसन बाबुराव बावकर																			
	वेणूबाई बाबुराव बावकर																			
	भाऊसाहेब हरिभाऊ बावकर																			
85	अनिल हरिभाऊ बावकर	2 3/3-F	75-P	18300.00	4160	7,61,28,000	8,05,92,724.21	85 9150.0	00 6240	5,70,96,000	6,15,60,724	10847	9,92,50,050	10,37,14,774	-19032000	42154050	21077025		2045025	
	संदिप हरिभाऊ बाबकर																			
	सोनुबाई हरिभाऊ बावकर																			
	सानुवार हार नाठा वाववार																			
	करबा बाळु औताडे			633.00	4160	26,33,280	26,33,280.00	1	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		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	<del> </del>	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	<u> </u>	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																			
	रामचंद्र रघुनाथ औताडे																			
86	ज्ञानेश्वर रघुनाथ औताडे	2 3/1/1-	Р																	
	कुसूम बाळासाहेब खरचडे		73-P	•				86 3316.	50											
	केरबा बाळु 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	
	निवृत्ती बाळु औताडे					, , , , , ,	,,				, -,			. , -,-,-	2 2000					
	उत्तम बाळु औताडे																			
	शिवाजी बाळू औताडे																			
	हिराबाई बबन बांदल																			
	विमल रमेश कवडे																			
	संजय राम चिंचनसुरे	2 3/1/2	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	
	प्रशांत सुखदेव फिरंगे																			
	प्रशात सुखदव ।फरग दिलीप विठ्ठल नेहते			800.00	4160	33,28,000	33,28,000.00		6240	24,96,000	24,96,000	10847	43,38,800	43,38,800	-832000	1842800	921400		89400	
	प्रसन्नकुमार बाळासाहेब गरुड			200.00	4160	8,32,000	8,32,000.00	1	6240	6,24,000	6,24,000	10847	10,84,700	10,84,700	-208000	460700	230350	H	22350	
	रशिदा गुलाम हुसेन बोहरी			200.00	7100	0,02,000	5,52,000.00		0240	0,24,000	3,24,000	13047	10,04,700	10,04,700	-200000	400700	20000	F	22000	
	जामिला मोहमंद बोहरी			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	
87	नितीन वसंत उंडे	1 2/0 [	74-P	200.00	4160	8,32,000	8,32,000.00	87 3887.	5 6240	6,24,000	6,24,000	10847	10,84,700	10,84,700	-208000	460700	230350	F	22350	
87	11/11/4/11/09	1 3/2-F	/4-P	200.00	4100	0,02,000	5,52,000.00	87 3887.	0240	0,24,000	3,24,000	10047	10,04,700	10,04,700	-200000	400700	250350		22330	

4160

4160

4160

4160

4160

600.00

300.00

300.00

4075.00

1000.00

शोभा सुधीर देशमुख

अब्दुल गफार देशमुख

नईम अकबर बाणेकर

सचिन गेनभाऊ जगताप

राहूल बाळासाहेब काटे

67050

33525

33525

111750

455381.25

691050

345525

345525

4693381.25

1151750

1382100

691050

691050

9386763

2303500

32,54,100

16,27,050

16,27,050

2,21,00,763

64,84,365

-624000

-312000

-312000

-4238000

-1040000

6240

6240

6240

18,72,000

9,36,000

9,36,000

1,27,14,000

31,20,000

18,72,000

9,36,000

9,36,000

1,27,14,000

41,80,865

10847

10847

10847

10847

32,54,100

16,27,050

16,27,050

2,21,00,763

54,23,500

24,96,000.00

12,48,000.00

12,48,000.00

1,69,52,000.00

52,20,865.33

24,96,000

12,48,000

12,48,000

1,69,52,000

41,60,000

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

<sup>121</sup> 

										WADAC		ee rules 6(v) and 21 (										
			ı								Redistribution	and Valuation State										
je l	Ē	2	per		<u> </u>	Origin	Values in Rupees						Final Plot Value	in Rupees			÷ ÷ ÷ ÷	umn 6 rr	12	or her her	emand or by (-) being the ion of	
a a	ow Ow	of La	E N	Je C	(Sq.ħ	÷ = = .	9 0	e of Ire	oer.	8 ÷		Undeveloped	o 0		Developed	n (t)	ution satio o o (c on 6 (	ont Col Colun (b)	tion time	n to(+) in fron ion to der ot tions	or by or by seing ion o	nark
Serial Nu	Ш	Tenure of Land	rvey	E	Area	Rate of Original Value Per Sq.M.	Without lefernce t value of Structure	nclusive	Numb	FP Area Sq.m.	Rate of Semi- Final 'alue Pe Sq. M	ithout fernce value of uctur	Inclusive of Structur	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	(b) - (c)	Contribution & of Column	Addition to(+) or Deduction from(-) contribution to be made under other sections	Net dema from(+) or owner, beir addition columns 11	Ren
	EZ .		Su		0 P		ь	=			>	ш- 07						nc 10				
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
	दिनकर आनंत पवार																					
	अंजली दिनकर पवार	-																				
	सुहास दिनकर पवार	-			7000.00	4160	2,91,20,000	2,91,20,000.00			6240	2,18,40,000	2,18,40,000	11471	4,01,48,500	4,01,48,500	-7280000	18308500	9154250		1874250	
88	सचिन दिनकर पवार	1	3/6B/P	83-P					88	4050												
	नरेश पारसमल राका				1100.00	4160	45,76,000	57,62,190.61			6240	34,32,000	46,18,191	11471	63,09,050	74,95,241	-1144000	2877050	1438525		294525	
	शिखा नरेश राका												, ,									
											1											
89	गोविंद बाबासाहेब औताडे	2	3/5/1- P	82-P	4150.00	4160	1,72,64,000	1,72,64,000.00	89	2775	6656	1,38,11,200	1,38,11,200	0	-	-	-3452800	-13811200	-6905600		-10358400	
	गोविंद बाबासाहेब औताडे	2	3/5/2- P	82-P	1400.00	4160	58,24,000	58,24,000.00			6656	46,59,200	46,59,200	9427	65,99,180	65,99,180	-1164800	1939980	969990		-194810	
						-					1	L .	l			1						
90	मुकिंदा दगडू अवताडे	2	3/6C/2	83-P	4000.00	4160	1,66,40,000	1,73,53,536.03	90	2000	6656	1,33,12,000	1,40,25,536	10057	2,01,13,200	2,08,26,736	-3328000	6801200	3400600		72600	
							1								1							
	चंद्रकांत ज्योतीबा औताडे	2	3/5/1- P	82-P	2750.00	4160	1,14,40,000	1,14,40,000.00			6656	91,52,000	91,52,000	9427	1,29,62,675	1,29,62,675	-2288000	3810675	1905337.5	i	-382662.5	
	भिमराव जोतीबा औताडे																					
91	शशिकला भिमराव औताडे								91	1375.00												
01	सचिन भिमराव औताडे	2	3/5/2- P	82-P	2750.00	4160	1,14,40,000	1,14,40,000.00	01	1070.00	6656	91,52,000	91,52,000	10057	1,38,27,825	1,38,27,825	-2288000	4675825	2337912.5	i	49912.5	
	प्रियांका प्रकाश मोहिते																					
	स्मिता महेंद्र कुऱ्हाडे																					
	शकुंतला पांडुरंग औताडे देवेंद्र पांडुरंग औताडे	_																				
92	दिगंबर पांडुरंग औताडे	2	3/5/2- P	82-P	2750.00	4160	1,14,40,000	1,14,40,000.00	92	2,750.00	6448	88,66,000	88,66,000	0	-	-	-2574000	-8866000	-4433000		-7007000	
	निर्मला उर्फ सुनिता पांडुरंग औताडे																					
	,																					
	काळुराम उत्तमराव धावडे				3660.00	4160	1,52,25,600	1,52,25,600.00			6656	1,21,80,480	1,21,80,480		1,84,03,578	1,84,03,578	-3045120	6223098	3111549	<b>├</b>	66429	
93	हनुमंत ज्ञानोबा झांबरे विद्या मिलिंद मेमाणे	_ 1	3/6C	83-P	5000.00	4160	2,08,00,000	2,08,00,000.00	93	4550	6656	1,66,40,000	1,66,40,000		2,51,41,500	2,51,41,500	-4160000	8501500	4250750		90750	
	विद्या मिलिद ममाण				440.00	4160	18,30,400	18,30,400.00			6656	14,64,320	14,64,320	10057	22,12,452	22,12,452	-366080	748132	374066		7986	
	0 0									1			Т			T	Г	1			ı	
	तानजी बाजीराव बांदल																					
	बाळासाहेब बाजीराव बांदल																					
	दत्तात्रय बाजीराव बांदल																					
94	छाया अरविंद भोसले कोंडाबाई बाजीराव बांदल	1	3/7-P	84-P	9900.00	4160	4,11,84,000	4,11,84,000.00	94	4950	6656	3,29,47,200	3,29,47,200	10057	4,97,80,170	4,97,80,170	-8236800	16832970	8416485		179685	
	काडाबाइ बाजाराव बादल सुरेश गणपत बांदल																					
	ताराबाई गणपत बांदल																					
	साराजार गणनस जापुरा																					
	शकुंतला परशराम बांदल																					
	देवानंद परशराम बांदल	1	4/3/2	70-P	7100.00	4420	3,13,82,000	3,13,82,000.00			6656	2,36,28,800	2,36,28,800	12053	4,27,89,570	4,27,89,570	-7753200	19160770	9580385		1827185	
	जिजाबा परशराम बांदल																					
	शकुंतला परशराम बांदल																					
	देवानंद परशराम बांदल	1	4/3/5	70-P	4000.00	4420	1,76,80,000	1,76,80,000.00			6656	1,33,12,000	1,33,12,000	12053	2,41,06,800	2,41,06,800	-4368000	10794800	5397400		1029400	
	जिजाबा परशराम बांदल																					
	जिजाबा परशराम बांदल	1	3/8B/1- P	85-P	1350.00	4420	59,67,000	59,67,000.00			6656	44,92,800	44,92,800	12053	81,36,045	81,36,045	-1474200	3643245	1821622.5		347422.5	
95	शकुंतला परशराम बांदल								94-1	10,825.00												
	देवानंद परशराम बांदल		3/7-P	84-P	4600.00	4420	2,03,32,000	2,03,32,000.00			6656	1,33,12,000	1,33,12,000	12053	2,41,06,800	2,41,06,800	-7020000	10794800	5397400		-1622600	
	जिजाबा परशराम बांदल																					
- I - L			l	1		1			J I	II.		1			1					J		

<sup>122</sup> 

									WADAC	•	ee rules 6(v) and 21 (1	-								
									ADAO		and Valuation State									
	<u>.</u>				Origin	al Plot						Final Plot				<b>⊕</b>	E o	%	0.05	. e 4
mbe	Омпе	of Land	_	q.M.)		Values in Rupees			<u>.5</u>		Undeveloped	Value	in Rupees	Developed		on (+ tion ( (c ) · 6 (c)	Column 9	on 50% mn 12	(+) or rom(- to be other	and by (- ng th 1,13,
Serial Number	Name of C	Tenure of Survey Nu	Number	P Area (So	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive o Structure	Number	FP Area Sq.m.	Rate of Semi- Final falue Per Sq. M	Without Refernce to value of Of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) Column 9 (c) - Column 6 (c)	ncrement C 10 (b) - Col (b)	Contributio of Colum	Addition to(+) or Deduction from(-) contribution to be made under other sections	Net demand commer, being to addition of columns 11,13,14 Remark
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			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																			
	अनंता दगडु बांदल	1 4/4A/1	69-P	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
	राजाराम 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
	गजानन 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
	दत्तु भाऊ झांबरे																			
	वत्सला गारायण तारु																			
96	यमुनाबाई रामचंद्र 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
	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
	(101-11 1 1 2 / 11 1 1 1 / 1			1000.00	4100	30,10,000	50,10,000.00	<u> </u>		0240	42,12,000	42,12,000	11471	7,74,200	7,74,200	1404000	0407700	17 10000.70		0122000.70
	विशाल अनंता झांबरे																			
0.7	सागर अनंता झांबरे	3/8B/1- P	85-P	3600.00	4160	1,49,76,000	1,49,76,000.00	05.4	0450	6240	1,12,32,000	1,12,32,000	13343	2,40,17,400	2,40,17,400	-3744000	12785400	6392700		2648700
97	राघवेंद्र वेदव्यास उमरजी							95-1	2150											
	राधवद्र वदव्यास उमरणा	2/3/P	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
								1												
	सुरेश साधु पठारे																			
98	सोपान 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
	कमल संभाजी झेंडे																			
				l				1		ı					1					
	दिपक निवृत्ती बांदल			1500.00	4160	62,40,000	62,40,000.00	)		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	66,64,000	00,04,000	13343	1,46,77,300	1,46,77,300	-2266000	7613300	3906650		1616630
99	भुषण उत्तम बांदल	2 3/8A	85-P	2200.00	4160	91,52,000	91,52,000.00	97	5800	6240	68,64,000	68,64,000	13343	1,46,77,300	1,46,77,300	-2288000	7813300	3906650		1618650
	उत्तम अनंता बांदल																			
	दिपक निवृत्ती 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
	- दानेश सयानी							1												
	धरमलाल नथुभाई टांक			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
	गुलाब शहाजी मगर																			
100	0.0.0	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
100	परेश शहाजी मगर	- 3/7-1	04-1	10800.00	4160	4,49,28,000	E 02 00 204 42	-	3300.00	6240	2.26.06.000	3,91,67,304	11471	6 10 42 400	6,74,14,704	-11232000	28247400	14123700		2891700
<u></u>	परश राहाणा मगर			10000.00	4160	4,49,26,000	5,03,99,304.43	)			3,36,96,000	3,91,67,304	11471	6,19,43,400	6,74,14,704	-11232000	28247400	14123700		2091700
	केरबा 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
	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	_																		
	निवृत्ती बाळु औताडे उत्तम 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
101		2 3/6A	83-P					99	7,050.00											
	किसन उर्फ कृष्णा गणपत औताडे	$\dashv$		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	1438525		294525
	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	1438525		294525
	रामचंद्र रघुनाथ औताडे							1												
	कुसूम बाळासाहेब खरचडे			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
		<del> </del>						1 1												

ज्ञानेश्वर रघुनाथ औताडे

<sup>123</sup> 

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

#### Redistribution and Valuation Statement

,	·	-	-			Origin	al Plot						Final Plot				o.T.,	E 6	%	- 0 .	e e 4	1
<u>a</u>	Je	Ĕ	g		М.)		Values in Rupee	S					Value	in Rupees			(c) (c) (c)	5 €	12 50	o (-) or ther	무수투수없	<u>د</u> َ
Ē	ð	1 7	<b>E</b>	-	<del>-</del>	_	0 0	₹	<u>.</u>	.⊑		Undeveloped			Developed		0 ci ion	8 =	5 5	from n to ns	nanc ing h	. Ę
Serial No	Name of	Tenure o	Survey N	Numbe	OP Area (S	Rate of Original Value Per Sq.M.	Without Refernce t value of Structure	Inclusive	Numbe	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribut compensa Column (	Increment 10 (b) - Co (b)	Contribution of Coluring Colur	Addition to Deduction contributio made unde sectio	Net dem from(+) or owner, beii addition columns 11	Rema
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
	लक्ष्मण शिवराम झांबरे	2	3/8B/1-P	85-P	400.00	4160	16,64,000	16,64,000.00			4505	9,00,900	9,00,900	9041	18,08,260	18,08,260	-763100	907360	4536	30	-309420	0
102	यमुनाबाई रामचंद्र झांबरे								100	1800												
102	अनंता रामचंद्र झांबरे	2	3/9	86-P	3200.00	4420	1,41,44,000	1,41,44,000.00	100	1800	4505	72,07,200	72,07,200	9041	1,44,66,080	1,44,66,080	-6936800	7258880	36294	40	-3307360	ο
	लक्ष्मण शिवराम झांबरे																					
	काळुराम उत्तमराव धावडे				220.00	4420	9,72,400	9,72,400.00			4368	4,80,480	4,80,480	9724	10,69,618	10,69,618	-491920	589138	2945	69	-197351	1

काळुराम उत्तमराव धावडे				220.00	4420	9,72,400	9,72,400.00			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	1	6/7	87-P	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
				500.00	4420	22 10 000	47 10 020 96			1260	10.02.000	26.01.020	0724	24 20 050	40 20 000	1119000	1229050	660475		-448525
संभाजी शिवाजी यादव				300.00	4420	22,10,000	47,19,029.00			4300	10,92,000	30,01,030	3724	24,30,930	49,39,900	-1116000	1336930	009473		-446323
शंकर लक्ष्मण बाबर																				
पोर्णिमा गणपत सातव																				
अर्चना बापु आंबेकर		7/1/0	00 B	1000.00	2640	26.40.000	26 40 000 00			4000	21.84.000	21 24 000	0704	48.64.000	49 64 000	1456000	2677000	1228050		-117050
शैला लक्ष्मण बाबर		7/1/2	92-P	1000.00	3640	36,40,000		101-1 &	8 900 00		21,04,000	21,04,000	9724	46,61,900	40,61,900	-1456000	2677900	1336950		-117050
सिमा लक्ष्मण बाबर								101-2	0,000.00											
अलका लक्ष्मण बाबर																				
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 विद्या मिलिंद मेमाणे कुसूम शिवाजी यादव संभाजी शिवाजी यादव शंकर लक्ष्मण बाबर पोणिंमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर अलका लक्ष्मण बाबर पंणिंमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर अलका लक्ष्मण बाबर पाणिंमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर	शंकर लक्ष्मण बाबर विद्या मिलिंद मेमाणे कुसूम शिवाजी यादव संभाजी शिवाजी यादव शंकर लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर अलका लक्ष्मण बाबर शंकर लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शंला लक्ष्मण बाबर अलका लक्ष्मण बाबर शंकर लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर	शंकर लक्ष्मण बाबर विद्या मिलिंद मेमाणे कुसूम शिवाजी यादव संभाजी शिवाजी यादव शंकर लक्ष्मण बाबर पोणिंमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर अलका लक्ष्मण बाबर शंकर लक्ष्मण बाबर पोणिंमा गणपत सातव अर्चना बापु आंबेकर शंला लक्ष्मण बाबर अलका लक्ष्मण बाबर शंकर लक्ष्मण बाबर पोणिंमा गणपत सातव अर्चना बापु आंबेकर शेला लक्ष्मण बाबर सिमा लक्ष्मण बाबर	शंकर लक्ष्मण बाबर विद्या मिलिंद मेमाणे कुसूम शिवाजी यादव संभाजी शिवाजी यादव शंकर लक्ष्मण बाबर पोणिंमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर अलका लक्ष्मण बाबर शंकर लक्ष्मण बाबर पोणिंमा गणपत सातव अर्चना बापु आंबेकर शंला लक्ष्मण बाबर शंकर लक्ष्मण बाबर पोणिंमा गणपत सातव अर्चना बापु आंबेकर शेला लक्ष्मण बाबर सिमा लक्ष्मण बाबर सिमा लक्ष्मण बाबर सिमा लक्ष्मण बाबर	शंकर लक्ष्मण बाबर विद्या मिलिंद मेमाणे कुसूम शिवाजी यादव संभाजी शिवाजी यादव शंकर लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शेला लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शेला लक्ष्मण बाबर शंकर लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर पोणिमा गणपत सातव अर्चना बापु आंबेकर शैला लक्ष्मण बाबर सिमा लक्ष्मण बाबर	शंकर लक्ष्मण बाबर विद्या मिलिंद मेमाणे कुसूम शिवाजी यादव संभाजी शिवाजी यादव शंकर लक्ष्मण बाबर पोर्णिमा गणपत सातव अर्चना बायु आंबेकर शेला लक्ष्मण बाबर सिमा लक्ष्मण बाबर पोर्णिमा गणपत सातव अर्चना बायु आंबेकर शेला लक्ष्मण बाबर सिमा लक्ष्मण बाबर शंकर लक्ष्मण बाबर शंकर लक्ष्मण बाबर शंकर लक्ष्मण बाबर शंकर लक्ष्मण बाबर संभा नाणपत सातव अर्चना बायु आंबेकर शेला लक्ष्मण बाबर संभा नाणपत सातव अर्चना बायु आंबेकर शेला लक्ष्मण बाबर सिमा लक्ष्मण बाबर सिमा लक्ष्मण बाबर सिमा लक्ष्मण बाबर सिमा लक्ष्मण बाबर	शंकर लक्ष्मण बाबर   1   6/7   87-P   14300.00   4420   6.32,06.000   6.32,06.000   6.32,06.000   780.00   4420   34,47,600   780.00   4420   32,10,000   4420   22,10,000   4420	शंकर लक्ष्मण बाबर   1   6/7   87-P   14300.00   4420   6,32,06,000   6,80,92,862.84   780.00   34,47,600   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   34,47,600.00   36,40,000   36,40,000.00   36,4	शंकर लक्ष्मण बाबर   1   6/7   87-P   14300.00   4420   6,32,06,000   6,80,92,862.84   6   6   780.00   34,47,600   34,47,600.00   6,80,92,862.84   780.00   34,47,600   34,47,600.00   36,40,000.00   36,40,400.00	प्रांकर लक्ष्मण बाबर   किस्साण बाबर   किससाण बावर   किससाण बावर   किससाण बावर   किससाण बावर   किससाण	शंकर लक्ष्मण बाबर   1   6/7   87-P   14300.00   4420   6,32,06,000   6,80,92,862.84   4368	शंकर लक्ष्मण बाबर   1   67   87-P   780.00   4420   6.32,06.000   6.80,92,862.84   4368   3,12,31,200   4368   17,03,520   4	शंकर लक्ष्मण बाबर   1   67   87-P   780.00   4420   6.32.06.000   6.80,92,862.84   4368   3,12.31,200   3,46,64,160   4368   17,03,520	1   1   1   1   1   1   1   1   1   1	श्री कर लक्ष्मण बाबर   1   6.7   87-Р   780.00   4420   6.32,06.000   6.80,92,862.84   4368   3,12,31,200   3,46,64,160   9724   6.95,25,170     विद्या मिलिंद मेमाणे   1   6.7   87-Р   780.00   4420   34,47,600   34,47,600   34,47,600   34,47,600   36,40,000   36,01,030   9724   37,92,282     कुसूम शिवाजी यादव   1   7/1/2   92-Р   1000.00   3640   36,40,000   36,40,400   3	शंकर लक्ष्मण वाबर   1   87   87   87   87   87   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   4368   17,03,520   17,03,520   9724   37,92,282   37,92,282   4368   17,03,520   17,03,520   9724   24,30,950   49,39,980	श्विक्त लक्ष्मण बाबर   श्विक्त स्विक्षण बाबर   श्विक्त स्वक्षण बावर   श्विक्त स्वक्यण बावर स्वक्षण बावर   श्विक्त स्वक्षण बावर   श्विक्त स्वक्षण बाव	शंकर लक्ष्मण बाबर विद्या मिलिंद मोमणे विद्या निविद्य निविद्य मोमणे विद्या निविद्य मेमणे विद्या निविद्य मोमणे निविद्य निविद्य मेमणे निविद्य मोमणे निविद्य मो	शंकर लक्ष्मण बाबर विद्या मिलिंद मेमाणे विद्या विद्	शंकर लक्ष्मण बाबर वादर वाद्या मिलिंद मोगाणे वादर वाद्या मिलिंद मोगाणे वादर वाद्या मिलिंद मोगाणे वाद्य वाद्या मिलिंद मोगाणे वाद्य वाद्या मिलिंद मोगाणे वाद्य वाद्या मिलिंद मोगाणे वाद्य वाद्या वाद्य वाद्या वाद्य वाद्या वाद्य

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.

	ig 710d of 6/7 is merged with 7/1/2 and 7/1/4.																		
	हरिशचंद्र बाबुराव औताडे व इतर ५	1	6/6	90-P	2000.00	4420	88,40,000	1,43,47,919.15		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																		
	तानाजी मारुती धनवडे																		
	संजय मारुती धनवडे																		
	सुभद्रा बाजीराव घाटे																		
	मंदा ज्ञानेश्वर तुपे																		
	मीराबाई बाळासो हरपळे																		
	समीद्राबाई मारूती धनवडे																		
	भानुदास ज्ञानोबा धनवडे																		
104	प्रकाश ज्ञानोबा धनवडे				000.00	4400	0.04.000	07.44.000.00	102 2,40		5 50 500	04.40.700	10.470	40.47.000	00.77.000	204500	40.4500	0.47050	0.4050
	पांडुरंग अरुण 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
	उषा गोरखनाथ बांदल																		
	सविता सुनिल घुले																		
	सोनाली अरुण धनवडे																		
	कविता अरुण धनवडे																		
	कांताबाई अरुण धनवडे																		
	अलका निवृत्ती पोकळे																		
	लता ईश्वर कामठे																		
	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 2,55	0.00 6785	1,73,01,750	1,73,01,750	10199	2,60,06,175	2,60,06,175	-12788250	8704425	4352212.5	-8436037.5

<sup>124</sup> 

											•	ee rules 6(v) and 21										
										WADAC		TOWN PLANNING S										
_	<u>.</u>	0	<u></u>			Origir	al Plot						Final Plot				<b>T</b>	E 6	% a.		- e - 4-	-
equ.	Ow ne	of Land	đ mặ	<u>.</u>	(Sq.M.)	_ =	Values in Rupees	ь <sub>ө</sub> о	<u>-</u>	<u>.</u>		Undeveloped	Value	in Rupees	Develope	<b>d</b>	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	ent Column Column 9 (b)	Contribution 50% of Column 12	to(+) or from(- on to b er othe	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	<u> </u>
<u>ë</u> Z	ne of	Tenure o	vey N	Number	<u>.e</u>	Rate of Original Value Per Sq.M.	Without efernce t value of Structure	nclusive	Numbe	FP Area Sq.m.	mi- nal- s Per	hout rnce alue of cture	lusive of ucture	e of Plot Iue	rnce alue af cture	ilusive of ucture	tribut pensi umn olumr	ement (b) - Cc (b)	ributi Colu	dition to uction rribution le unde section	ot der n(+) o er, be er, be dditio mns '	į
Š	Nar	Ter	Sur	z	OP A	S Val	Wi Refe va Str	Str	2	E	Rate of Semi- Final Value Pe Sq. M	Withour Refernce to value of Structur	Stru	Rate of Final Plot Value	Without Refernce to value of Structure	Inclu o Stru	9 6 9 9	Incre 10 (t	Cont	Addi Dedu contr made	fron own	
1	2 दादासाहेब सदाशिव बाबर	3(a)		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		6
	सावित्रा दादासाहेब बाबर	1	7/1/8 7/1/11	92-P 92-P	1000.00	3640 3640	72,80,000 36,40,000	72,80,000.00 36,40,000.00	-		5096 5096	50,96,000 25,48,000	50,96,000 25,48,000		83,40,600 41,70,300	83,40,600 41,70,300	-2184000 -1092000	3244600 1622300	1622300 811150		-561700 -280850	
-	दिलीप राजगोपाळ नायडू रंजना दिलीप नायड्	1	7/1/14	92-P	300.00	3640	10,92,000	21,99,916.00			5096	7,64,400	18,72,316		12,51,090	23,59,006	-327600	486690		_	-84255	
106	दिलीप राजगोपाळ नायडू रंजना दिलीप नायड्	1	7/1/15	92-P	300.00	3640	10,92,000	10,92,000.00	104	2,100.00	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	7/1/16	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		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	
	रंजना दिलीप नायडू		7/1/17	92-F	300.00	3640	10,92,000	10,92,000.00			5096	7,64,400	7,64,400	6341	12,51,090	12,51,090	-327600	400090	243345		-64255	
The ac	ction on the application of applicant Sh	hri Siddh	araj Kru	shna Loh	akare will b	e taken subje	ct to production of h	is ownership o	on updat	ed 7/12 extrac	t											
	योगीराज कृष्णा लोहकरे	1	33/1/2-P	1-P	2270.00	3640	82,62,800	82,62,800.00			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	- 1		4707	1,95,32,890	1,95,32,890		4,26,02,874	4,26,02,874	-10679110	23069984	11534991.98		855881.9178	
107	सिध्दराज कृष्णा लोहकरे	1	'6/5- P	91-P	8000.00	4160	3,32,80,000	3,32,80,000.00	104-2	10,285.0	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 ha	aving area	of 1309.	36 Sq.M																	·	
						Г					T			T	T							
	नामु तुकाराम बाबर	1	7/1/1	92-P	2100.00	3640	76,44,000	76,44,000.00			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 पुंडलिक दगड़ 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	
108	नामु तुकाराम बाबर								105	2,550.00												
	पुंडलिक दगडु 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	
	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																					
	गंगबाई भिक घाटे																					
	श्रीनाथ ज्ञानोबा बाबर		7/1/5	92-P	2000.00	3640	72,80,000	74,46,743.81			5096	50,96,000	52,62,744	9869	98,69,400	1,00,36,144	-2184000	4773400	2386700		202700	
	संतोष ज्ञानोबा बाबर						-,,	,,				53,53,535	,,		23,00,100	1,00,00,111						
	शंकर लक्ष्मण बाबर																					
	पोर्णिमा गणपत सातव																					
	अर्चना बापु आंबेकर																					
	शैला लक्ष्मण बाबर																					
	सिमा 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	
	अलका लक्ष्मण बाबर																					
109	श्रीनाथ ज्ञानोबा बाबर								106	4,050.00												
103	संतोष ज्ञानोबा बाबर								100	4,030.00												
	गंगुबाई भिकु घाटे																					
	श्रीनाथ ज्ञानोबा बाबर	1	7/1/10	92-P	1000.00	3640	36,40,000	36,40,000.00			5096	25,48,000	25,48,000	9869	49,34,700	49,34,700	-1092000	2386700	1193350		101350	
	संतोष ज्ञानोबा बाबर											,	,-,-		1	-7- 7						
	गंगुबाई भिकु घाटे																					
	मुक्ताबाई जयवंत घुले				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	
	श्रीनाथ ज्ञानोबा बाबर	1	7/1/13	92-P																		
	संतोष ज्ञानोबा बाबर																					

400.00

ज्ञानोबा हरी बाबर

40540

954680

-436800

477340

10,19,200

10,19,200

19,73,880

19,73,880

14,56,000.00

14,56,000

<sup>125</sup> 

Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 Redistribution and Valuation Statement Original Plot Final Plot Tenure of Land Value in Rupees Undeveloped Developed # S S Without Refernce to value of Structure 3(a) 4 6 (a) 7 9 (a) 9 (c) 10 (a) 3(b) 6 (b) 6 (c) 9 (b) 10 (b) 10 (c) 13 16 बाळकृष्ण तुळिशराम औताडे अलका बाळु बाबर प्रमिला रामदास आव्हाळे ताराबाई तुळिशराम औताडे ऋतुजा राजु औताडे नलीनी राजु औताडे ऋषिकेश राज औताडे 18100.00 3640 6,58,84,000 6,63,58,140.15 4186 3,78,83,300 3,83,57,440 9851 8,91,53,360 8,96,27,500 -28000700 51270060 25635030 -2365670 गोविंद बाबासाहेब औताडे मुक्ताबाई केशव केदारी 7/2 93-P 107 11,150.00 गंगुबाई सिताराम बोडके रंजना दादासाहेब बांदल आशा दत्तात्रय थिटे छाया एकनाथ घले हनुमंत बापु आवळे दिपक शिवाजी भिंताडे 4200.00 3640 1,52,88,000 1,52,88,000.00 4186 9851 2,06,87,520 2,06,87,520 -6497400 11896920 5948460 -548940 87,90,600 87,90,600 अनिल राजाराम प्रधान साहेबराव महादेव जगताप 7-1 is having area of 9050 Sq.M. and 7-2 is 2400 Sq.M प्रविण बबन बांदल 2.91.20.000.00 4732 3.55.46.400 3.55.46.400 8000.00 3640 2.91.20.000 1.89.28.000 1.89.28.000 8887 -10192000 16618400 8309200 -1882800 12-Feb 80-P 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 12,050.00 108 यम्नाबाई भगवंत तरवडे 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 3,59,90,730 3,59,90,730 -10319400 16826130 8413065 -1906335 सुरेखा नारायण तरवडे म्हस्कू नाथू कोंढाळकर विनीता दिलीप अगरवाल नमता दिलीप अगरवाल निशा दिलीप अगरवाल 12/1- P 112 77-P 42104.568 3640 15,32,60,627 15,32,60,627.2 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 7715662.068 109-2 साकेत मुन्नालाल 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. रामराव वामनराव आदीक प्रकाश सोनराज ओसवाल संजय सोनराज ओसवाल 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 11,68,77,81 11,70,58,867 62177544 31088772.11 7464744.728 -23624027 विजय मोनगज ओमवाल अजय सोनराज ओसवाल Only part of this Survey number comes in TPS Boundary शकुंतला परशराम बांदल देवानंद परशराम बांदल 15/3 जिजाबा परशराम बांदल रंजना दादासाहेब बांदल 11,34,032.02 112 38-P 363,4718 3120 11.34.032 181.7359 4680 8.50.524 8.50.524 7883 14.32.624 14.32.624 -283508 582100 291050.0439 7542.03985 राजु दादासाहेब बांदल

भारती दिलीप तुपे

15/4

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

<sup>(</sup>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]

<sup>(</sup>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:(se	e rules 6(v) and 21	(1)									
										WADA	ACHIWADI DRAFT	TOWN PLANNING	SCHEME NO. 2									
											Redistribution	and Valuation Stat	ement									
_	<u></u>	9	<u>~</u>			Origin				1			Final Plot				⊋Û,_	E 6	%	L - 0 -	- e − E	
l agu	O															¥						
Serial Nu	Name of C	Tenure of	Survey Nu	Number	OP Area (Sc	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive o Structure	Number	FP Area i Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution compensate Column 9 Column 9	Increment C 10 (b) - Coli (b)	Contributio of Colum	Addition to Deduction fi contribution made under section	Net dem: from(+) or owner, bein addition	Remai
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 o	of this Survey number comes in	TDS BALL	dary	1			-		ı		1			1	I		1	1	1	1		•

स्वता के प्रति विकास निर्मा । 1 (3000 वर्ण विकास निर्माण	t of this Survey number comes in 1	PS B0	undary																	
जुनार श्राप्त   प्राप्त	कांता किशोर जारेपिया	1	11/1Δ/1																	
जिस ने प्रकार न			_	_																
Print of				-																
Designed of species   Program   P		-   '	11/1/02/2	-																
স্তুল্প কাম সমূহত প্ৰত্ন কৰিব কৰিব কৰিব কৰিব কৰিব কৰিব কৰিব কৰিব																				
Post water - Agree 14			11/14/2																	
th district returns returned (		- '	11/14/3																	
### 1320 #### 1320 #### 1320 #### 1320 #### 1320 #### 1320 #### 1320 #### 1320 ##### 1320 ##### 1320 ###### 1320 ####### 1320 ####################################																				
জন বাবৰ বিল'ল  বিনাৰ কৰিবল  কৰিব কৰিবল  কৰিব কৰিবল  কৰিব কৰিবল  কৰিব কৰিবল  কৰিব কৰিবল  কৰিব কৰিবল  কৰিবল  কৰিব কৰিবল				-																
জিনা কাৰা নালা প্ৰাপ্ত কৰা নালা প্ৰাপ্ত কৰা কাৰাৰ কাৰাৰ প্ৰাপ্ত কৰা কাৰাৰ কাৰ্য কাৰাৰ কাৰ্য কাৰাৰ কাৰ্য কাৰাৰ কাৰ্য কাৰাৰ কাৰে কাৰাৰ কা	गवनाव प्राप्तव शावड																			
सिक देनी संबद्ध ।  प्राव कर किया है  प्राव कर क	अनंत सादबा शेलार																			
स्व अपने शेवर प्रति हैं विकास के विकास से विकास मा के किया है हैं किया है किय	लिला अनंत शेलार	1	11/1B																	
স্ত্ৰ কৰ্ম কৰ্ম কৰ্ম কৰ্ম কৰ্ম কৰ্ম কৰ্ম কৰ	अमित अनंत शेलार																			
सहार को से स्वाप्त का को से स्ववाप्त का को से स्ववाप्त का	अमर अनंत शेलार																			
स्वित्त को नेदाना को नेदान के नेदाना को नेदाना के नेदाना को नेदाना को नेदान	अमरीत शाम मिरपुरी			7																
चिन्न के के समय जीना विन्न के समय जीना	आदर्श कौर जंडवाल																			
िरचाई क्रांताच बनावरें  बाराव्यर्ट शहरू होने  पुराचार प्राचार क्रीवारें  प्राच्या प्राच्या क्रीवारें  क्राव्या पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्ध पुराच्या क्रीवारें  व्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव	हरप्रित कौर जंडवाल																			
िरचाई क्रांताच बनावरें  बाराव्यर्ट शहरू होने  पुराचार प्राचार क्रीवारें  प्राच्या प्राच्या क्रीवारें  क्राव्या पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्धा पुराच्या क्रीवारें  व्यर्ध पुराच्या क्रीवारें  व्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव्यव	महाराष्ट्र राज्य भु वि का स बँक शाखा पुणे																			
— पुराव प्रसार जीगाउँ																				
- 프로젝트 대한테 화매한 의 전체	बायडाबाई दगडु होले																			
া বাহাৰ নামান্ত নিয়ন্ত্ৰ নামান্ত ন																				
জন্ম ব্যৱহাৰ জীয়াই স্বাহন্ত ব্যৱহাৰ নিজৰ জীয়াই স্বাহন্ত ব্যৱহাৰ নিজৰ জীয়াই স্বাহন্ত ব্যৱহাৰ নিজৰ জীয়াই স্বাহ্নত স্বাহ্মত নিজৰ স্বাহমত নিজৰ স্বাহ্মত নিজৰ স্বাহমত নিজৰ স্ব																				
अस्तव सुपाव औतारे   1   11/1C																				
নি সম্যা মুখ্যৰ স্বীনাই	प्रकाश दत्तात्रय औतडे																			
अरुपा पुष्पा अंतार्ड चिवास सुपाव अंतार्ड श्रीताब दियस्त्र केतिवा बेतार्ड दिवास श्रीताड़ श्रीताब आरोक पूर्व श्राता आरोक प्रमुख अंतार्ड दिवास प्रमुख के प्रस्वा औतार्ड दिवास पूर्व के प्रस्वा औतार्ड विवास प्रस्तु के प्रस्वा औतार्ड दिवास पूर्व के प्रस्वा औतार्ड विवास प्रस्तु के प्रस्वा औतार्ड दिवास प्रस्तु के प्रस्वा औतार्ड दिवास प्रस्तु के प्रस्वा औतार्ड विवास प्रस्तु के प्रस्वा औतार्ड अस्तु के प्रस्वा औतार्ड अस्तु के प्रस्वा अतार्ड विवास प्रस्तु के प्रस्वा औतार्ड विवास प्रस्तु के प्रस्वा औतार्ड विवास प्रस्तु के प्रस्वा औतार्ड विवास प्रस्तु के प्रस्वा औतार्ड अस्तु के प्रस्वा अतार्ड विवास प्रस्तु के प्रस्वा औतार्ड विवास प्रस्तु के प्रस्वा औतार्ड अस्तु के प्रस्वा औतार्ड अस्तु के प्रस्वा औतार्ड विवास प्रस्तु के प्रस	अलका सुभाष औताडे																			
विकास सुभाव श्रीताई   प्राप्ता करियाना   विकास क्षेत्रकात क्षेत		1	11/1/C																	
परमेश्वर बबन औता है शांताबाई रामरास कोतावान वेनतिह दिनवर शेवाळे बाळ्याई शंकर थुने शांत्र असीक पूर्व कृष्णावाई वक्त औता है हिराबर मारुकी औता है हिराबर मारुकी औता है हिराबर मारुकी औता है विद्यान पत्र मुं के धनवा औता है वेवानेर पत्र पुर्व के धनवा औता है वेवानेर पत्र प्रव असी तो है वेवानेर पत्र प्रव असी तो है विवास पार्व है असी ताहबर शेनार     11/2   60-P   4490 2166   3640   1.63.77,148.42   113   2.249.6888   5278   1.18.73.433   8541   1.92.13.455   1.92.13.455   4563716   7340022   3670010.981   453704.836																				
बंबीताई विजय शेवाळे बाद्धाव शेवाळ पूर्व क्राप्ता अशोक पूर्व कृष्णावाई सकत भ्रता छै क्रिक्या पत्नु उर्फ धनवा ओता है विजय धनु उर्फ धनवा ओता है विजय धनु उर्फ धनवा ओता है नवनाय दमावय श्रीता है अन्त सादबा शेवा है अनंत सादबा शेवार आसित अनंत शेवार आसित अनंत शेवार आसर अनंत शेवार																				
सादा अशोक घुने  क्रम्प्राबाई बबन श्रीताडे  हिग्चर मानों श्रीताडे  चंद्रकाता धनु उर्फ धनवा औताडे  चंद्रकाता धनु उर्फ धनवा औताडे  व्याप्त धनु उर्फ धनवा औताडे  नवनाय दत्तात्रय लोखंडे  अमेत साव्या श्रीताड  किल्ला अनंत श्रोतार  अगित श्रांत श्रोतार	शांताबाई रामदास कोतवाल																			
सारदा अशोक घुले कृष्णाबाई बबन औताडे दिरांबर मारतो औसाडे चंदकांता धनु उर्फ धनबा औताडे देवानंत धनु उर्फ धनबा औताडे तेवानंद धनु उर्फ धनबा औताडे नावनाथ दत्ताव्र सनु उर्फ धनबा औताडे नावनाथ दत्ताव्र सनु उर्फ धनबा औताडे अनंत सादबा शैताडे विला अनंत शैलार  6ला अनंत शैलार अमार अनंत शैलार अमार अनंत शैलार	बेबीताई विजय शेवाळे																			
शारदा अशोक धुले कृष्णाबाई बबन औताडे दिगंबर मारती औताडे चंदकांता धनु उर्फ धनवा औताडे चंदकांता धनु उर्फ धनवा औताडे नाव्ताय स्तृ उर्फ धनवा औताडे नाव्ताय त्ताय सिताडे अन्त सादवा शैलार जिल्ला अनंत शेलार अमिरा अनंत शेलार अमर अनंत शेलार अमर अनंत शेलार	बाळुबाई शंकर घुले																			
कृष्णावाई बबन औताडे दिगंबर मारुती ओताडे चंद्रकांता धनु उर्फ धनबा औताडे देवानंद धनु उर्फ धनबा औताडे नेवानाथ दत्तात्रय बांखेड़े अमंत सादबा शेलार लिला अनंत शेलार अमेर अनंत शेलार																				
चंद्रकांता धनु उर्फ धनवा औताडे देवानंद धनु उर्फ धनवा औताडे नवनाथ दत्तात्रय लोखंडे अनंत सादबा शेलार लिला अनंत शेलार अमित अनंत शेलार																				
ततात्रय धनु उर्फ धनबा औताडे देवानंद धनु उर्फ धनबा औताडे नवनाथ दत्तात्रय लोखंडे अनंत सादबा शेलार लिला अनंत शेलार अम्पत अनंत शेलार अमर अनंत शेलार																				
तिताय धनु उर्फ धनबा औताडे देवानंद धनु उर्फ धनबा औताडे नवनाष दत्तात्रय लोखंडे अनंत सादबा शेलार लिला अनंत शेलार अमर अनंत शेलार	चंद्रकांता धनु उर्फ धनबा औताडे																			
देवानंद धनु उर्फ धनबा औताडे																				
नवनाथ दत्तात्रय लोखंडे अनंत सादबा शेलार लिला अनंत शेलार अमित अनंत शेलार अमर अनंत शेलार																				
अनंत सादबा शेलार				1																
िलला अनंत शेलार अमेर अनंत शेलार																				
अमित अनंत शेलार 1 11/2 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 4503716 7340022 3670010.981 -833704.836																				
अमर अनंत शेलार		1	11/2	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	-833704.83	36
7/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/ 1/4/1/	मधुकर शंकर सैदाणे	=																		

<sup>127</sup> 

Form 1:(see rules 6(v) and 21 (1) WADACHIWADI DRAFT TOWN PLANNING SCHEME NO. 2 Redistribution and Valuation Statement Original Plot Final Plot Tenure of Land Value in Rupees Contribution 5 of Column 1 Undeveloped Developed E S G Inclusive of Structure Without Refernce to value of Structure 9 (a) 3(a) 4 6 (a) 6 (b) 6 (c) 7 9 (c) 10 (a) 10 (c) 13 16 3(b) 9 (b) 10 (b) अनंत सादबा शेलार अमर अनंत शेलार अमित अनंत शेलार 11/3 नवनाथ दत्तात्रय लोखंडे लिला अनंत शेलार शमशुद्दीन तबरेज युसुफ सय्यद मंदाबाई सुरेश बांदल 11/4/1 छाया बाळासो जाधव सुनिता शंकर जाधव 1 11/4/2/1 सुनिता शंकर जाधव 1 11/4/2/2 1 11/4/2/3 सुनिता शंकर जाधव सुनिता शंकर जाधव 1 11/4/2/4 11/4/2/5 सुनिता शंकर जाधव 1 11/4/2/6 सुनिता शंकर जाधव गुरुमुख जंगलदास सुखवानी 11/5 आरती श्रीचंद गलाणी नवनाथ दत्तात्रय लोखंडे अनंत सादबा शेलार 11/6 लिला अनंत शेलार अमित अनंत शेलार अमर अनंत शेलार .अकबरहादी मोहम्मद सोमजी 11/7 सदुद्दीन मंगलजी खोजा अनंत सादबा शेलार अमर अनंत शेलार नवनाथ दत्तात्रय लोखंडे 11/8 लिला अनंत शेलार ज्ञानोबा हिरामण बांदल सुरेखा ज्ञानोबा बांदल अमरीत शाम मिरपुरी आदर्श कौर जंडवाल 11/9/1 हरप्रित कौर जंडवाल .अकबरहादी मोहमंद सोमजी 11/9/2 सदुद्दीन मंगलजी खोजा Only part of this Survey number comes in TPS Boundary उषा प्रभात कुलकर्णी राजीव प्रभात कुलकर्णी 32/1 नेहा राजीव कुलकर्णी उषा प्रभात कुलकर्णी राजीव प्रभात कुलकर्णी 32/2 नेहा राजीव कुलकर्णी 10339.1015 4680 4,83,86,995 4,83,86,995.02 114 5,169.5508 3,62,90,246 3,62,90,246 13967 7,22,03,115 7,22,03,115 -12096749 35912869 17956434.53 5859685.775 उषा प्रभात कुलकर्णी

राजीव प्रभात कुलकर्णी

32/3

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

<sup>(</sup>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]

										WADAC		ee rules 6(v) and 21 (									
											Redistribution	and Valuation State	ment								
ō	<u>ō</u>	2	ē		•	Origin	al Plot Values in Rupees				1		Final Plot	in Rupees			£±.	ши 6 г	12	- C 00	(-) he 1,14
d l	o I	of Land	Number	<u>ā</u>	Sq.M	– 5	2	ф <sub>Ф</sub>	<u>.</u>	æ ∹ :⊑		Undeveloped	value	ili nupees	Developed		bution (+) nsation (-) nn 9 (c) - mn 6 (c)	Column	ion 5 mn 1	to(+) or from(-) on to be fer other ions	manc or by eing 1 on of 11,13
Serial Nu	Name of	Tenure	Survey I	Numb	P Area (	Rate of Original Value Per Sq.M.	Without lefernce i value of Structur	nclusive Structur	Numb	FP Area Sq.m.	Rate of Semi- Final 'alue Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribu compens Column Columi	ncrement (10 (b) - Co (b)	ontributi of Colur	Addition Deduction contributi made und secti	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14 Remark
1	2 नेहा राजीव कुलकर्णी	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 प्रभात कुलकर्णी			-																	
	राजीव प्रभात कुलकर्णी	1	32/4																		
	नेहा राजीव कुलकर्णी																				
Only part of	this Survey number comes in T	TPS Bound	lary						II			1									
	शकुंतला परशराम बांदल																				
118	देवानंद 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
	जिजाबा परशराम बांदल																				
	रंजना दादासाहेब बांदल																				
	उध्दव दादासाहेब बांदल																				
	राज् दादासाहेब बांदल																				
119	भारती दिलीप तुपे		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
110	शालन राजन मते	- '	14/0	401	10100.00	0000	0303000	0,00,40,000.37	110	0,000.00	4070	2,40,10,700	2,40,74,007	3070	4,00,10,120	4,00,72,002	14771200	21107070	1000007.0		4172002.0
	स्रेश 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
											I.	1		I.			II.				
	मुक्ताबाई जयवंत घुले																				
	श्रीनाथ ज्ञानोबा बाबर																				
	संतोष ज्ञानोबा बाबर																				
	आशा निवृत्ती औताडे																				
	सिंधु बाबा कोंढाळकर				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
	मिनाक्षी राजाराम होळकर																				
	लक्ष्मी ज्ञानोबा बाबर	1	13/1/1/1	57-P																	
	महेश आप्पासाहेब जगताप				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
	मोहन आशण्णा पगडालु				400.00	3900	15,60,000	15,60,000.00			6045	12,09,000	12,09,000	10594	21,18,700	21,18,700	-351000	909700	454850		103850
	सुरेश श्यामराव प्रसाद				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
	बाळकृष्ण शंकर महामुनी				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
121	रमेश सदाशीव कवडे				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
	उषा रमेश कवडे																				
	ऐजाज इसाक शेख				200.00	3900	7,80,000	13,15,570.81			6045	6,04,500	11,40,071		10,59,350	15,94,921	-175500	454850	227425		51925
	मल्लेश राणाप्पा कांबळे				100.00	3900	3,90,000	3,90,000.00			6045	3,02,250	3,02,250		5,29,675	5,29,675	-87750	227425	113712.5		25962.5
	दिलीप संतराम कांबळे	1	13/1/1/2	57-P	100.00	3900	3,90,000	3,90,000.00			6045	3,02,250	3,02,250		5,29,675	5,29,675	-87750	227425	113712.5		25962.5
	बाबु हसन मडकी				200.00	3900	7,80,000	7,80,000.00			6045	6,04,500	6,04,500		10,59,350	10,59,350	-175500	454850	227425		51925
	मेहबुब अब्बास शेख				100.00	3900	3,90,000	3,90,000.00			6045	3,02,250	3,02,250		5,29,675	5,29,675	-87750	227425	113712.5		25962.5
	काझी गुलाम मोहम्मद शेख	1	13/1/1/3	57-P	200.00	3900	7,80,000	7,80,000.00			6045	6,04,500	6,04,500		10,59,350	10,59,350	-175500	454850	227425		51925
	महेंद्र शांतीलाल शहा		10/11/11		300.00	3900	11,70,000	11,70,000.00			6045	9,06,750	9,06,750		15,89,025	15,89,025	-263250	682275	341137.5		77887.5
	स्वरुपा विदयाधर कळसकर		13/1/1/4	57-P	400.00	3900	15,60,000	15,60,000.00			6045	12,09,000	12,09,000		21,18,700	21,18,700	-351000	909700	454850		103850
	श्रीकांत एकनाथ जगताप	1	13/1/1/5	5/-P	300.00	3900	11,70,000	11,70,000.00			6045	9,06,750	9,06,750		15,89,025	15,89,025	-263250	682275	341137.5		77887.5
	सय्यद अहमद युसुफ जोस थॉमस	$\dashv$ , $\mid$	10/1/10	E7.0	200.00	3900	7,80,000	7,80,000.00			6045	6,04,500	6,04,500		10,59,350	10,59,350	-175500	454850	227425		51925
	आनंद गोकुळदास सोमवंशी		13/1/1/6	5/-P	100.00	3900 3900	3,90,000	3,90,000.00	1		6045 6045	3,02,250 3,02,250	3,02,250 3,02,250		5,29,675 5,29,675	5,29,675 5,29,675	-87750 -87750	227425 227425	113712.5		25962.5 25962.5
	<u> </u>				100.00	3300	3,30,000	3,30,000.00			0043	5,02,250	0,02,200	10334	3,23,073	5,23,075	-67730	227420	113/12.3		20002.0
	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

<sup>129</sup> 

										Form 1:(s	ee rules 6(v) and 21 (	1)									
									WADA	CHIWADI DRAFT	TOWN PLANNING S	CHEME NO. 2									
						Outsin	- I Di-4			Redistribution	n and Valuation State							1		_	
per l	je .	and	Jber		М.)	Origin	Values in Rupees					Final Plot Value	in Rupees			(÷) (; (i)	lumr 9 um	50% 12	to(+) or n from(-) on to be ler other ions	y (-) y the of 13,14	
E S	Q Q	of Land	Numbe	per	(Sq.	of Per .	of of ure	ve of ure	E E	- <u>p</u>	Undeveloped ± ⊕ ⊕ ₽	p 2		Developed  → ⊕ ⊕ ⊕	φ <u>Φ</u>	oution ssatic n 9 (c nn 6	ont Co Colur (b)	ution	on to(+) on fro on fro drion to nder o	emar ) or b being tion o	mark
Serial Nu	Name	Tenure	Survey	N	OP Area	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive Structu Structu	FP Area Sq.m.	Rate of Semi- Final Value Pe Sq. M	Withou Refernc to value of Of Structu	Inclusiv of Structu	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) Column 9 (c) - Column 6 (c)	Increme 10 (b) -	Contribution 5 of Column	Addition to Deduction contribution made under section	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Re
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
	सावित्रा दादासाहेब बाबर				1000.00	3900	39,00,000	79,14,448.94		4485	22,42,500	62,56,949	9911	49,55,500	89,69,949	-1657500	2713000	1356500		-301000	
122	नवनाथ नारायण थिटे	1	13/4/1/2	63-P	800.00	3900	31,20,000	31,20,000.00 119	2,050.00	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	
	नामु तुकाराम बाबर																				
123	पुंडलिक दगडु 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	
	3 . 3																				
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	
	रंजना दादासाहेब बांदल																				
	उध्दव दादासाहेब बांदल	1																			
125	राजु 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	
	 भारती दिलीप तुपे	1																			
	शालन राजन मते																				
The action	on the application of applicant Shri	i Asish	Sonu A	ndade w	ill be taken s	subject to prod	luction of his owne	rship on updated 7/1:	2 extract.						I		I				
	more due to existing Structures																				
	1 13/6 61-P																		-		
	बाळासाहेब अनंतराव जाधव				2300.00	3640	83,72,000	83,72,000.00		5278	60,69,700	60,69,700	9596	1,10,35,860	1,10,35,860	-2302300	4966160	2483080		180780	
	गणेश सुरेश बांदल	1	13/6	61-P	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	
126	मुक्ताबाई नारायण बाबर							123	2,550.00	)											
	श्रीनाथ ज्ञानोबा 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	
	संतोष ज्ञानोबा बाबर																				
,																				<u> </u>	
	वीफ प्रमोटर सुलेखा गृहरचना संस्था नियोजित																				
127	अविनाश संपतराव ताकवले	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	
	केतन बाळासाहेब औताडे																				
	कल्याणी बाळासाहेब औताडे	1 .			6700.00	3640	2,43,88,000	2,43,88,000.00		5460	1,82,91,000	1,82,91,000	10925	3,65,98,750	3,65,98,750	-6097000	18307750	9153875		3056875	
128	रोहिणी बाळासाहेब औताडे	1	7/3	79-P				125	3,850.00	)											
	मनोज शामलाल मधुमटके				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	
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	
	केतन बाळासाहेब औताडे				_																
	कल्याणी बाळासाहेब औताडे रोहिणी बाळासाहेब औताडे	1	7/5/2	94-P	5000.00	3640	1,82,00,000	1,82,00,000.00		4186	1,04,65,000	1,04,65,000	9851	2,46,28,000	2,46,28,000	-7735000	14163000	7081500		-653500	
130	केतन बाळासाहेब औताडे							127	3,500.00	)											
	कल्याणी बाळासाहेब औताडे	-	7/6	06 D	2000.00	3640	72,80,000	72,80,000.00		4186	41,86,000	41.06.000	9851	09.51.000	98,51,200	-3094000	5665200	2832600		-261400	
	रोहिणी बाळासाहेब औताडे	- '	7/6	96-P	2000.00	3640	72,80,000	72,80,000.00		4100	41,00,000	41,86,000	9051	98,51,200	96,51,200	-3094000	3663200	2632600		-261400	
	(तहरत बाळाताहब आताउ																				
	मे. सुष्टी डेव्हलपर्स तर्फे भागीदार										T T										
		-																			
	नानासाहेब बबन बांदल																				
	संदीप नानासाहेब बांदल				9000.00	3640	3,27,60,000	3,27,60,000.00		4368	1,96,56,000	1,96,56,000	8850	3,98,25,900	3,98,25,900	-13104000	20169900	10084950		-3019050	
	· .	1	7/4	95-P																	
	दत्तात्रय नानासो बांदल																				
	दिपक पोपट भवर	1			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	
131					222.00		,52,000	128	7,700.00	)		,-0,002		2.,22,000	11,10,012	. 332330	20.0.00				

<sup>130</sup> 

										WADAC	-	e rules 6(v) and 21 (1 TOWN PLANNING SO	-								
												and Valuation Stater									
-	ā	-	<u> </u>			Origin							Final Plot				⊋© , _	6-	% 0.	- T = -	-) ar 41,
g I	Own	La.	Numbe	<u></u>	(Sq.M.	_	Values in Rupees	o o o	<b>*</b>	<u>=</u> .		Undeveloped	Value	n Rupees	Developed		ion ( ation 9 (c )	Column 9 Slumn 9	on 50% nn 12	o(+) o from( on to b or othe	nand r by ( ing th n of 11,13
Serial N	Name of	Tenure of Land	Survey N	Number	OP Area (S	Rate of Original Value Pei Sq.M.	Without Refernce i value of Structur	Inclusive	Numbe	FP Area Sq.m.	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment ( 10 (b) - Col (b)	Contribution of Column	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
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																				
	नानासाहेब बबन बांदल																				
	संदीप नानासाहेब बांदल	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
	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
		·														<u>'</u>	<u> </u>				
	मंदा सुरेश बांदल																				
	बाळासो अनंतराव जाधव																				
132	प्रभु अन्याबा औताडे	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
	सुरेश गणपत बांदल																				
	बाळासाहेब अनंतराव जाधव																				
Only pa	rt of this Survey number is within TP	S Area	1																		
	रणजित डेव्हलपर्स तर्फे प्रोप्रा				3000.00	4160	1,24,80,000	1,24,80,000.00			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																				
	अश्विनी सुरेश बोलम	1	34/16	16	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
133	गायत्री सुरेश बोलम								157	5,600.00											
	राजाराम संभाजी भोडे				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
	श्रीपती किस्टय्या पामु				200.00	4160	8,32,000	8,32,000.00	1		5408	5,40,800	5,40,800	8684	8,68,380	868380	-291200	327580	163790		-127410
	गणेश नरसय्या बडगु 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				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
	नम्रपाल हरिचंद्र चुडासामा		0447	6.1	3000.00	4160	1,24,80,000	1,24,80,000.00	1		5408	81,12,000	81,12,000	8684	1,30,25,700	13025700	-4368000	4913700	2456850		-1911150
	अमीन अमीर सोमजी	1	34/17	21	3600.00	4160	1,49,76,000	1,49,76,000.00	1		5408	97,34,400	97,34,400	8684	1,56,30,840	15630840	-5241600	5896440	2948220		-2293380

-1,94,30,21,887.52

1,67,55,54,624.56

3,35,11,09,249.11

6,78,013.91

Area admeasuring 5600 sqm is alloted in EWS-1 (F.P. 157) to dispossessed land owner from O.P. No. 16 and O.P. No. 21.

1311569.71

6400738449.62

5833874675.79

TOTAL

-26,74,67,262.97

<sup>131</sup> 

										F WADACHIWAD		ules 6(v) and		JO 2								
												WN PLANNIN d Valuation S		10. 2								
					Oriç	ginal Plot							Final Plot				Ę	- (		ø	by	
	_	_	<b>-</b>			Val	ues in Rupee	es				Harda !		alue in Rupe			(+) Column 6 (c)	ement Column 10 (b) Column 9 (b)	o o	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or b (-) owner, being the addition of columns 11,13,14	
per	<b>V</b> ne	Land	nbe		Œ.	<b>≂</b> ≓	Ge			Ė		Undevelope o	ed		Developed		n (+) Col n 6 (	Ē <u>@</u>	Contribution 50% of Column 12	+) o 3m ( 3e n	1 dg t 1 mm 1	
Serial Number	ŏ	o to	Numb	ē	(Sq.I	Rate of Original Value Per Sq.M.	Without Refernce to value of Structur	e of	ē	FP Area in Sq.r (Combined)	ج کے	it fir	<b>-</b>	Plot	ince	<u> </u>	n (-) n lumn	n 9	on f	to trace	ron beii co	mark
<u>8</u>	e of	Īē (	ey P	Numbe	) gg	Orig	Refe	Inclusive of Structure	Number	ain obir	Rate of Semi- Final Value Per Sq. M	Without Refernce to alue of Structur	Inclusive of Structure	e e	Without Refern to value of Structure	Inclusive of Structure	Contributio mpensation (- 9 (c ) - Colum	SE	utic	tion the	er, L 1,13	Φ
ē	ä	Tenure	Š	2	Area	of o	i i	l Sins	2	Are	of S	rnc rst	uct	of Final   Value	r Re alue ucti	uct	nsa )(	Sol	를 잉	Iditi	mar wn tior	Œ
S	Ž	Ĕ	<sub>.</sub> ช		Q.	ate	alue alue	<u>2</u> 8		Ę. S.	ate al V	Wi le o	Str	<b>p</b> >	Str	Str	ပ္သမ္မွ	e e	Con	Dec Ad	der ddi	
						æ >	≥ ×			_	썞뜶	a B	=	3ate	γi <del>t</del> T	-	по3 3	<u> </u>	0	8 7	a Cet	
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
	PLOTS ALLOTE		ROPRIATE AUTH	IORITY	-	- (- /	- (-)	- (- )	1		- (- /	- (-)	- (- /	- (-)	- (-)	- (- /			_		-	-
			Section/ Dispose																			
				. ,																		
																						For Pune Metropolitan Regio
																						Development Authority
1	PMRDA		33/1/Part	1/Part	4020.9494				130	4020.9494				20735	8,33,74,385.81							(PMRDA)
																						Economically Weaker Section Dispossessed People-1
																						, , , , , , , , , , , , , , , , , , ,
ha valua	tion of EWC/DD	) 1 io onum	aratad far araa 10	200 0404 5~ ~	as 5600 Sq.m. area	is allotted to d	ionoooood															
ne valua	IIIOITOI EVVS/DF	-1 IS ellull	lerated for area 40	720.9494 Sq.III.	as 5000 Sq.III. area	is allotted to d	ispossesseu.															
			33/2/Part	2/Part	6861.0487																	For Pune Metropolitan Regio
	D1455								,	10516 5 :==				0400-	00.00.00							Development Authority
2	PMRDA								131	10518.0473				21935	23,07,13,367.53							(PMRDA) Economically Weaker Section
			33/1/Part	1/Part	3656.9986																	Dispossessed People-2
							T	1	,		T			T		,						
			5/2/Part	32/Part	158.6986																	For Done Make 19: For
			5/3/Part	45/Part	291.1753																	For Pune Metropolitan Region Development Authority
3	PMRDA		1/4/Part	47/Part	550.2161				132	3590.5221				21935	7,87,58,102.26							(PMRDA)
																						Economically Weaker Section Dispossessed People-3
			1/9/Part	46/Part	2590.4321																	Dispossessed People-3
				1	1	<u>I</u>	1	1			1	1	1	1				1	1		1	
			2/3/Part	48/Part	160.2578																	
			2/4/Part 2/5/Part	50/Part 51/Part	299.4521 1548.6165	-																
			2/5/Part 2/6/Part	53/Part	1991.2261	-																For Pune Metropolitan
			3/1/Part	73/Part	7034.8504																	Region Development Authority (PMRDA)
4	PMRDA		3/2/Part	74/Part	7489.3304				133	44574.3083				17135	76,37,80,772.72							Economically Weaker
			3/3/Part	75/Part	8983.9727																	Section/ Dispossessed
			3/4/Part 3/5/Part	81/Part 82/Part	6820.1836 5569.4986	-																People-4
			3/5/Part 3/6/Part	82/Part 83/Part	4668.5965	-																
			3/0/Fan	०७/१वत	4000.0900																	
			3/6/Part	83/Part	5914.5593																	For Pune Metropolitan
						-																Region Development
5	PMRDA		3/7/Part	84/Part	6907.7672				134	18765.7117				21935	41,16,25,886.14							Authority (PMRDA)
5	ININDA		J///r all	04/Fall	0907.7072				134	10700.7117				21000	71,10,20,000.14							Economically Weaker
						1																Section/ Dispossessed People-5
			3/8/Part	85/Part	5943.3852																	reopie-5
			7/3/Part	79/Part	1736.9049																	
						-																
			7/4/Part	95/Part	3466.0347	-																For Pune Metropolitan
			7/5/Part	94/Part	105.4147																	Region Development
6	PMRDA		7/2/Part	93/Part	8260.0723				135	18610.2241				19535	36,35,50,727.79							Authority (PMRDA)
			12/1/Part	77/Part	1427.6904	=																Economically Weaker Section/ Dispossessed
			/ .// απ		27.0004	-																People-6
			12/2/Part	80/Part	3716.1142																	•
						]																

<sup>132</sup> 

										F		ules 6(v) and 3		NO. 2									
					0.1				ı	Redis	stribution an	d Valuation S											
					Orig	ginal Plot Val	lues in Rupe	es					Final Plot V	alue in Rupee	16		lumu (c)	increment Column 10 (b) - Column 9 (b)	₽		Deduction from (-) contribution to be made under other sections	yd s	
<u>~</u>	Ē	Land	Se		·		(I)		-	Ė		Undevelope		lide iii ridpee	Developed		700	9 6	8	, b	n (-)	Net demand from(+) or b (-) owner, being the addition of columns 11,13,14	
Serial Number	Owr	f La	Numb	<u>-</u>	ф.М.)	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	<b>5</b> a	<u>.</u>	P Area in Sq.r (Combined)	· 5	ure		<u>o</u> t	e Ce		동호	1 mr 3) 6	Contribution 50% o	(+)	fron o be sec	om( eing colu 14,	춪
ž	₹	e of	Z >	ш ре	a (Sq	r Se	lefe Stru	Inclusive of Structure	Number	ë ë	e Peri	Without Refernce to alue of Structure	Inclusive of Structure	of Final Plot Value	thout Refern to value of Structure	Inclusive of Structure	Contributic pensation ( (c) - Colur	등	를 를	S   E	ion on t	g 4,7,5,6,7,7,13,9,13,13,13,13,13,13,13,13,13,13,13,13,13,	Remark
eria	Name	Tenure	Irvey	Ž	Area	of o	E 5	lusi	Ž	Area com	alu R. N	Str	sive	Fing	Red alue uctu	sive	ntri ısat ) - C	ar C	년 일	3   \$	r of in	nan wne iion 11	č
Ø	ž	ř	Sur		O <sub>O</sub>	ate o	alue	<u>2</u>		J 0	ale o	e of	Stru	ج ج	out Stru	Str	ပ္တန္ဆိုင္တ	l eme	ont	Ad	Ded nde rik	de ddii	
						œ >	i			_	Rate of Semi- Final Value Per Sq. M	/alu	=	Rate	With	-	00	ncr			8 =	Net a	
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 (c )	11	12			14	15	16
			3/4/Part	81/Part	3537.2343																		
			3/3/Part	75/Part	3340.0262																		For Pune Metropolitan
																							Region Development
7	PMRDA								136	7215.2764				17135	12,36,33,761.11								Authority (PMRDA) Economically Weaker
			4/3/Part	70/Part	338.0158																		Section/ Dispossessed
																							People-7
																							F B M - t 19
			4/5/Part	68/Part	2540.7228																		For Pune Metropolitan Region Development
8	PMRDA	ŀ	6/4/Part	76/Part	1219.6270				137	2231				21935	48936985								Authority (PMRDA)
	IMIIDA		0/ <del>4</del> /1 art	70/1 ait	1213.0270				107	2231				21300	40330303								Economically Weaker Section/ Dispossessed
			6/3/Part	67/Part	2965.7623																		People-8
	6/3/Part 67/Part 2965.7623																						
	Total 109526.0393 2,10,43,73,988.37																						
																	ı	L.					
Plots ur	der Green Area																						
	Jer Green Area																	For Pune Metropolitan Region					
9	PMRDA		33/1/Part	1/Part	1835.8431				138	1835.8431				17135	3,14,57,171.52								Development Authority
	I MILIDA		00/1/1 411	1/1 art	1000.0401				100	1000.0401				17100	0,14,07,171.02								(PMRDA) Garden-1
																							Garden-1
			33/1/Part	1/Part	2440.4136																		
						-																	For Pune Metropolitan Region
10	PMRDA		33/2/Part	2/Part	2811.2411	-			139	10077.0918				21935	221041008.6								Development Authority
			37/Part	8/Part	4456.6303																		(PMRDA) Garden-2
				Road	368.8068																		
L .						1	1					1											
																							For Pune Metropolitan Region
11	PMRDA		34/10/Part	5/Part	1626.0127				140	3395.0702				23135	7,85,44,949.08								Development Authority (PMRDA)
																							Garden-3
			1/0/Dort	46/Dort	1070 77																		
			1/9/Part	46/Part	1072.77																		For Pune Metropolitan Region
12	PMRDA		1/2/Part	28/Part	1987.71				141	4206.623				17135	72080485.11								Development Authority
	271		.,_,,	207. 4.1		-				.200.020					7 2000 10011 1								(PMRDA) Garden-4
			1/4//Part	47/Part	1146.15																		Gal Golf 4
			F	00.75	<b></b> :																		For Dune Metroneliter Devi
40			5/11/Part	36/Part	79.5654				4.40	4000 4570				17105	00570700 00								For Pune Metropolitan Region Development Authority
13	PMRDA		5/5/Part	35/Part	3980.5917				142	4060.1572				17135	69570793.62								(PMRDA)
			J/J/F dIL	oo/r all	0300.0317																		Garden-5
				Т	T		Г		1				T							1			
			4/4/Part	69/Part	2709.6695																		
	PMRDA		4/3/Part	70/Part	1703.0184																		For Pune Metropolitan Region Development Authority
14			4/2/Part	71/Part	166.3324	1			143	5585.0461				19535	109103875.6								(PMRDA)
		<b>-</b>	4/5/Part	68/Part	1006.0256	-																	Garden-6
			4/J/FdIl	UO/FdIl	1000.0230		1																

<sup>\*</sup> 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)

										F	orm 1:(see r	ules 6(v) and 2	21 (1)									
										WADACHIWAD	I DRAFT TO	WN PLANNING	G SCHEME N	NO. 2								
					Orig	ginal Plot				neat	stribution an		Final Plot					1			à	
	•		_				ues in Rupees	s						alue in Rupees			(+) Colum 16 (c)	Increment Column 10 (b) Column 9 (b)	5	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or b (-) owner, being the addition of columns 11,13,14	
per	vnei	Land	npei		W.	<del>-</del> = €	ce			FP Area in Sq.m. (Combined)		Undeveloped Ø	d		Developed		(+) % o	(B)	Contribution 50% of Column 12	+) od om ( be n	(+) rg rd   +	
Serial Numbe	of Ow	<b>6</b>	Numb	je je	<b>Š</b>	gina Sq.N	ruci	Inclusive of Structure	Je.	n Sc ned	Per F	t o	<b>5</b> .	of Final Plot Value	# # @	<b>5</b> 0	Contribution (.) Mpensation (-) C	필요	- E	n fro	fron bein f co 3,14	Remark
ia	9 0	Tenure	vey	eq mn	Area (	er 9	P. S. S.	sive	Number	mbi	Semi- lue Per	out ce t	Inclusive of Structure	ne ne	lefe Le o ture	Inclusive of Structure	trib Satis	호텔	buti	tion tion othe	nd	Ren
Ser	Nan	Tel	Sur	Z		e of ue F	out ue c	Str	Z	. S ≥	e of  Va  Sq.	Vith fern of S	lusi	of Fi	ut R valı truc	lusi	Con ens	ြ မှု ပိ	i i	Addi edu ribu der	ema owr ditic	
					9	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure			Ħ	Rate of S Final Valu Sq.	Without Refernce to value of Structure	<u>2</u> 0	ate o	Without Refern to value of Structure	<u> </u>	d wc	cre	ပိ		et d (-)	
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c )	7	8	9(a)	9 (b)	9 (c )	02 10 (a)	≥ 10 (b)	10 (c )	11	<u>트</u> 12	13	14	15	16
		3(a)	3(b)	4	3	0(a)	0 (b)	6 (6)	,	0	9(a)	9 (D)	9(0)	10 (a)	10 (b)	10 (0)		12	13	14	13	10
																				T-	T	
			14/2/Part	41/Part	273.4365																	For Pune Metropolitan Region
15	PMRDA		13/4/Part	63/Part	369.1955				144	5137.2886				21935	112686425	.4						Development Authority (PMRDA)
			13/1/Part	57/Part	4494.6566																	Garden-7
							I												1			
			0=	74.75	00000																	Eav Duna Matronalita - Davis
10	PMRDA		6/4/Part	76/Part	3360.6493				1.45	F000 104				10505	100100700	. 0						For Pune Metropolitan Region Development Authority
16	PINKDA		6/5/Part	91/Part	1867.5447				145	5228.194				19535	102132769	1.8						(PMRDA) Garden-8
				31/1 411	1007.5447																	Garden-o
			12/2/Part	80/Part	2735.8417																	
																						For Pune Metropolitan Region
17	PMRDA		12/1/Part	77/Part	4373.7138				146	10736.587				19535	20,97,39,227.0	05						Development Authority (PMRDA)
																						Garden-9
			13/Part	62/Part	3627.0315																	
			35/Part	20/Part	1892.4172																	
40	DMDDA								4.47	1001 5500				10005								For Pune Metropolitan Region Development Authority
18	PMRDA								147	1901.5569				18335								(PMRDA) Garden-10
			35/Part	19/Part	9.1397																	Garden-10
			00/1 art	13/1 411	3.1037																	
			Total							52163.4579					1,00,63,56,705.	30						
				1			1	· -			1	· · · · · · · · · · · · · · · · · · ·								ı	1	
																						For Pune Metropolitan Region Development Authority
19	PMRDA		36/5/Part	26/Part	868.7873				148	868.7873				18335	1,59,29,215.	15						(PMRDA)
																						Children's Playground-1
																						Ear Duna Matron elitare Derriere
20	PMRDA		35/2/Part	20/Part	620.8097				149	620.8097				15935	98,92,602.	57						For Pune Metropolitan Region Development Authority
20	FINITUA		33/2/Fail	20/Fail	020.0097				149	020.0097				10935	90,92,002.	11						(PMRDA) Children's Playground-2
				<u> </u>													<u> </u>					Omitation 3 Flayground*2
			5/12/Part	37/Part	470.4448																	For Pune Metropolitan Region
21	PMRDA					1			150	664.6091				24335	16173262.	45						Development Authority (PMRDA)
			5/11/Part	36/Part	194.1643																	Children's Playground-3
				1	1	I	1	1	<u> </u>		1						1		1	<u>I</u>	I	
			2/2/Part	49/Part	894.5998															,		For Dune Metron eller D
22	PMRDA		2/2/Fd[[	49/Fan	034.3338				151	909.583				19535	17768703.9	21						For Pune Metropolitan Region Development Authority
22	FINITUA		2/1/Part	48/Part	14.9832				151	3U3.303				1 9000	1//68/03.9	71						(PMRDA) Children's Playground-4
			2/1/FdII	40/Fail	14.3032																	Simulen S Flayground-4

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										WADACHIWAD	I DRAFT TO	ules 6(v) and WN PLANNIN	G SCHEME 1	NO. 2								
					Oriç	ginal Plot				neuis	Stribution an		Final Plot							σ,	by	
	L		<u>.</u>			Val	ues in Rupee	S						alue in Rupe			(+) Column 1 6 (c)	ement Column 10 (b) Column 9 (b)	<b>5</b>	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or b (-) owner, being the addition of columns 11,13,14	
Serial Number	wne	Land	mbe		(Sq.M.)	<u>=</u> =	ture			Ë		Undevelope o	d	-	Developed <sub>o</sub>		÷ 00 =	ار <u>ق</u>	Contribution 50% of Column 12	(+) o om om be r ecti	n(+) ng t slum	<u> </u>
L L	of O <sub>w</sub>	₹	Ā	ber	(Sq.	igina Sq.P	fern	e of ire	per .	in Sc ined	Pe F	to ctur	6 of	Plo	of of	of e	utio on (-	un o	e E	n to nn fr n to er s	fror bei of cc	marl
<u>.e</u>	яe	Tenure	rvey	Numbe	Area	Pe Ç	t Re of S	usiv	Number	rea	f Se	hout nce Stru	ctur	inal	Refe lue c	ctur	satic - C	t o	Solu	lition Lition of Lition	and mer, on c	Re
တိ	N a	ᆯ	Sul		OP A	Rate of Original Value Per Sq.M.	hou	Inclusive of Structure	_	FP Area in Sq.r (Combined)	te o	Witi eferi	Inclusive of Structure	of Final Value	out l o val Stru	Inclusive of Structure	Co (c)	E O	o di c	Add Dedt tribi	dem dem dem	
						Ra <	Without Refernce to value of Structu			ш	Rate of Semi- Final Value Per Sq. M	Without Refernce to /alue of Structur	⊆ ″	Rate	Without Refern to value of Structure	⊆ 0,	Contribution (compensation (-) C 9 (c ) - Column	ncre	Ö	_ 6 P	det c	
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
															T							
			2/7/Part	52/Part	1045.3119																	For Pune Metropolitan Region
23	PMRDA					-			152	1173.8812				20735	24340426.68							Development Authority (PMRDA)
			2/3/Part	48/Part	128.5693																	Children's Playground-5
			6/8/Part	88/Part	18.7496																	
	B.155 -		6/9/Part	89/Part	53.4236	_																
	PMRDA					-																E Pour Mahoro Biton Panisa
24			6/7/Part	87/Part	926.1868				153	1078.3657				20735	22359912.79							For Pune Metropolitan Region Development Authority
			6 / 6/Part	9 0/Part	9.2151									20700								(PMRDA) Children's Playground-6
						-																
			6 / 5/Part	91/Part	70.5943																	
	6 / 5/Part 91/Part 70.5943																					
			3/9/Part	86/Part	1433.0439																	For Pune Metropolitan Region
25	PMRDA		0/7/5	0.4/5	0404 7474	-			154	5123.6741				21935	11,23,87,791.38							Development Authority (PMRDA)
			3/7/Part	84/Part	2181.7171																	Children's Playground-7
			3/6/Part	83/Part	1508.9131																	
			Total							10439.7101					23,88,07,895.32							
						1		1														
			33/2/Part	2/Part	5244.5565																	For Pune Metropolitan Region Development Authority
26	PMRDA		33/1/Part	1/Part	9374.8238				155	14619.3803				20735	303132850.5							(PMRDA)
			33/1/Pail	i/Pail	9374.0230																	Playground-1
							<u> </u>				_											_
			4/3/Part	70/Part	1864.8515	-																For Pune Metropolitan Region
27	PMRDA		4/4/Part	69/Part	11.4576				156	3910.0781				20735	81075469.4							Development Authority (PMRDA)
				68/Part	2033.7690																	Playground-2
1				1	II.	1	<u> </u>	1	<u> </u>		1	I	l .	1	<u>I</u>			I			1	
			6/5/Part	91/Part	2323.6845																	
28	PMRDA		6/6/PArt	91/Part 90/Part	103.6111	-			157	2690.6353				21935	59019085.31							For Pune Metropolitan Region Development Authority
20	FINIDUA		4/3/Part	90/Part 70/Part	263.3397	-			157	2030.0000				21333	39019003.31							(PMRDA) Playground-3
			4/3/Fail	/U/Fail	203.3397			1														, g
			5/5/Part	35/Part	1738.0884																	
			5/4/Part 5/2/Part	56/Part	912.8028 41.0607	_																For Pune Metropolitan Region
29	PMRDA			32/Part		-			158	7008.2223				19535	136905622.6							Development Authority (PMRDA)
			6/1/Part	65/Part	4292.8903	-																Playground -4
			6/2/Part	66/Part	23.3801																	

<sup>\*</sup> 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)

										WADACHIWADI	rm 1:(see rules 6(v) a DRAFT TOWN PLAN tribution and Valuatio	NING SCHEME	NO. 2								
					Oriç	ginal Plot				ricuis	indution and valuation	Final Plot				Ę			Φ	à	
_	<u>.</u>	70	5			Val	ues in Rupee:	s	-		Undevel		Value in Rupees	Developed		(S)	g) 0	o o	or (-) ons	or I	
Serial Number	Name of Owne	Tenure of Land	Survey Numbe	Number	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Without Refernce to value of Structur	Inclusive of Structure	Number	FP Area in Sq.m. (Combined)	Rate of Semi- Final Value Per Sq. M Without Refernce to		Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% o	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or E (-) owner, being the addition of columns 11,13,14	Remark
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 3/3/Part	81/Part 75/Part	2482.681 2517.319				159	3271.8421			21935	7,17,67,856.46							For Pune Metropolitan Region Development Authority (PMRDA) Playground -5
31	PMRDA		4/2/Part 4/1/Part 1/Part	71/Part 72/Part 54/Part 55/Part	470.5777 702.1583 1931.9775 1104.2865	-			160	4209			20735	87273615							For Pune Metropolitan Region Development Authority (PMRDA) Playground -6
			1/F alt	33/1 art	1104.2003					05 700 40				70.04.74.400.00							
										35,709.16				73,91,74,499.32							
32	PMRDA		34/15/Part 34/13/Part	14/Part 15/Part	2438.3810 751.7286				161	1434.6036			20735	29746505.65							For Pune Metropolitan Region Development Authority (PMRDA)
			34/14/Part	17/Part	13.5517																Green Belt -1
33	PMRDA		34/14/Part 34/17/Part	17/Part 21/Part	83.2694 177.2207	-			162	260.4901			23135	6026438.464							For Pune Metropolitan Region Development Authority (PMRDA) Green Belt -2
34	PMRDA		13/1/Part	57/Part	33.1265				163	300.5863			21935	6593360.491							For Pune Metropolitan Region Development Authority (PMRDA)
			13/3/Part	64/Part	267.4598																Open Space -1
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							
		1		<u> </u>	<u> </u>	<u> </u>	l										1			<u> </u>	
Plots u	nder Amenities ar	nd Utilitie	s																		
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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										WADACHIWAD	I DRAFT TO	ules 6(v) and WN PLANNIN d Valuation S	IG SCHEME 1	NO. 2								
					Orig	ginal Plot				neuis	stribution an		Final Plot				_	<u>.</u>			þ	
	<b>.</b>	_	_		Values in Rupees Value in Rupees							(+) Column 6 (c)	ement Column 10 (b) Column 9 (b)	ο	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or b (-) owner, being the addition of columns 11,13,14						
per	vnei	Land	npe		Ä.	<del>-</del> = €	ce ture			Ė		Undevelope o	ed .		Developed			<u>6</u>	50%	+) o om ( be n	1 (+) pr	
Serial Number	of O <sub>w</sub>	₹	ž	ber	Sg.	Rate of Original Value Per Sq.M.	Without Refernce to value of Structur	Inclusive of Structure	per	FP Area in Sq.r (Combined)	Rate of Semi- Final Value Per Sq. M	ctur	₹ "	Plot	T T C	<u></u>	Contribution mpensation (-) ( 9 (c ) - Column	nn 9	Contribution 50% of Column 12	n to( n fro	fron beil f co	Remark
<u>ia</u>	Je o	Tenure	vey	qwn	ea a	er (	J. Re	sive	Number	m bi	Ser Ne	ce t	ve c	inal ue	lefe ue o	ve o	trib Satic	SE	buti	ti ctio	and ner, on o	Rer
Sel	Nan	Ten	Sur	ž	OP Ar	e of	nout Tue o	nclu	z	ري <u>A</u>	e of I Va Sq.	With fern of S	Inclusive of Structure	of Final Value	ut F vali	Inclusive of Structure	Con Sens (c)	le o	n Tri	Addi edu ribu der	ema ow ditic	
					0	Rat Val	With	_		正	Rat Fina	Without Refernce to value of Structu	<u>=</u> 0	ate	Without Refern to value of Structure	<u> </u>	dwo 6	Cre	ၓ	, o fi e	et d (-)	
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
		0(0)	0(3)			σ(α)	0 (5)	0(0)			σ(α)	0 (5)	0(0)	10 (u)	10 (5)	.0 (0 )						
			5 (5 (D) ·	05/D .	0507.7545				407	0507.7545				40505	5.07.47.404.40							For Pune Metropolitan Region Development Authority
38	PMRDA		5/5/Part	35/Part	2597.7545				167	2597.7545				19535	5,07,47,134.16							(PMRDA)
																						Cremation and Burial Ground
					I							1		<u> </u>	<u> </u>						T	
																						For Pune Metropolitan Region Development Authority
39	PMRDA		33/3/Part	3/Part	5731.5868				168	5731.5868				19535	11,19,66,548.14							(PMRDA)
																						Electric Substation
			5/8/Part	42/Part	119.3026																	
						-																For Pune Metropolitan Region
40	PMRDA	-	5/7/Part	43/Part	170.1790				169	2619.5663				19535	5,11,73,227.67							Development Authority (PMRDA)
			5/1/Part	31/Part	784.9398																	Vegetable Market -1
			5/2/Part	32/Part	1545.1449																	
							T.	T.									1					
			3/3/Part	75/Part	1937.4836																	
		-																				
			3/2/Part	74/Part	839.3622				470	5000				17105	05075000							For Pune Metropolitan Region Development Authority
41	PMRDA		4/3/Part	70/Part	135.9170				170	5000				17135	85675000							(PMRDA) Vegetable Market -2
		-	4/3/1 art	70/1 411	100.9170																	vegetable market -2
			4/2/Part	71/Part	359.0793																	
			4/2/Part	71/Part	338.3511																	For Pune Metropolitan Region
42	PMRDA	=							171	990.5025				20735	2,05,38,069.34							Development Authority (PMRDA)
			4/1/Part	72/Part	652.1514																	Informal Market
				ı	Т	1	1	1			1	1	1	1	T	1	I.	1			1	
			34/1/Part	18/Part	1617.6310																	For Pune Metropolitan Region
43	PMRDA								172	1804.0232				21935	3,95,71,248.89							Development Authority (PMRDA)
			34/2/Part	22/Part	186.3922																	Shopping Centre-1
												1										
			1/4/Part	47/Part	1248.8800	-																For Pune Metropolitan Region Development Authority
44	PMRDA		1/Part	55/Part	448.6563				173	2216.8777				21935	48627212.35							(PMRDA)
			5/3/Part	45/Part	519.3414																	Shopping Centre-2
				T	T	T		Г				T	1	T			Т					1
			33/2/Part	2/Part	685.0243																	For Pune Metropolitan Region
45	PMRDA		37/Part	8/Part	440.4285				174	1634.5122				21935	3,58,53,025.11							Development Authority (PMRDA)
				road	509.0594	1																Bus Stop-1
				<u> </u>	I.	1	1	1				1	1	1	ı	1	<u> </u>	1			1	
					T							1		1	T							1
46	PMRDA		6/5/Part	91/Part	561.0157				175	561.0157				23135	1,29,79,098.22							For Pune Metropolitan Region Development Authority
40	F WINDA		U/J/F all	91/Fall	501.0157				175	501.0157				20100	1,23,73,030.22							(PMRDA) Bus Stop-2
							Ī					1		1				1			1	

<sup>\*</sup> 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)

				1						WADACHIWAD	DI DRAFT TO	d Valuation S	G SCHEME I tatement	NO. 2								
					Oriç	ginal Plot					T		Final Plot			- LE	) -			<u>e</u> "	by	
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g	Owner	Land	ape		M.	<u>≅</u> ≅	it c			Ë		4	u 	t	Φ	= =	<u>و</u> ق	50%	50% 12	(+) com om be i	n(+) ng 1 Jun	<b>~</b>
Serial Number	Name of O	Tenure of	Survey Numbo	Number	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Without Refernce to value of Structu	Inclusive of Structure	Number	FP Area in Sq.r (Combined)	Rate of Semi- Final Value Per Sq. M	Without Refernce to value of Structure	Inclusive of Structure	Rate of Final Plo Value	fithout Refernc to value of Structure Structure Inclusive of Structure		ncrement Column 10 (b) Column 9 (b)	Contribution 50% c	Contribution Column	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or be (-) owner, being the addition of columns 11,13,14	Remari
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	13	14	15	16
			33/2/Part	2/Part	4569.5098																	For Pune Metropolitan Region
47	PMRDA		33/1/Part	1/Part	7969.7346				176	12539.2444				20735	26,00,01,232.63							Development Authority (PMRDA) Primary School-1
			4/3/Part	70/Part	5670.8463																	
48	PMRDA		4/5/Part	68/Part	381.6382				177	6052.485				17135	103709330.5							For Pune Metropolitan Region Development Authority (PMRDA) Primary School-2
			<u> </u>	ı			1					<u> </u>	<u>I</u>									
			37/Part	8/Part	10265.1529																	
			34/3/Part	23/Part	81.3519	_																For Pune Metropolitan Region Development Authority
49	PMRDA		34/2/Part	22/Part	157.9537	-			178	10522.3637				21935	230808047.8							(PMRDA) Dispensary/ Maternity Home/
			34/1/Part	18//Part	16.0540	-																Hospital
			04/1/1 alt	10//1 art	10.0340																	
			Total							65393.5983					1,34,89,54,078.51							
		,		1		ı	ľ	T.	ll ll		<b>'</b>	II.	II.	11.		1				"		1
Plots Fo	or Authority		T	T	1	T						T	T	T						T		
			5/3/Part	45/Part	1234.3098	_																
			6/1/Part 4/4/Part	65/Part 69/Part	1242.6010 11535.5759																	For Pune Metropolitan
50	PMRDA		4/3/Part	70/Part	1419.9013				179	25304.1369				21935	555046242.9							Region Development Authority
			1/Part	55/Part	3829.2344	=																(PMRDA)
			4/2/Part	71/Part	496.8410	_																Authority Plot-1
			1/Part	54/Part	5545.6735																	
51	PMRDA		33/2/Part	2/Part	7976.7013				180	7976.7014				21935	174968945.2							For Pune Metropolitan Region Development Authority (PMRDA) Authority Plot-2
			4/5/Part	68/Part	2540.7228																	For Pune Metropolitan
52	PMRDA		6/4/Part	76/Part	1219.6270				181	4495.1121				21935	98600283.91							Region Development Authority (PMRDA) Authority Plot-3
			6/3/Part	67/Part	2965.7623																	
53	PMRDA		33/2/Part	2/Part	7564.2956				182	7564.2956				21025	16 50 22 222 22							For Pune Metropolitan Region
JJ	FINITUA		33/2/Fail	Z/Fail	7 304.2930				102	7304.2930				21935	16,59,22,823.99							Development Authority Plot-4
			35/1/Part	19/Part	3150.2935																	
			35/2	20/Part	1640.7439	-													For Duno Motron elitan Donier			
54	PMRDA		34/9/Part	6/Part	1401.7728	-			183	6277.5804				25535	160298015.5							For Pune Metropolitan Region Development Authority Plot -5
			34/1//Part	18/Part	83.4785	-																
			Total	.5/1 4/1	33.1733					51617.8264					1,15,48,36,311.52							
				i .	İ.	İ.	1	1	1	J.JJE04	1	i .	ĺ	1	.,,,,	1	1	1	1			i i

<sup>\*</sup> 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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	F	-	<u>.</u>		Or	riginal Plot Vali	ues in Rupee	es					Va	lue in Rupee			.) olumn (c)	. (q) 0	o of	or (-) made ons	or by	
Serial Number	Name of Owne	Tenure of Land	Survey Numbe	Number	OP Area (Sq.M.)	Rate of Original Value Per Sq.M.	Without Refernce to value of Structure	Inclusive of Structure	Number	FP Area in Sq.m (Combined)	Rate of Semi- Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Refernce to value of Structure	Inclusive of Structure	Contribution (+ compensation (-) Cc 9 (c ) - Column 6	Increment Column 1 Column 9 (b)	Contribution 50% Column 12	Addition to(+) c Deduction from contribution to be r under other secti	Net demand from(+) (-) owner, being t addition of colur 11,13,14	Remark
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										

# 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.

## 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	379.46
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)	211.91

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

## 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.

FSI of Final plot = Area of original plot X 1.25

## Area of final plot

- 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:-

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.

## 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