



PUNEMETROPOLIS

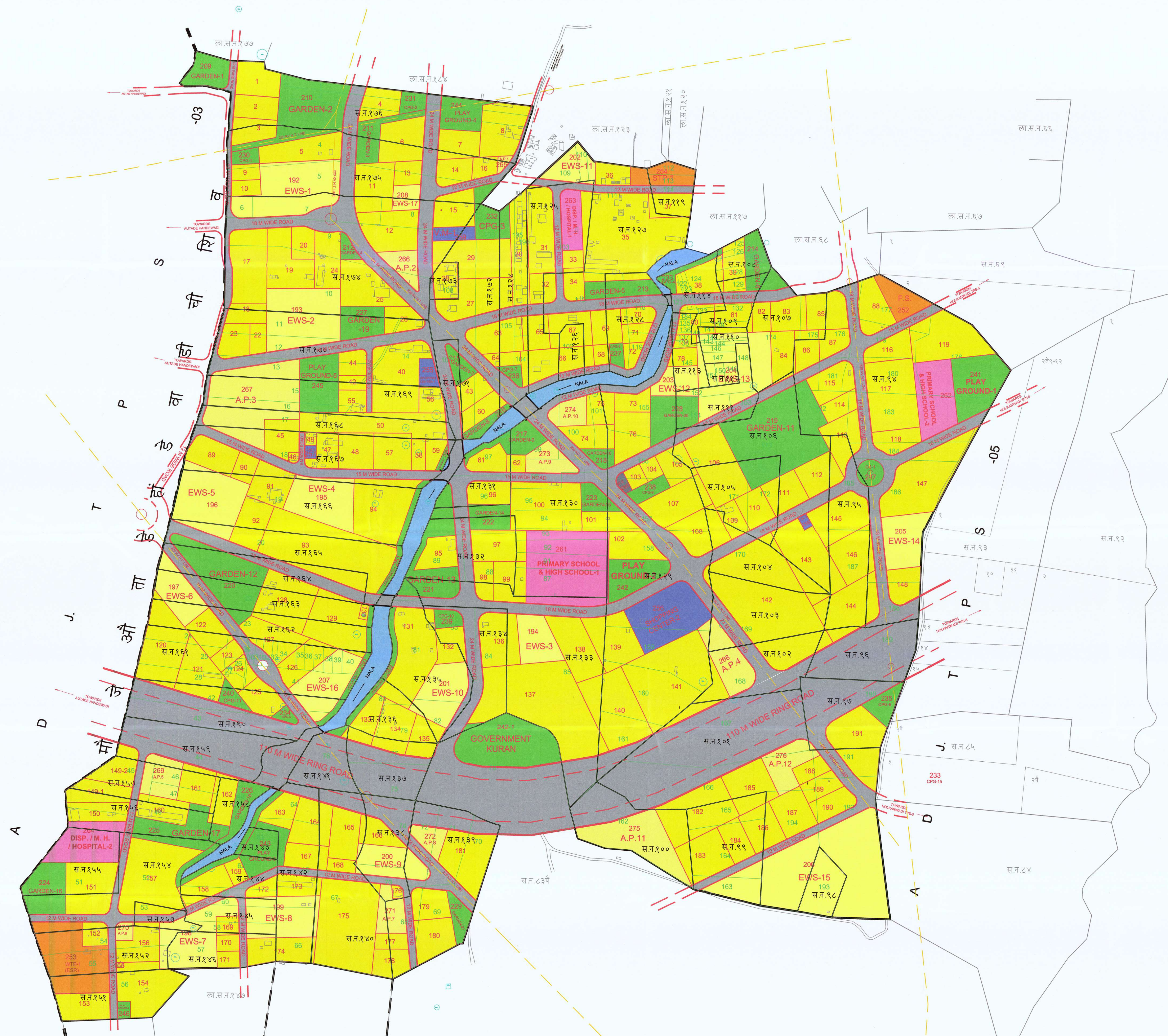
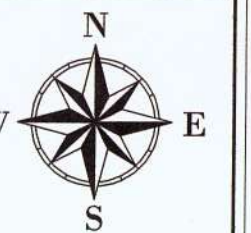
HOLKARWADI

DRAFT TOWN PLANNING SCHEME NO : 04

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

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

SCALE - 1:2500



ABBREVIATIONS :-

I.M	- INFORMAL MARKET
O.S	- OPEN SPACE
V.M	- VEGETABLE MARKET
E.W.S	- ECONOMICALLY WEAKER SECTION
D.P	- DISPOSSESSED
DISP.	- DISPENSARY
M.H.	- MATERNITY HOME
A.P.	- AUTHORITY PLOT
B.S	- BUS STOP
W.T.P	- WATER TREATMENT PLANT
E.S.R	- ELEVATED STORAGE RESERVOIR
C.P.G	- CHILDREN'S PLAY GROUND
S.T.P.	- SEWAGE TREATMENT PLANT
F.S.	- FIRE STATION

LEGEND :-

	TP SCHEME BOUNDARY
	VILLAGE BOUNDARY
	HIGH TENSION ELECTRIC LINE WITH TOWER
	SURVEY BOUNDARY / NUMBER
	ORIGINAL PLOT / NUMBER
	NALA / RIVER / WATERBODY
	EXISTING STRUCTURE
	PROPOSED ROAD
	FINAL PLOT BOUNDARY / NUMBER
	GARDEN / PLAY GROUND / CPG
	AUTHORITY PLOT
	E.W.S / D.P PLOT
	RESIDENTIAL
	COMMERCIAL
	PUBLIC / SEMI PUBLIC
	PUBLIC UTILITIES
	BUS STOP / PARKING
	EXISTING / APPROACH ROAD
	WELL

MAP No. - 3 : ORIGINAL PLOT AND FINAL PLOT PLAN

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

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

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

REPORT, FORM-I & FORM-II

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

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



PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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 T 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.4, Holkarwadi under section 60(1) and 60(2) vide Resolution No.1, dated 17/11/2018 which is published in the Maharashtra Government Gazette, Extra Ordinary Part-I on 20/11/2018 on page No. 1-4;

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

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

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

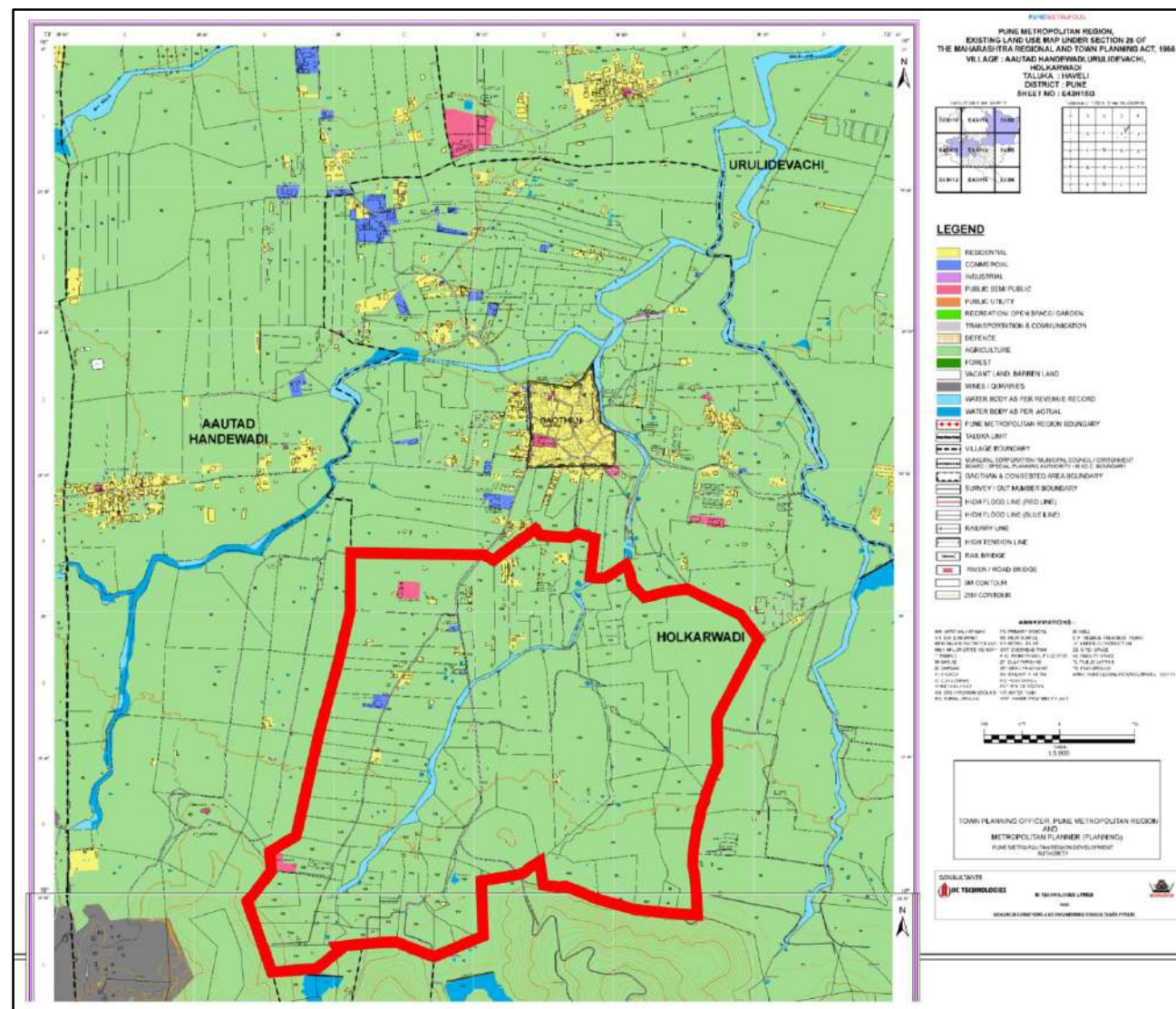
2 BRIEF HISTORY OF THE DRAFT SCHEME

I. INTRODUCTION: -

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

Pune Metropolitan Region consists of important cities Pune and Pimpri-Chinchwad as well as 7 Municipal Councils including Lonavala Hill station, one Nagar Panchayat (Vadgaon Maval) and 3 Cantonment Boards (Khadki, Dehu and Pune). It also includes 842 villages. The population of PMR as per 2011 Census was 7.5 million.

The proposed Town Planning Scheme is closely located adjacent to the boundary of Pune Municipal Corporation. The area under proposed town planning scheme is **158.19 Ha.**

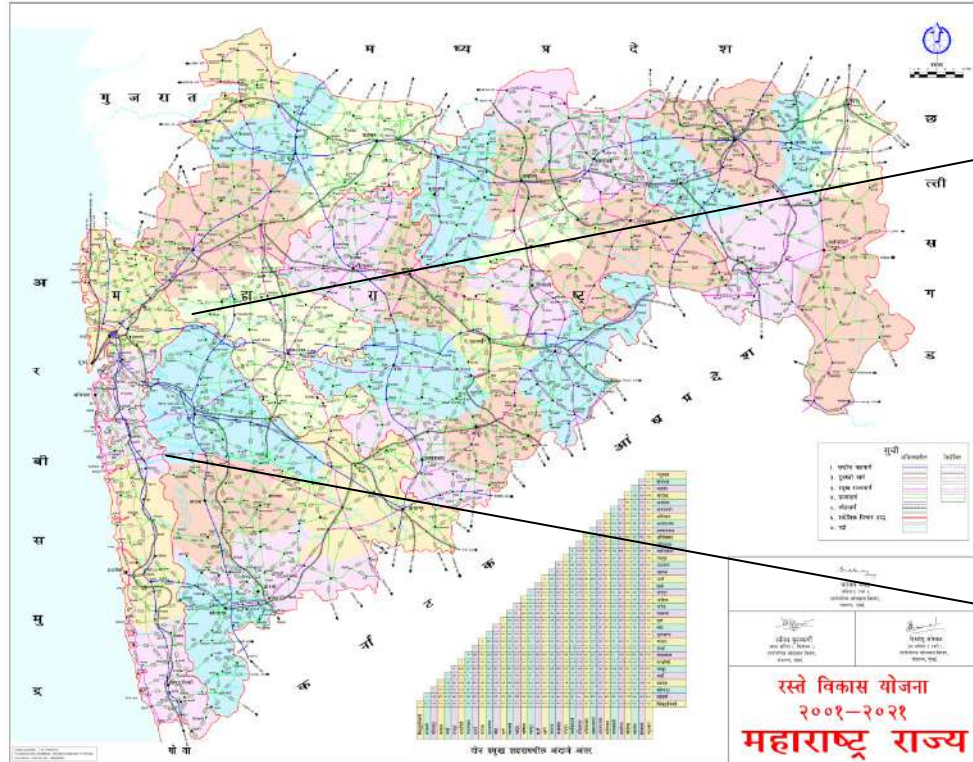


The Existing Land Use of Holkarwadi is under agricultural zone. The area under Hills and Hill slopes are proposed as Garden under Town Planning Scheme and the plain terrain area as Final Plots which are buildable, utilizing full FSI.

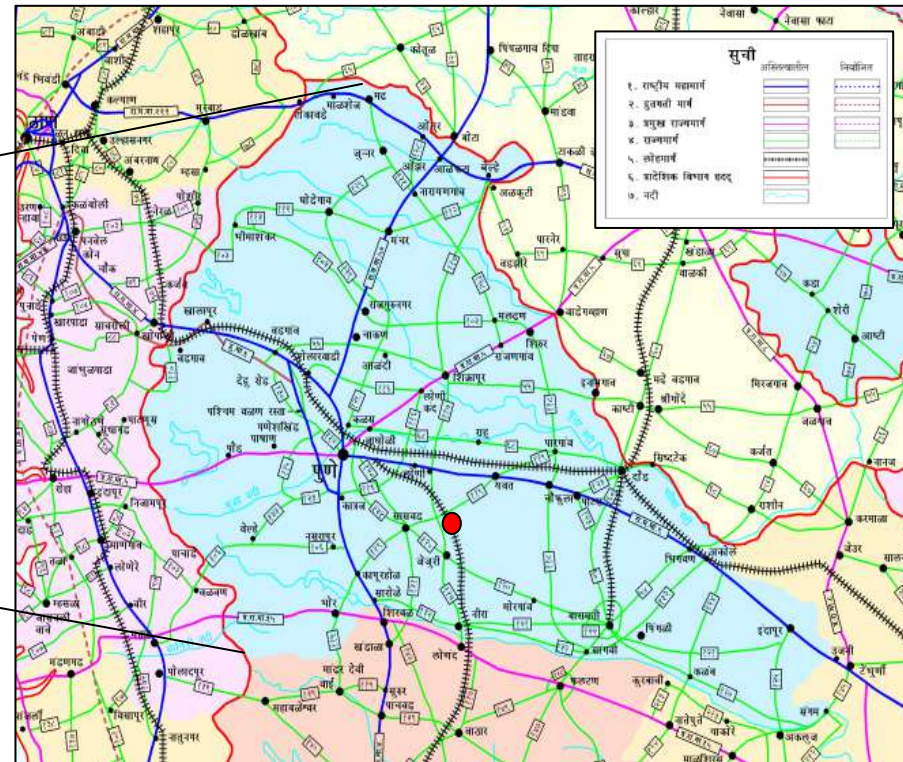
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

II. CONNECTIVITY: -

The Connectivity to Holkarwadi from State Highway (S.H 116), Katraj to Fursungi. The TPS is located about 4.5Kms. from this State highway. Also connecting through with Major District Road (MDR.135) and Village road VR159, 160 & 161. The existing North South approach road of 6 m width connects TPS with the Holkarwadi Gaothan at distance of 150 meters.



MAP 1 ROAD NETWORK IN MAHARASHTRA



MAP 2 : ROAD NETWORK OF PUNE

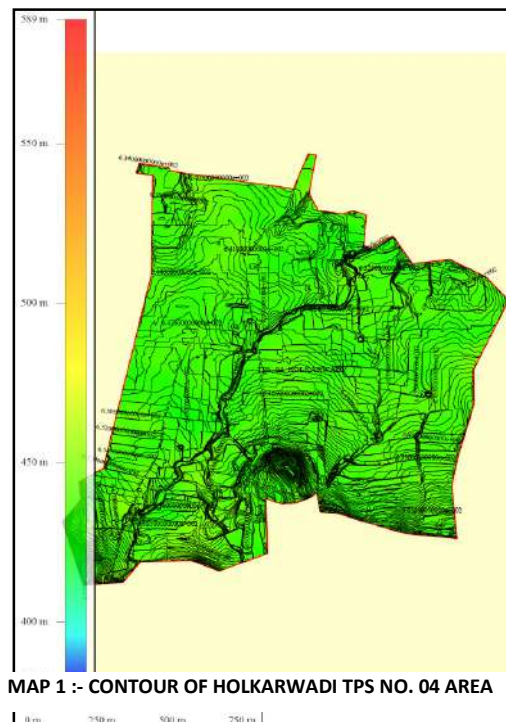


MAP 3 CONNECTIVITY FROM PUNE CITY

III. PHYSICAL FEATURES: -

a) TOPOGRAPHY: -

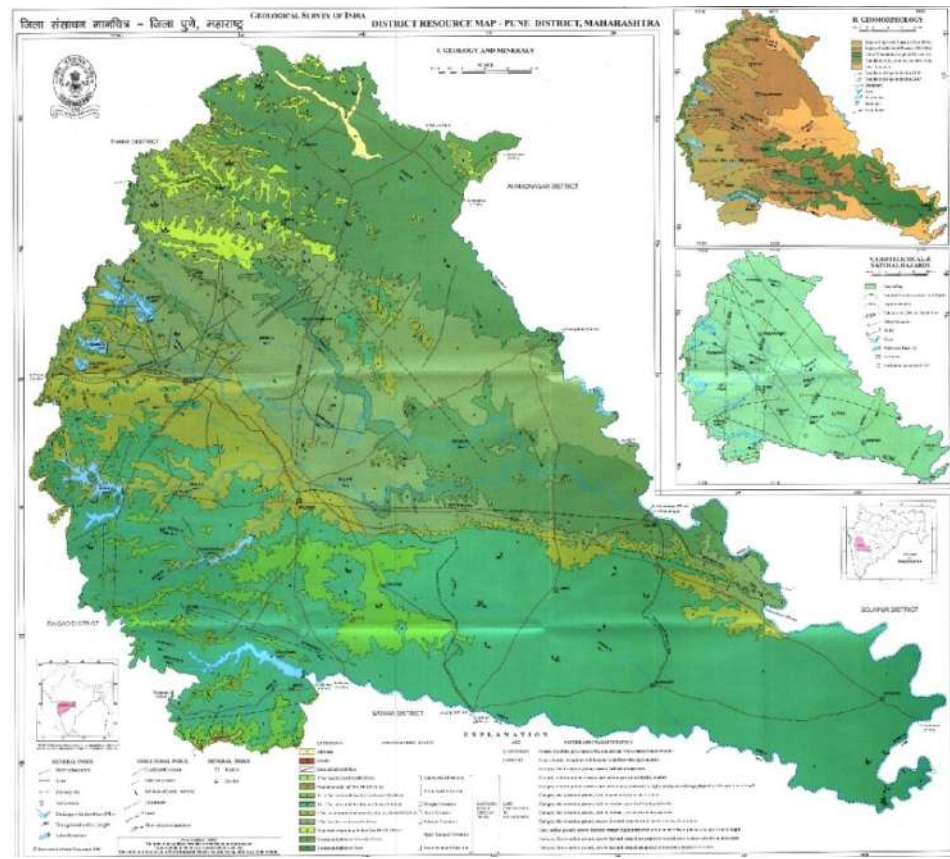
Thematic Map shows contour analysis of proposed town planning scheme. The level of contour in TPS areas above mean sea level is 558 m to 642 m along the length around 1127 m. Topography of the area of the proposed TPS is plain covering maximum TPS area and some part from southern side has Gentle slope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



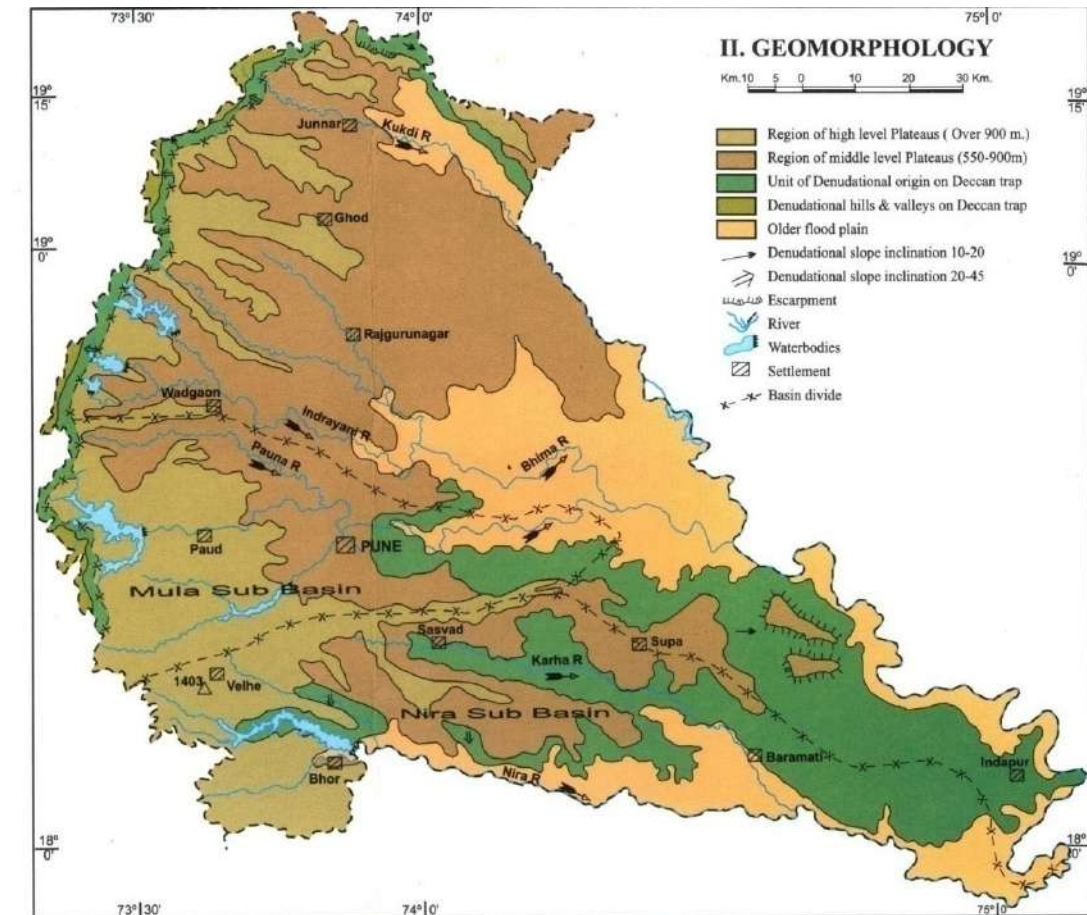
MAP 1 :- CONTOUR OF HOLKARWADI TPS NO. 04 AREA

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

b) GEOLOGY AND GEOMORPHOLOGY:-



1 GEOLOGY OF PUNE DISTRICT



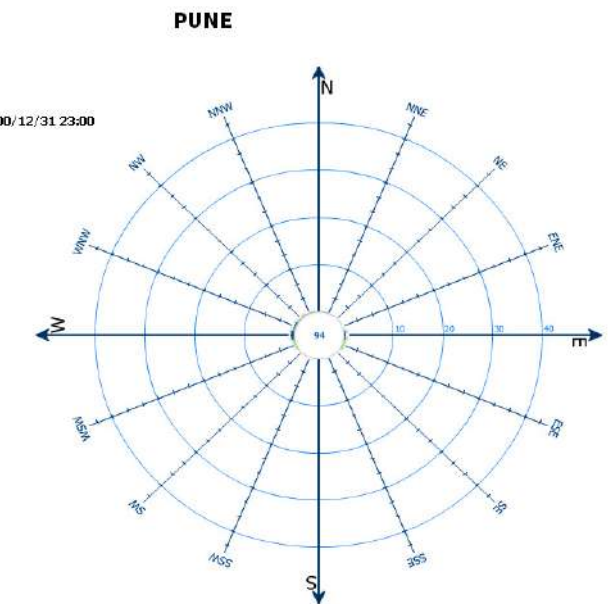
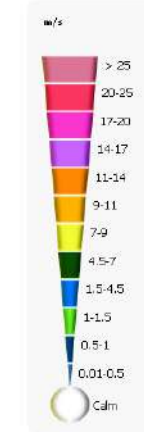
GEOMORPHOLOGY OF PUNE DISTRICT AND TPS AREA

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

Latitude : 18 15' N
Longitude : 73 42' E
Elevation : 555.0 m
Month(s) : 01
Hour(s) : 03
Period : 1971/01/01 00:00 - 2000/12/31 23:00



HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

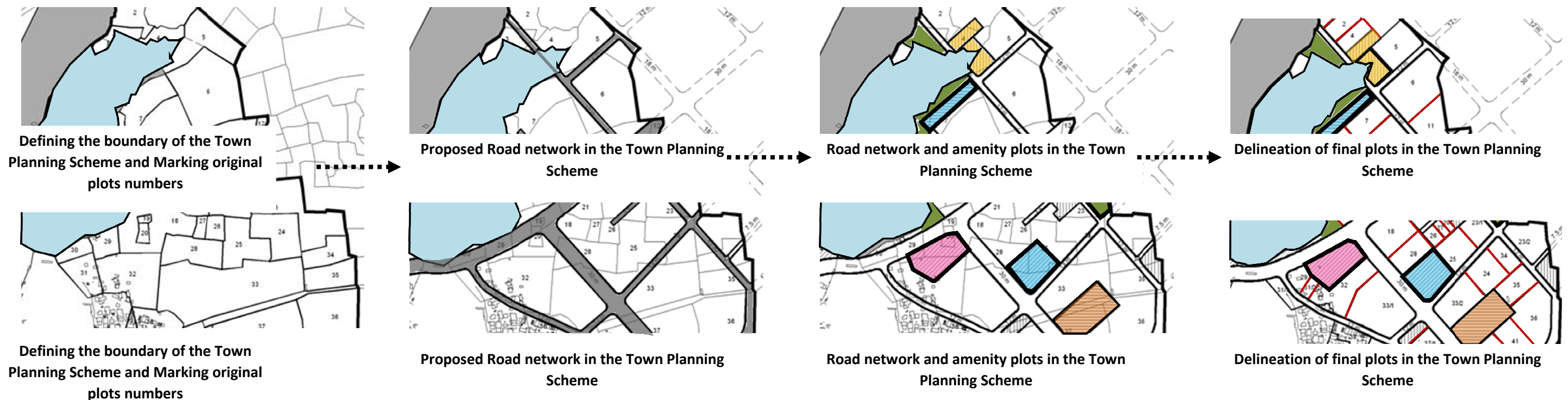
3 NEED FOR PLANNED DEVELOPMENT WITHIN PMR:-

The existing Pune Regional Plan was sanctioned on 25/11/1997 vide notification no. TPS-1895/227/CR26/95/UD-13 and came 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 purview 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.

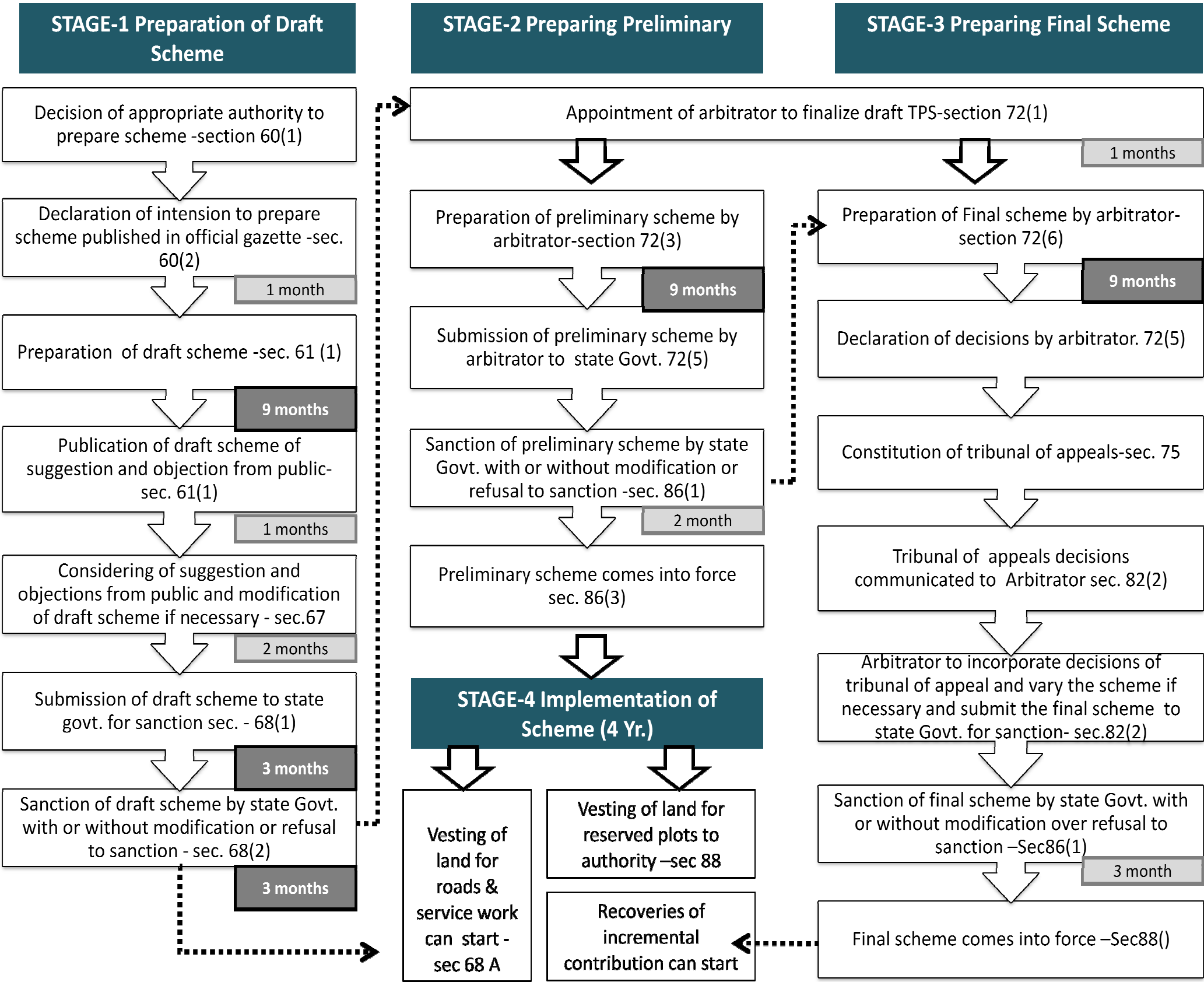
With the IT sector growing over the last few years more and more industries are coming to Pune. This has resulted in the rise in population which in turn has led to more construction projects coming up. The population pressure due to increasing migration in PMR has led to the haphazard development and 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.

WHAT IS TOWN PLANNING SCHEME?

Cities or town 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**.



HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04
METHODOLOGY /STAGES:



**I. IMPLEMENTATION
STRATEGY**

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

A. Procedural

Taking over and handing over possession of final plot to the owners and correction of revenue records

B. Physical

Constructions of works contemplated under the scheme.

C. Financial

Collection of incremental contribution and payment of compensation.

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

I. MODIFICATION IN SANCTION 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 Holkarwadi Draft Town Planning Scheme No. 04, under sub-section 1 of Section 60 of the Maharashtra Regional and Town Planning Act, 1966. The said declaration of Intention to prepare the Town Planning Scheme was published in the Maharashtra Government Gazette, Extra Ordinary Part-I, Pune Division on - 20/11/2018 on page No.1-4 and the same was also published in the local leading newspapers of the city viz. Dainik Hindustan Times and Dainik Lokmat, dated 19/11/2018.

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

II. 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 hazardous and isolated. For acquisition of Regional Plan roads other course of action open to authority are:-

1. Acquisition under LARR 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 advanced 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.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

III. PROPOSED TOWN PLANNING SCHEME:-

Village Holkarwadi 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. 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 Holkarwadi Draft Town Planning Scheme No. 04, for the area and implement the proposals of the Scheme especially Ring Road which is 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.

IV. DRAFT TOWN PLANNING SCHEME POLICY-

A) Proposed Road network-

- Road network identified in Draft scheme maps no. 3, 4 shows public roads which shall vest with planning authority.
- Recommended public roads 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.

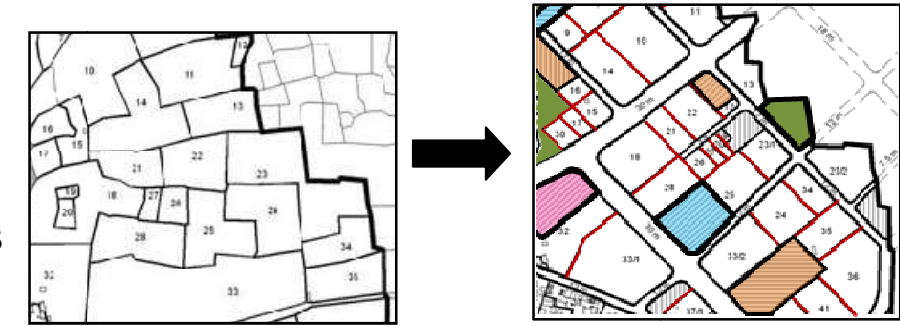
C) Deduction-

- 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.
- Owners to receive compensation and pay contribution in proportion to their shares where it is applicable.
- Provisions of minimum plot size under D.C. rules will not be applicable to smaller size F.P.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

D) Reconstitution-

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



E) Compensation-

- The compensation amount is calculated based on Latest Annual Statement of Rates
- In case of partial demolition i.e. less than 50% structure is affected & the remaining structure is habitable, compensation shall be paid to affected structure owner specified as per latest ASR and not the entire area.
- In case of full demolition i.e. more than 50% structure is affected, structure owner shall be rehabilitated under identified EWS reservation.

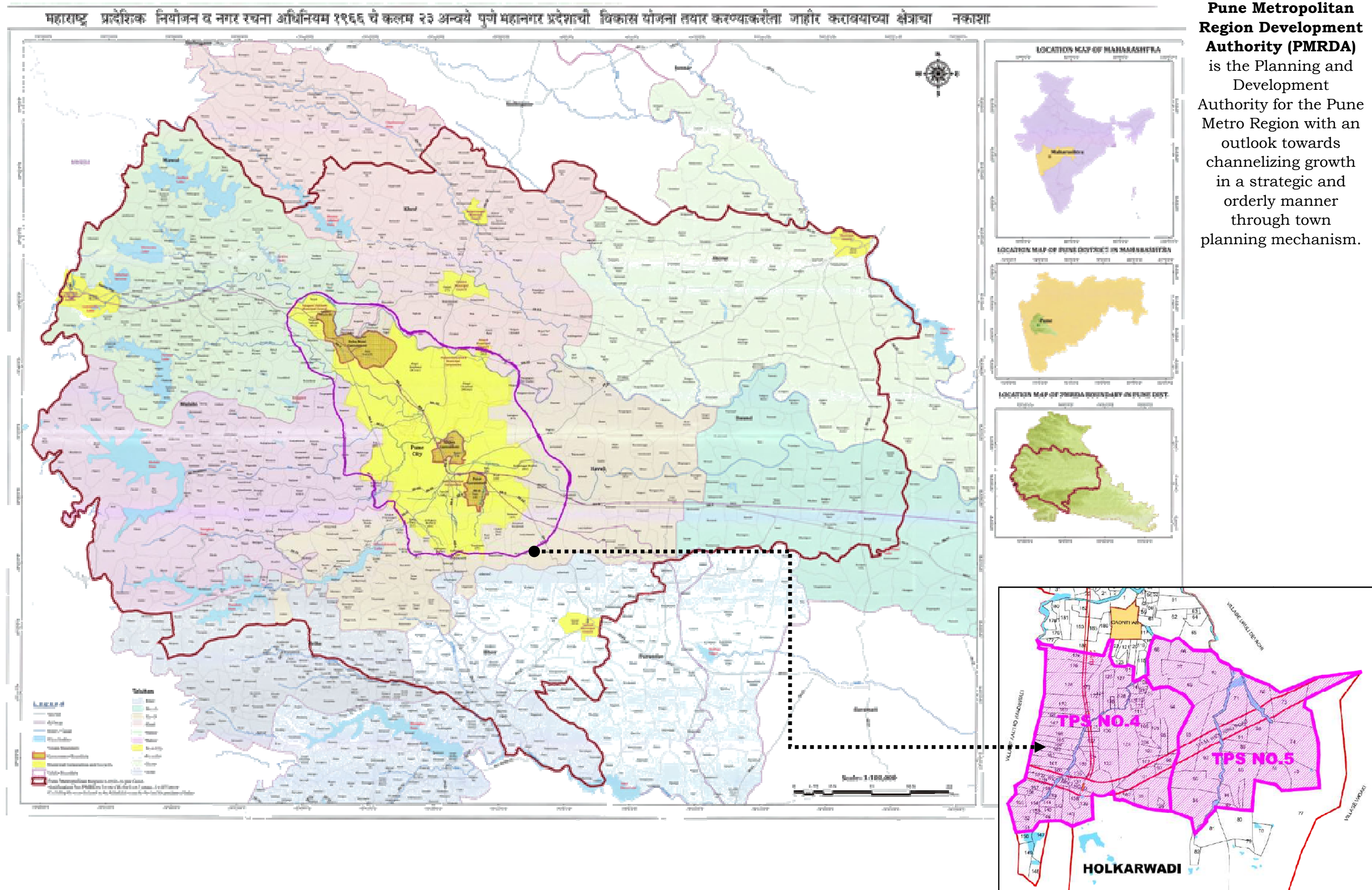
MAP 2 RECONSTITUTION OF OP TO FP

F) Contribution Charges-

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

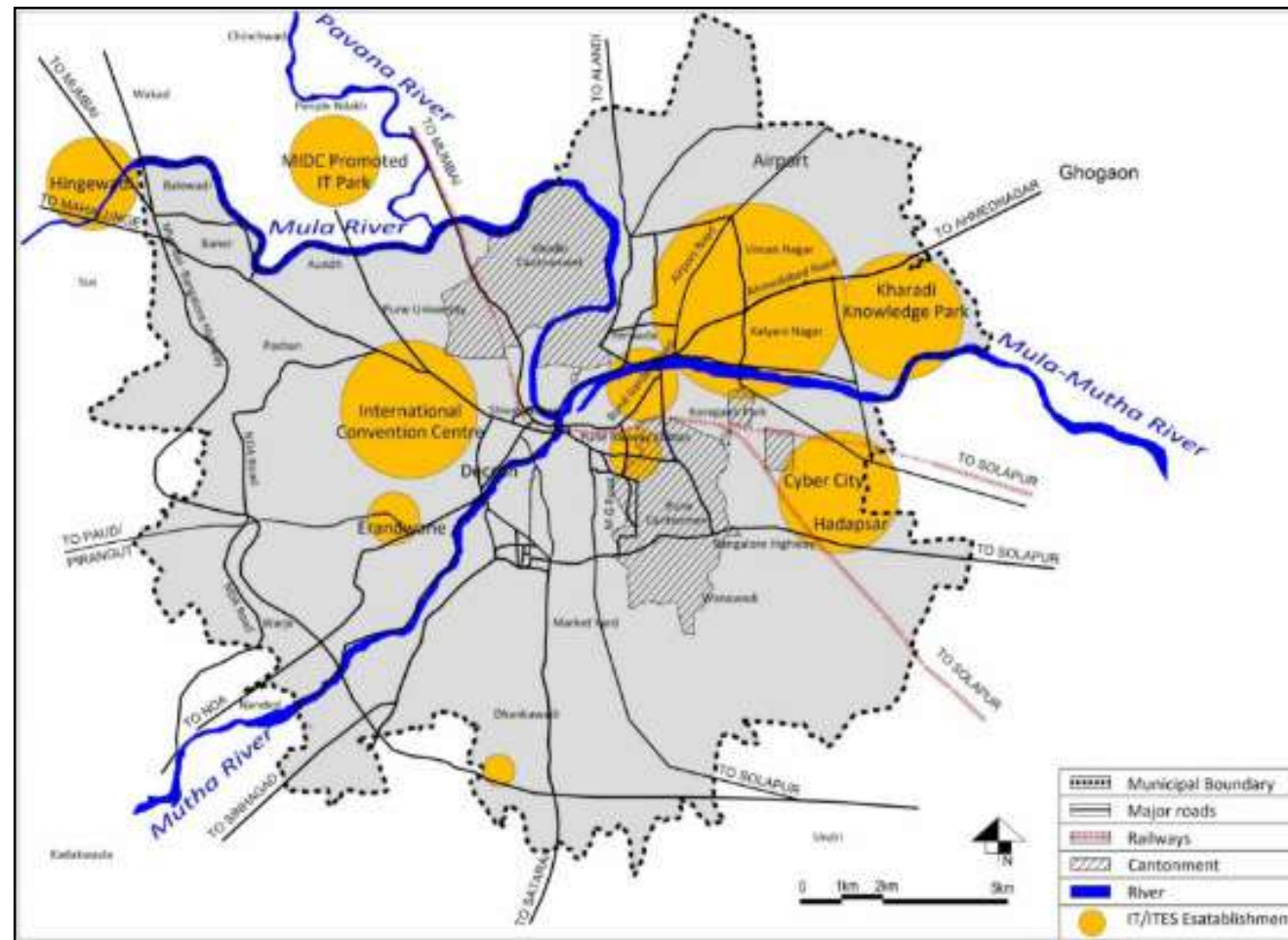
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

v. LOCATION MAPS

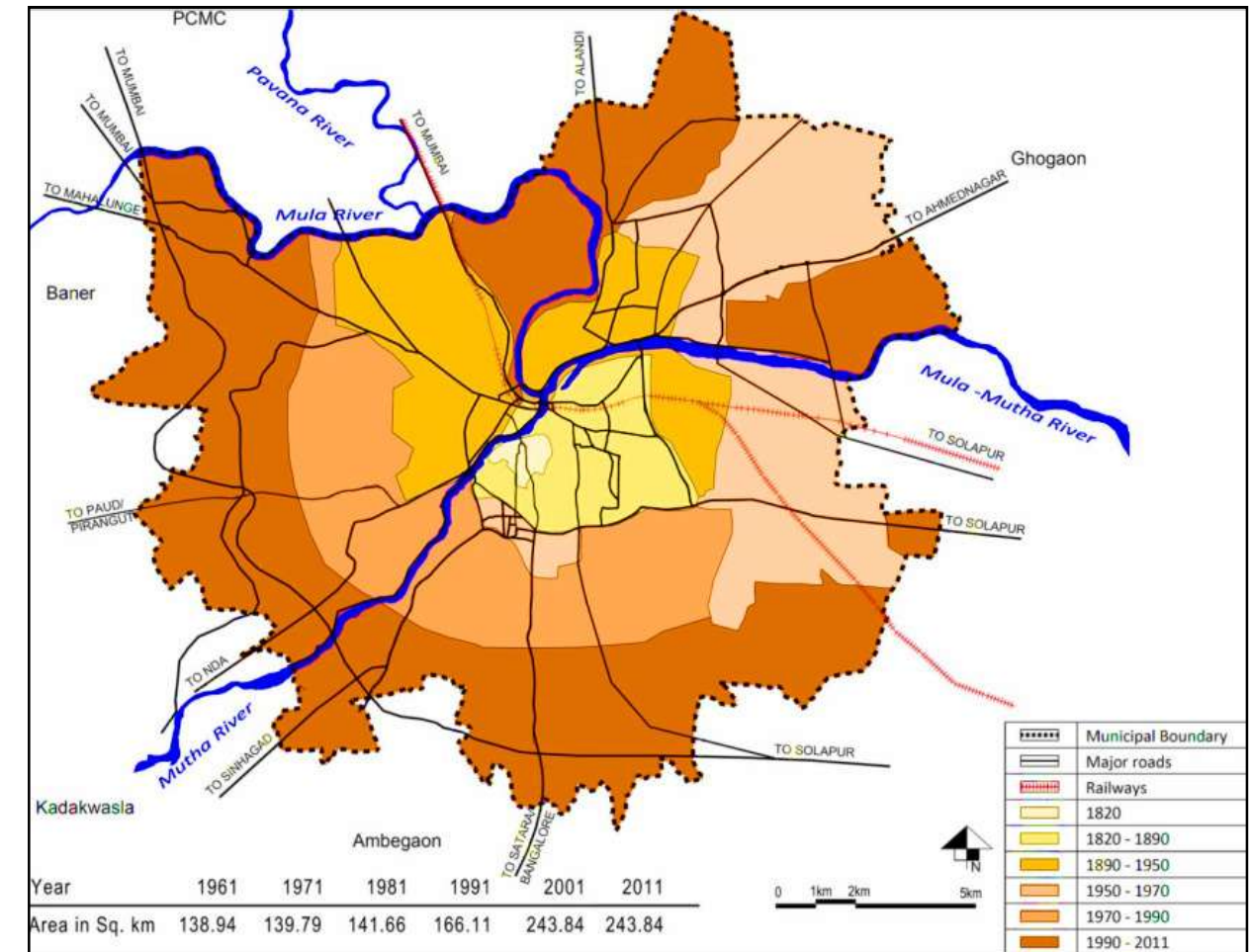


Pune Metropolitan Region Development Authority (PMRDA) is the Planning and Development Authority for the Pune Metro Region with an outlook towards channelizing growth in a strategic and orderly manner through town planning mechanism.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04



MAP 1 : ECONOMIC GROWTH DRIVERS OF PUNE CITY



MAP 2 :CHRONOLOGICAL DEVELOPMENT OF PUNE CITY FROM 1820- 2011

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, which comprises five foreign direct investment destinations in India. Strong manufacturing base across Auto & Engineering. Educated citizen of Pune have been instrumental in driving participative governance, one of the best across the Indian Cities. Pune has over 811 colleges, more than 30% Graduate workforce, which has triggered the IT revolution in Pune City is one of the top five FDI destinations in India.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

4 PROPOSALS OF HOLKARWADI DRAFT TOWN PLANNING SCHEME No. 04:-

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 of roads, open spaces, gardens, recreation grounds, schools, markets, green belts and public purpose of all kinds;
- g) Lighting;
- h) The preservation of objects of historical or national interest or national beauty and of buildings actually used for religious purposes.

The total area of the Draft Town Planning Scheme is **158.19 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 12.0 m. wide North West –South East roads are proposed along the High Tension lines. The proposed arterial roads are of 24.0 m. and 18.0 m. wide. The neighborhood streets are proposed to be 12.0 m. & 9 m wide.

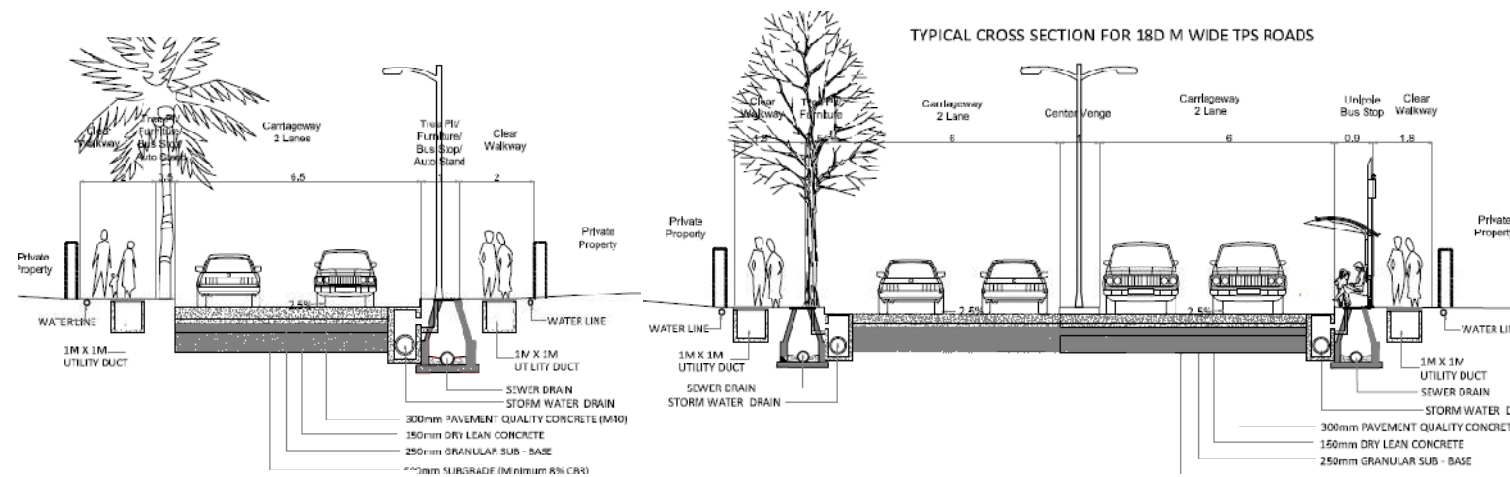
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

I INFRASTRUCTURE LAYOUT

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

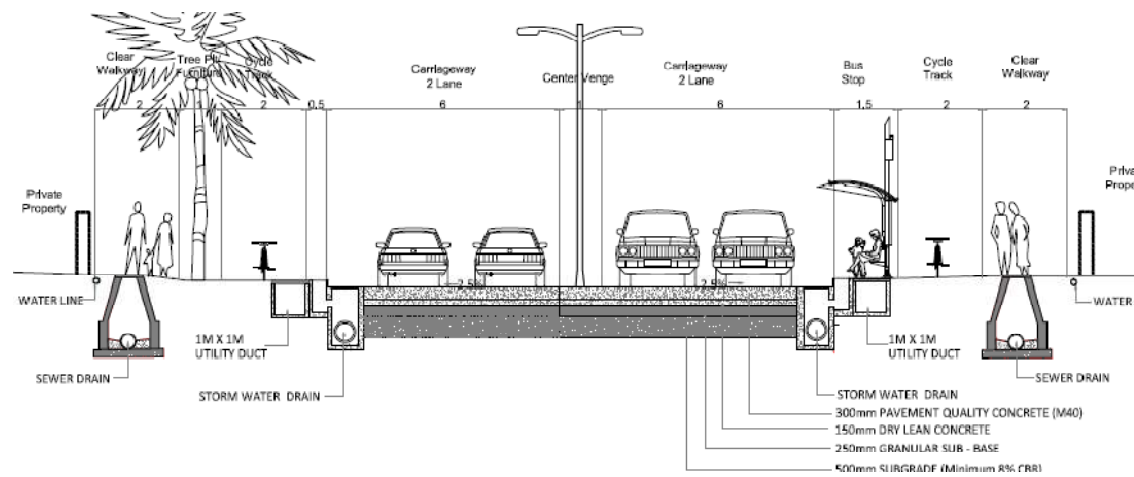
1. ROADS:

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 32.21 Ha i.e. 21.00 % (Including Ring Road) of the total TPS area. Total length of proposed roads is 9.88 km. A length of 1.377 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) of Clause (b) of Subsection (1) of section 59 of M.R.T.P. Act, 1966, shall vest absolutely in PMRDA free from all encumbrances. The TPS road widths varies from 24.0 m to 9.0 m. Typical cross sections are prepared considering the purpose for which the road will be used and the proposed road widths.

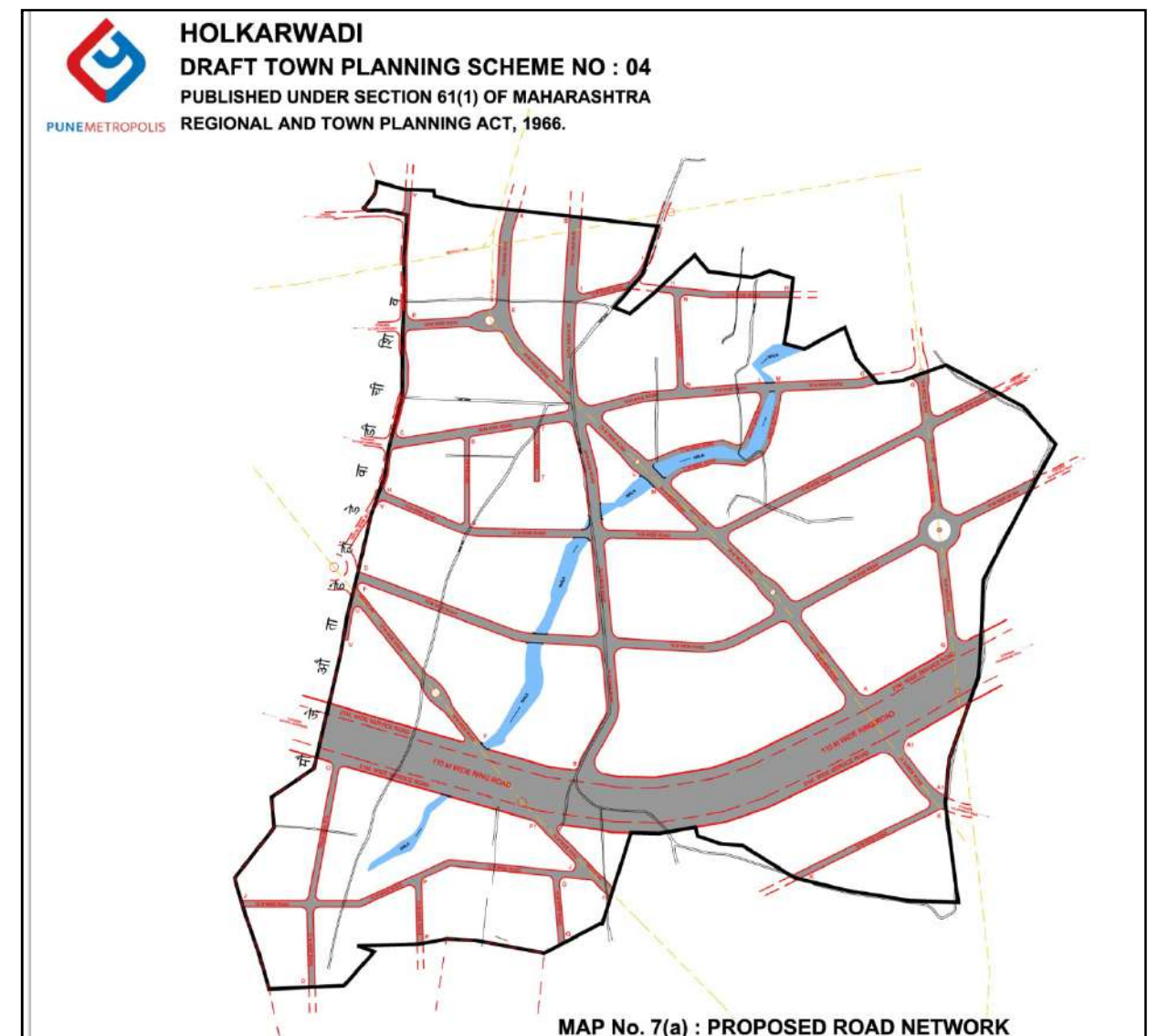


1.TYPICAL CROSS SECTION OF 12M

2.TYPICAL CROSS SECTION OF 18M



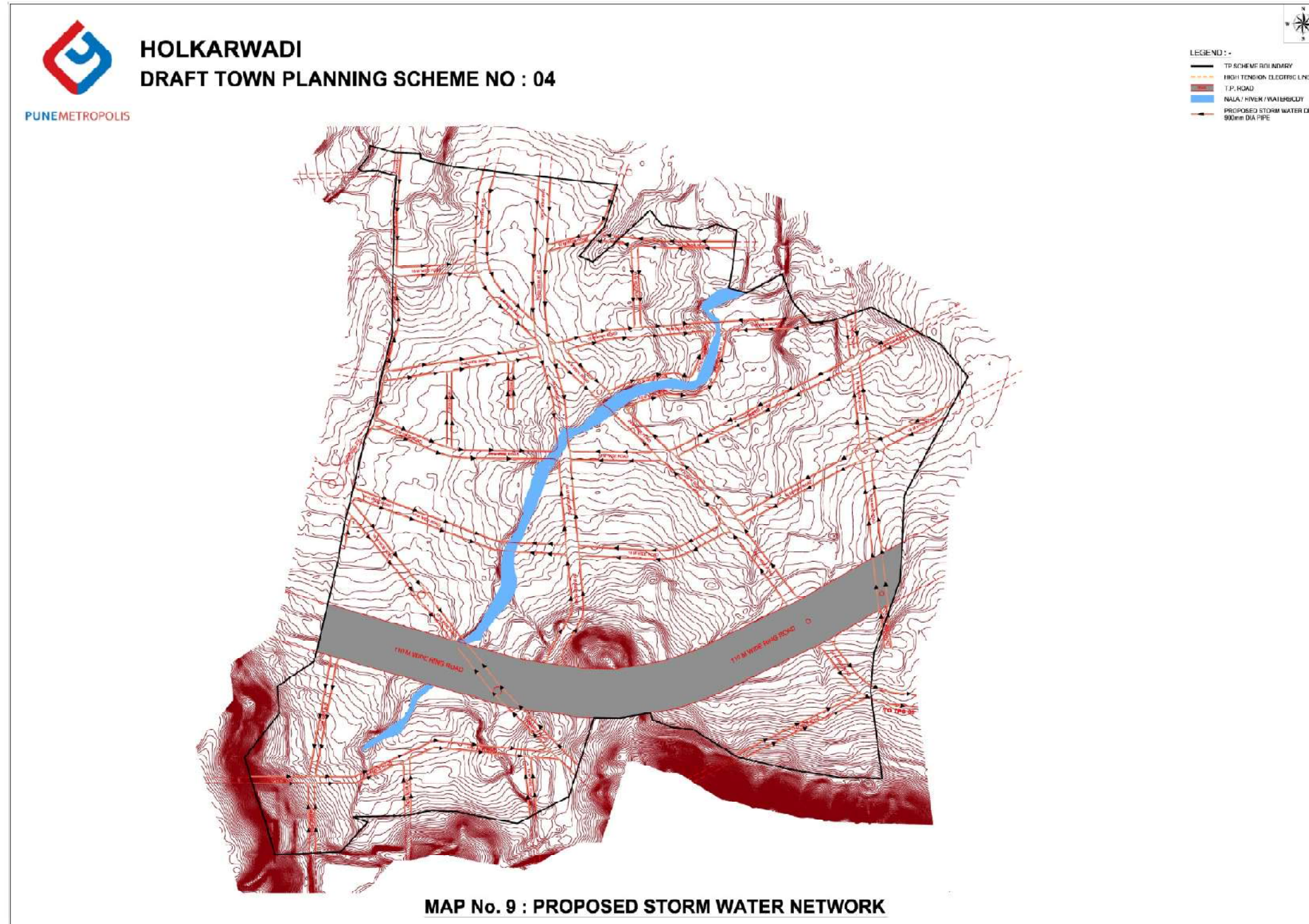
3.TYPICAL CROSS SECTION OF 24 M WIDE



HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

2. STORM WATER DRAINAGE

One major nala running from South to North-East is identified in the scheme area. Length of nala is 1.47 km. Total length for proposed storm water drain network is 11.70 km is of 900 mm pipe drain. Five Cross drainage works are proposed along the roads for TPS.

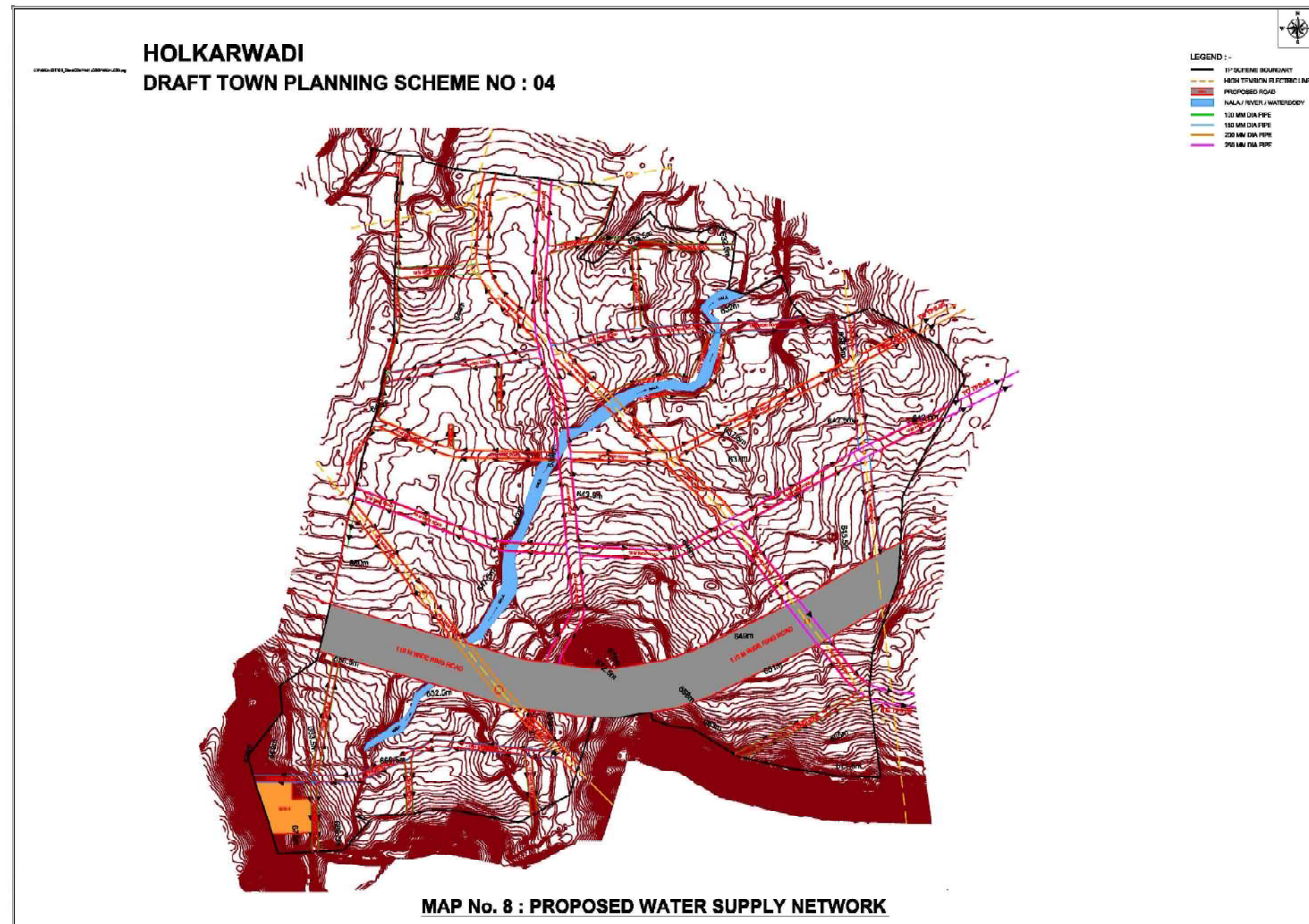


HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

3. WATER SUPPLY SYSTEM

Presently the nearest option for source for water supply is identified at existing lake at Holkarwadi Town Planning scheme area which is 0.03 km away from the proposed ESR. Water can be transferred to the proposed ESR from the WTP to be constructed at Holkarwadi by gravity. Two Elevated Service Reservoirs of 4.59 MLD are proposed along the Ring road on the north side of TPS 4.

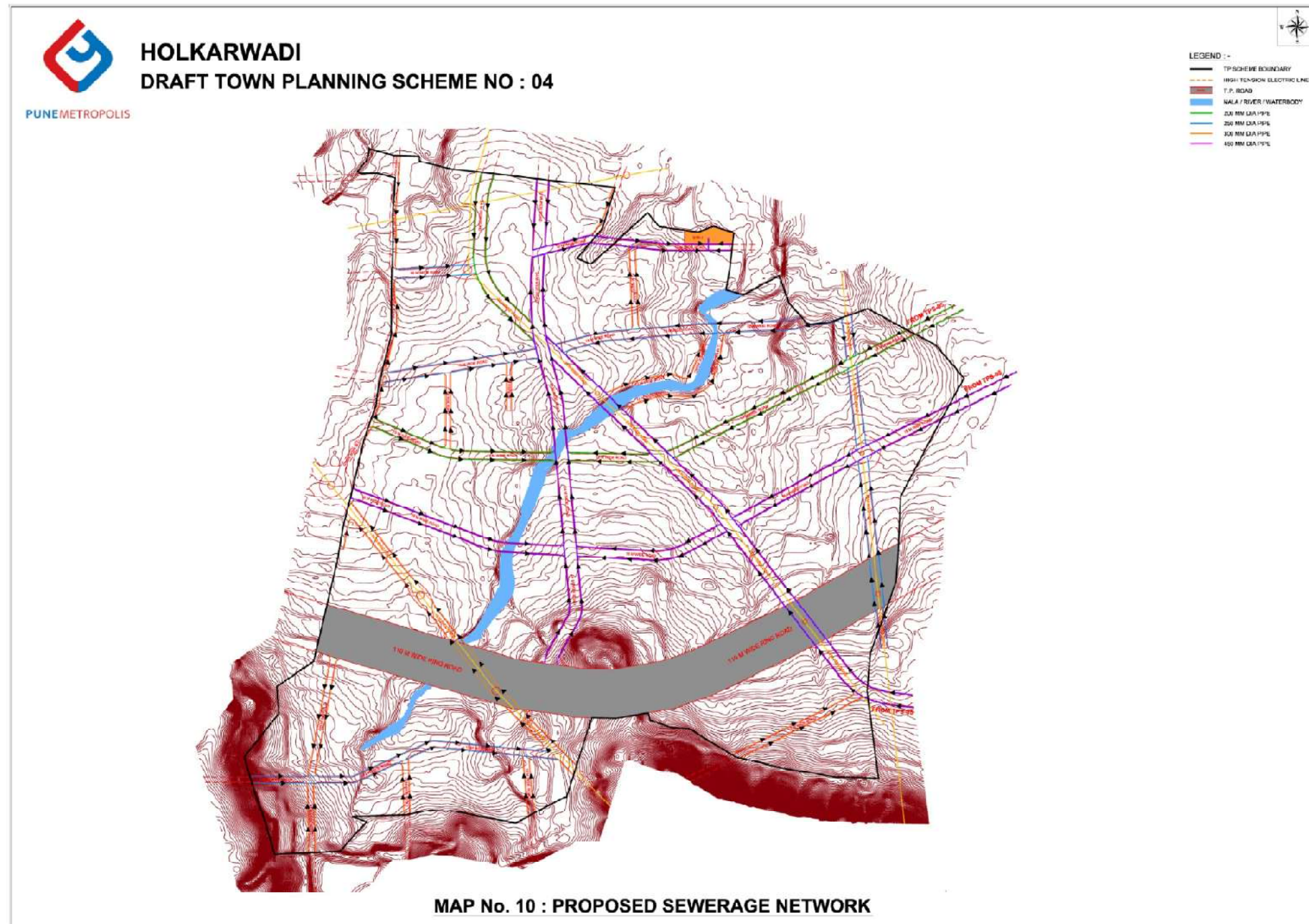
Considering the water supply rate of 150 lpcd & losses at 15% a water demand of 34 MLD is observed. Considering 24 X 7 water supply, a Water Treatment Plant of 44 MLD is proposed out of which 23.80 MLD is consider for Holkarwadi Town Planning Scheme No. 04. Water supply network is proposed for 11.70 km with diameters ranging from 250 mm to 100 mm.



HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

4. SEWERAGE SYSTEM

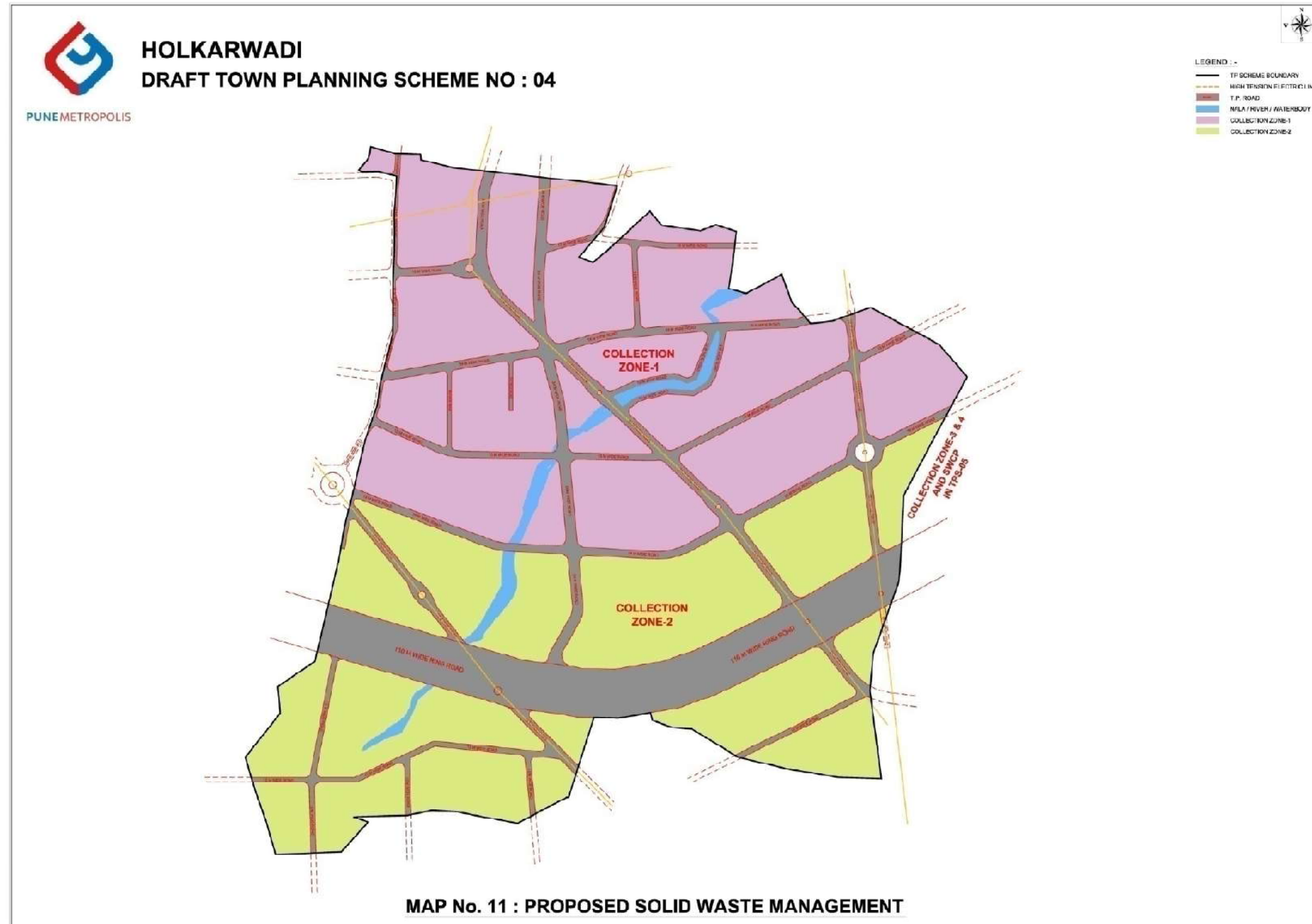
Based on the water supply and population of TPS-4 & TPS-5, sewage generation for TPS-4 & TPS-5 is 28.57 MLD. Hence 1 Sewage Treatment Plants of 28.57 MLD capacity is proposed. The location of STP is on the Northern side of TPS-4 area and near to the nala. The sewage collection network has pipe diameter varying from 200 mm to 450 mm with a total length of 11.70 km. 15% of treated water is considered for reutilization.



HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

5. SOLID WASTE MANAGEMENT SYSTEM

The entire TPS-4 & TPS-5 area is divided in 4 zones. It is proposed that two trucks covering a zone of approximate area of 56.75 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.



HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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 7.26 km. 1 substation of adequate capacity is proposed within the TPS. The demand of about 370 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 and riverside space will help in bringing in the ecological balance.

8. POPULATION OF TOWN PLANNING SCHEME: -

For the purpose of deciding the areas under social amenities to be provided in the proposed Town Planning Scheme area the forecasted population is to be estimated. The total area of Final Plots to be allotted to land holders is 77.09 Ha. and the area under plots reserved for Economically Weaker Section and Low Income Group as well as dispossessed persons is 14.97 Ha. Hence the total area under residential use will be 92.06 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 built-up area under residential use will be $(92.06 \times 10000 \times 80\% \times 2.5) = 1841200$ Sq.m. The average area of a residential tenement is considered as 75 Sq.m, the number of tenements will be 24550. Considering the size of household as 4 persons, population will be 98200 say 98500. Considering the floating population of 4500 the estimated total population will be 103000.

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, 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;

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

II AREA ANALYSIS TABLE FOR HOLKARWADI TPS NO.04:-

Sr.No	PARTICULARS	Area in (Ha.)	(%) to Developed Area	
1	Area Under Final Plots*	77.09	50.25	
2	Area Under Economical Weaker Section /Lower Income Group/ Dispossessed Persons	14.97	9.76	
3	Area Under Garden, Playground, Children Play Ground, Riverfront Garden and Open Space	17.04	11.11	39.99
4	Area Under Public Amenities and Utilities	6.62	4.31	
5	Area Under Authority Plots	5.47	3.57	
6	Area Under Proposed Roads	17.09	11.14	
7	Area Under Ring Road	15.12	9.86	
TOTAL DEVELOPABLE AREA IN TPS (A)		153.39	100.00	
9	Area Under Nalas (B)	4.80		
TOTAL (B)		4.80		
TOTAL TPS AREA (A+B)		158.19		

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

III FINANCE OF THE DRAFT TOWN PLANNING SCHEME:-

In the Holkarwadi Draft Town Planning Scheme No. 04, 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 **Rs. 345.78** crore and the total incremental value is estimated to be **Rs. 305.33** 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 **Rs.152.66** crore thus, giving net cost to the Authority to be **Rs. 193.12** crore. Out of the total cost of the Scheme given in Form-2, cost of works proposed in the Scheme is estimated to be **Rs.191.65** crore while compensation payable for land acquired under the Scheme is estimated to be **Rs.152.66** 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 **Rs.0.60** crore, legal expenses are estimated to be **Rs. 0.25** crore. Deducting the Incremental Contribution Tables by each holder under Section 99 from the total cost of the Scheme, Net cost of Scheme to PMRDA comes to **Rs.193.12** 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 Town Planning Scheme for their structures (**Rs. 1.74 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 17/12/2018 that to waive contribution (**Rs. 152.66 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. 345.78 crore**, as mentioned above contribution from the owner to be waived **152.66 crore** i.e. total expenditure **Rs. 345.78 crore** is proposed to be met by sale of Authority Plots i.e. **Rs. 357.76 crore**. (Authority Plots **Rs.89.92** + EWS Plot **Rs. 199.48** + Commercial Plots **Rs. 68.35 crore**).

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

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

IV 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 Holkarwadi. Values of Final Plots in undeveloped condition popularly known as Semi-final value is again estimated on the basis of the sales available in the area in the vicinity but considering the changes in shape and boundary of the plot while reconstituting it, from the Original Plot and location of the plots as proposed in the Scheme but without considering the effect of improvement contemplated in the Scheme. The third value of plot is the value of the Final Plot estimated with the assumption that the entire Scheme as framed is executed and the plots are opened out for development and they are provided with all basic services and amenities as proposed in the Scheme.

Form-I as prescribed under the Maharashtra Town Planning Scheme Rules, 1974, provides for working out contribution (+), compensation (-) under Section 102 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 bottle neck 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.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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

Plan No.4 (a) 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 educational use, 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.

V DEVELOPMENT CONTROL REGULATIONS OF DRAFT TOWN PLANNING SCHEME: -

For control of development in the Town Planning Scheme area separate set of 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.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

5 LEGAL FORMALITIES

The PMRDA had submitted, Holkarwadi Draft Town Planning Scheme No. 04 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 Holkarwadi Draft Town Planning Scheme No. 04, 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 on 24/12/2018. A copy of the Plan dispatched to the State Government was also kept open for the inspection of the public during office hours on all working days in the office of the PMRDA. Thus the requirements of Section 60 of the Act have been fulfilled after declaration of the Intention of the Scheme.

After making the declaration of intention to prepare Draft Town Planning Scheme, the Authority prepared the tentative proposals of the said Scheme No. 1 after collecting the requisite data available and on the basis of information and data furnished by the owners. To solicit the general public opinion and obtain suggestions/objections of the lands owners on the said tentative proposals of the Draft Scheme. Owner's meeting was held on 22/11/2018& 23/11/2018 by issue of a public notice in the newspapers of this city viz. daily Lokmat and the Indian Express, as well as individual notices to the concerned land owners were issued.

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

In all 40 applications were received by the Authority. Most of the applications were pertaining to the allotment of plots as per their ownerships, hissas and reduction/deduction of area for the purpose of the scheme, taking into consideration Original Plot area as per 7/12 extract. Considering the evidences produced the proposals of the Draft Town Planning Scheme have been finalized after making suitable modifications on the merits.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

TABLE: SHOWING LEGAL FORMALITIES

Sr. No.	Description	Time Period as per MR&TP Act, 1966	Date
1	Date of Resolution No 1 of Declaration of Intention under Section 60(1) of the Maharashtra Regional and Town Planning Act, 1966.		17.11.2018
2	Date of publication of declaration of intention to prepare the Town Planning Scheme No. 04 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)	21.01.2019
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		05.09.2019
8	Date of submission of the Draft Town Planning Scheme to the State Government under Section 68 (1) of the MR&TP Act, 1966	Within 3 months from date of publication (14.06.2019)	9.09.2019

Note: For the Publication of draft Town Planning scheme no.04 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 21/01/2019. 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 05.09.2019 for publication of scheme U/S 68(2) of Maharashtra Town and Regional planning Act 1966.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

6 SALIENT FEATURES OF THE SCHEME

1. AREA SUMMARY:-

Sr. No.	Particulars		Unit	No.
1	Total area of the Scheme		Hectares	158.19
2	Total number of Original Plots		Nos.	194
3	Total number of Final Plots		Nos.	270
4	Total area of Original Plots		Ha	149.86
5	Total area of Final Plots (excluding the area under plots allotted to PMRDA)		Ha	77.09
6	Deductions from Original Plots while reconstituting		%	50%
7	Total number of Final Plots allotted to PMRDA		Nos.	85
8	Total area of Final Plots allotted to PMRDA		Ha	44.07
9	Total area of Final Plots allotted to PMRDA for Open Spaces, Garden		Ha	17.04
10	Area Under Public Amenities and Utilities		Ha	6.62
11	Total area of Final Plots allotted to PMRDA for sale		Ha	5.46
12	Total area of Final Plots allotted to PMRDA for E.W.S		Ha	14.97
13	Rate of Original Plots per sq. m.		₹	2250 to 4500
14	Rate of Final Plots per sq. m. in developed condition		₹	5825 to 13519
15	Total amount of compensation payable (Column 11 of Form-I)		Cr	152.83
16	Total cost of the Scheme (Form-2)		Cr	345.78
17	Total Incremental contribution by Plot owners (Column 13 of Form-I)		Cr	152.66
18	Net cost of the Scheme to the Authority		Cr	193.12
19	Total area of roads provided in the Scheme(including Ring Road)		Ha	32.21
20	Length of Roads	24 m	km	2.60
		18 m	km	3.10
		15 m	km	1.10
		12 m	km	2.90
		9m	km	0.18
		110m	km	1.38

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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 Three Thousands 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.
1	Area Under EWS /LIG/ Dispossessed Persons	192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203,204, 205, 206, 207,208
2	Garden	209, 210, 211, 212, 213, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228,229
3	Children Play Ground	230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240
4	Play Ground	241, 242, 243, 244, 245, 246
5	Government Kuran	242-1
6	Open Space	247
7	Green Belt	248, 249, 250,251
8	Fire Station	252
9	Water Treatment Plant	253
10	Sewage Treatment Plan	254
11	Shopping Centre	255, 256
12	Informal Market	257, 258
13	Vegetable Market	259
14	Bus Stops	260
15	Primary School	261, 262
16	Hospital	263, 264
17	Authority Plot	265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275,276

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

3. PHASEWISE INFRASTRUCTURE DEVELOPMENT

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

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	25.30	18.07	18.07	10.84	72.288
2	Storm water drainage	13.01	3.46	3.92	0	20.39
3	Sewerage and STP	4.26	3.37	2.82	0	10.45
4	Water Supply and WTP	1.18	2.03	2.9	0	6.1
5	Electricity and Streetlight	0	1.86	0.63	0	2.49
6	Solid Waste	0	2.19	2.19	0	4.38
7	Construction of Fire Station and Fire Vehicle with ladder	0	0	4.08	3.92	8
8	Cost of Development of amenity plots& construction of compound wall (Approx.)	0	0	14.74	19.12	33.86
	Subtotal A	43.75	30.98	49.35	33.88	157.96
	Escalation Cost : @ 15 %					23.6937
	Subtotal B					181.6517
	Misc. Expenses in 7 years					10
	Total Cost of Infrastructure of T. P. Scheme					191.6517

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.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

7 VALUE OF PLOTS IN THE SCHEME AND REASONS OF THE SAME

i. Original value:

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

ii. Semi-final value:

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

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

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

iii. Final value:

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

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

VALUATION OF ORIGINAL PLOTS:

The land under the town planning scheme possess necessary potentialities for urban use. The areas of land under valuation of original plots are ranging from 233.67 sq.m to maximum 46450 sq.m. (i.e. 4.64 Ha). For the purpose of valuation as on the date of valuation i.e. 17.11.2018 ,the following instances of sales in respect of the lands which are situated within the vicinity of town planning scheme area and which have taken place during last four years prior to the date of declaration of intention have been collected. All lands under the sales are located within scheme area except land under sale at serial no. 2 and 8 as mentioned in the table below. The land under serial no. 2 and 8 are located in the adjoining Holkarwadi TPS 5 area . All the lands under sales instances are falling under agricultural zone of sanctioned regional plan of Pune.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

These sales are shown in the table below:

Holkarwadi Plot Sales Statement										
Sales Instances considered for valuation										
Serial No.	Village	Survey No.	Area	Actual Consideration	Rate (As per consideration) Per Sq.M.	Dast No.	Date	Multiplying Factor 12% p.a.	Rate as on 2018	Remarks
			(Sq.m)	(in RS.)					Per SqM.	
a	b	c	e	f	g=f/e	h	i	j	k	
1	Holkarwadi	G.NO.73/2	2000.0	4950000	2475	2441/2015	23-03-2015	1.40	3465	outside
2	Holkarwadi	G.No.106/1	1500.0	2600000	1733	3375/2015	10-04-2015	1.44	2496	inside
3	Holkarwadi	G.No.127/3	1100	3575000	3250	9704/2016	08-05-2016	1.31	4258	inside
4	Holkarwadi	G.No.105	1750	3500000	2000	10910/2016	12-09-2016	1.26	2520	inside
5	Holkarwadi	G.No.174/5/3	500	2700000	5400	1527/2017	14-02-2017	1.21	6534	inside
6	Holkarwadi	G.No.72/4	1021.9	3500000	3425	10386/2017	28-12-2017	1.10	3767	outside
7	Holkarwadi	174	500	2800000	5600	2945/2018	01-04-2018	1.07	5992	inside
8	Holkarwadi	154	1100	3960000	3600	5649/2018	01-05-2018	1.07	3852	inside
9	Holkarwadi	174	500	2800000	5600	5332/2018	01-06-2018	1.06	5936	inside
10	Holkarwadi	139	3000	8500000	2833	7863/2018	01-07-2018	1.05	2975	inside

Land comprised in TPS are mostly bulk land. This are falling under Agriculture/No Development Zone of sanctioned regional plan of Pune. It is seen from the above instances of sale that there are eight sales instances of area ranging from 1000 sq.m. to 3000 sq.m. and three sales instances of 500 sq.m. area each.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

Land under Sale at Sr.No.1 is located outside the area of TPS 4 but within the area of Holkarwadi village towards north east corner of the village boundary, which is registered in the year 2015 which shows land rate at Rs. 2475 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be **Rs. 3465 per sqm** as on the date of valuation.

Land under Sale at Sr.No.2 is located in the middle part of TPS 4, which is registered in the year 2015 which shows land rate at Rs. 1733 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be **Rs. 2496 per sq.m.** as on the date of valuation.

Land under Sale at Sr.No.3 is located towards northern side of TPS area. It is located towards south of Holkarwadi gaothan at distance of about 300 m distance,. This sale is registered in the year 2016 which shows land rate at Rs. 3250 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be **Rs. 4258 per sq.m.** as on the date of valuation.

Land under Sale at Sr.No.4 is located in the middle part of TPS 4, which is registered in the year 2016, which shows land rate at Rs. 2000 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be **Rs. 2520 per sq.m.** as on the date of valuation.

Land under Sale at Sr.No.5 is located towards northern side of TPS area. It is located towards south west of Holkarwadi gaothan at distance of about 400 m. This sale is registered in the year 2017 which shows land rate at Rs. 5400 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be Rs. 6534 per sq.m. as on the date of valuation. The area under this sale is comparatively less than the other sale instances. Also it is in proximity of developed Holkarwadi gaothan area, hence it shows higher rate . After giving 20% deduction in the rate for area factor, the rate works out to **Rs. 5227 per sq.m.**

Land under Sale at Sr.No.6 is located outside the area of TPS 4 but within the area of Holkarwadi village towards north east corner of the village boundary, which is registered in the year 2017 which shows land rate at Rs. 3425 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be **Rs. 3767 per sqm** as on the date of valuation.

Land under Sale at Sr.No.7 is located towards northern side of TPS area. It is located towards south west of Holkarwadi gaothan at distance of about 400 m. This sale is registered in the year 2018 which shows land rate at Rs. 5600 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be Rs. 5992 per sq.m. as on the date of valuation. The area under this sale is comparatively less than the other sale instances. Also it is in proximity of developed Holkarwadi gaothan area, hence it shows higher rate. After giving 20% deduction in the rate for area factor, the rate works out to **Rs. 4793 per sq.m.**

Land under Sale at Sr.No.8 is located inside TPS area toward south west . This sale is registered which is registered in the year 2018 which shows land rate at Rs. 3600 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be **Rs. 3840 per sqm** as on the date of valuation.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

Land under Sale at Sr.No.9 is located towards northern side of TPS area. It is located towards south west of Holkarwadi gaathan at distance of about 400 m. This sale is registered in the year 2018 which shows land rate at Rs. 5600 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be Rs. 5915 per sq.m. as on the date of valuation. The area under this sale is comparatively less than the other sale instances. Also it is in proximity of developed Holkarwadi gaathan area, hence it shows higher rate. After giving 20% deduction in the rate for area factor, the rate works out to **Rs. 4732 per sq.m.**

Land under Sale at Sr.No.10 is located inside TPS area toward south side at the foot of the hill . This sale is registered which is registered in the year 2018 which shows land rate at Rs. 2833 per sq.m. Giving general rise of 12% rate per year to this rate, the updated rate works out to be **Rs. 2975 per sqm** as on the date of valuation.

As described above it is seen that the updated land rates of undeveloped agricultural land are ranging from **Rs. 2496/- per Sq.m. to Rs. 5337/- per Sq.m.** as on the date of valuation. It is also seen that, in the instances of sales at serial number 5, 7, and 9 where the land area under the sale instance is less as compared with other sale instances and it shows higher rates. However for area factor deduction at 20% in the rate is considered for comparison with other sales.

For fixing the rates, for lands which are located towards north side and nearer to the existing development of TPS area, the sales of similar type of lands are useful for the purpose of valuation. The lands under sales instances at serial no.-3,5,7 and 9 are comparable , hence after considering the rates arrived from sales instances at serial no.-3,5,7 and 9 i.e. Rs. 4258 per sq.m , Rs. 5227 per sq.m, Rs. 4793 per sq.m. and Rs. 4732 per sq.m. respectively, the average rate worked out to Rs. 4752 per sq.m **say Rs 4800 per sq.m(1) by sale comparison.**

The rate of original plots under adjoining TPS 3 – Autade Handewadi, which are located towards northern side and nearer to developed area, is fixed at **Rs. 4800 per sq.m.(2) Maximum rate fixed for adjoining TPS 3**

LAND RATES AS PER ANNUAL STATEMENT OF RATES 2018

Value Zone of ASR 2018	Survey Number (as mentioned in ASR)	Rates as per ASR	Concern OP Nos.
Value zone no. 6 (Jirayat Land)	-	Rs. 10661000 /- per Ha.	-
Value zone no. 11.2 (Lands near gaathan but not fronting on highway)	108,115,116,117,118,119,124,125,127,172,174,175,176	Rs. 3600/- per Sq.m.	125,126,127,128,112,113,114,195,196,105,104,103,109,110,115,106,9,6,8,10,4,5,1,2,3

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

As per the Annual Statements of Rates (ASR) 2018, Survey no- 108,115,116,117,118,119,124,125,127,172,174,175 and 176 of village Autade Handewadi are falling in zone no. 11.2 and the land rate shown is at **Rs. 3600 per sq.m.(3) by ASR**

The rate of agriculture Jirayat land is shown at Rs. 10661000 /- per Ha. i.e. Rs.1066/sq.m. That means, the rate shown in the ASR (3) is less than the average rate arrived from the above sales **(1), (2)**. The rate for undeveloped agricultural lands within the adjoining TPS area Autade Handewadi has already been estimated. Considering the merits and demerits of all the original plots and comparing its size, shape, location etc., the rate worked for different Original plots at **Rs. 2700 to Rs. 4500 per sq. m.** The lands under Wadachiwadi TPS are of more potential than the lands under Autade Handewadi TPS due to its proximity to existing developed area.

The maximum rate of undeveloped agricultural original plot is fixed at **Rs.4500 per sq.m** for the lands which are located towards north side of TPS area and which are nearer to the existing development. Further the lands which are located towards southern side of TPS is derived after deduction of 5% to 50% from the maximum rate fixed as above i.e. Rs. 4500 per sq.m. and giving due regards to the characteristic of original plot like size, shape , location etc. as shown below:

SR. NO.	NO. OF ORIGINAL PLOTS	PERCENTAGE DECREASE	RATE FIXED FOR ORIGINAL PLOT PER SQ.M.	REMARKS
1	3	3	4	5
1	(109,110,111,112,113,114,103,107,106,108,105,195,196,103,102,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,158,149,150,151,152,153,154)	-	4500	The detail of description of the Original Plots is given in Chapter (Value of the plots in the Scheme and reasons for the same)
2	(1,2,3,4,5,6,7,8,9,10)	5	4275	
3	(-)	10	4050	
4	(11,12,13,14,15,16,17,18,19,20,21,22,88,89,90,87,9192,93,94,95,96,97,98,99,99,100,101,155,156,157,158,173,171,172,170,163168,169,189,188,187,186,185,184,182,175,176,181,180,179,177,178,183)	15	3825	
6	(174,161,160,159,35,83,86,81,23,24,25,26,27,28,29,30,31,32,33,34,35,36,	25	3375	

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

	37,3839,40,41,42,43,44)			
7	(167,166,162,165,164,163,194,193,192,191,190,45,46,47,48,49,50,51,52, 53,54,55,56)	30	3150	
8	(64,63,62,61,60,59,58,57,65,66,67,73,74,72,71,71,68,69)	34	2925	
	(78,84)	50	2250	

SEMI FINAL VALUE OF FINAL PLOT

Following things have been considered while fixing the semifinal values of the final plots.

1. Regular shape of final plots.
2. Approach Road of proper width to every final plot.
3. Buildable plot size.
4. Conversion of Agriculture Zone into Residential Zone without paying premium.
5. All roads in the Town Planning Scheme area are of 12 m. or more in width.
6. Final plots possess commercial potentiality.

Considering the above things, it is assumed that the rise in the land rate is taken at 180% of the value of original plots. Accordingly, the semifinal values of final plots have been fixed. The semifinal values of final plots are ranging from Rs. 3672/- per Sq.m. to Rs 9180/- per Sq.m. The semifinal values are shown in Column no 9 (a) of Form no 1

Sr.No.	Characteristic of Land	% increase on Original Plot Value	Following % increase on Original Plot value in addition to Values in Column No.3	
1	2	3	4	
1	Original Plot having long Strips/irregular shape	25	Shape of Rectangular F.P. 1:1 to 1:1.5	15

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

2	Original Plot nearer to semi developed area	20		
3	Original Plot affected by H.T. Line	10	Shape of F.P. above 1:1.5	10
4	Original Plot on sloping ground	15	Shape of F.P. other then rectangle	5
5	Original Plot adjoining to Nala	15		

The Semi-Final value of a final Plot is ranging from Rs. **3071** per Sq m to Rs. **7909** per Sq m

FINAL VALUE OF A FINAL PLOT

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. While fixing the final value of a final plots it is assumed that the roads and public Amenities are developed on site and the development cost incurred on development of Roads, School, Social Amenities, Hospital, Garden etc as per the provisions of Town Planning Scheme Rules 1974 is considered. The total cost of infrastructure is estimated at Rs **191.65** Cr. The area of final plots allotted to the original plots holder in scheme area is **77.09 Hectares**. The final value rate for final plots is enumerated by combining semi final value rate and cost of infrastructure development. The cost of infrastructure development is worked out at Rs 2445/- per Sq.m. The values of final plots are ranging from Rs **6147/- per Sq.m. to Rs13519/- per Sq.m.** These values are shown Column No 10 (b) of Form No 1.

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

Sr. No.	Characteristic of Final plot	Percentage rise on semi-final rate
1	Frontage on 36m wide road and 110 m ring road	50%
2	Frontage on 24m wide road	40%
3	Frontage on 18m wide road	30%
4	Frontage on 15m wide road	20%
5	Frontage on 12m or 9m wide road	10%

HOLKARWADI TOWN PLANNING SCHEME NO. 4																	
Statement of Treads of Original Plot and Final Plot																	
Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark	
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees							
							Rate of original Value per Sq.M2			Undeveloped			Developed				
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value		
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16	
1	94/1	94/1	176	Irregular shape,affected by HT line	0.85	8000.0	3825	85	4000.0	Shape of FP other then rectangle	1.4	5355	Fronting on 18m road	1.3	9,409		
2	94/2	94/2	181	regular shape	0.85	1900.0	3825	114	1900.0	Shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 18 m road	1.3	8,165		
	94/8	94/8	182	regular shape	0.85	1900.0	3825				1.15	4398.75		1.3	8,165		
3	94/3	94/3	178	regular shape	0.85	4000.0	3825	119	8050.0	Shape of FP other then rectangle	1.05	4016.25	Fronting on 15m road	1.2	7,267		
						1000.0	3825					4016.25			7,267		
						1000.0	3825					4016.25			7,267		
						400.0	3825					4016.25			7,267		
						400.0	3825					4016.25			7,267		
						300.0	3825					4016.25			7,267		
						500.0	3825					4016.25			7,267		
						500.0	3825					4016.25			7,267		
						8000.0	3825					4016.25			7,267		
4	94/4	94/4	177	near to developed area,affected by HT line,Irregular shape	0.85	7100.0	3825	88	4050.0	shape of FP other then rectangle	1.60	6120	Fronting on 18m road	1.3	10,403		
	94/5	94/5	177	near to developed area,affected by HT line,Irregular shape	0.85	1000.0	3825				1.60	6120		1.3	10,403		
8100.0																	
5	94/6	94/6	179	Irregular shape,affected by HT line	0.85	2100.0	3825	116	2900.0	shape of FP other then rectangle	1.40	5355	Fronting on 18m road	1.3	9,409		
						400.0	3825				1.40	5355			9,409		
						1500.0	3825				1.40	5355			9,409		
						1200.0	3825				1.40	5355			9,409		
						600.0	3825				1.40	5355			9,409		
5800.0																	
6	94/7	94/7	180	Irregular shape,affected by HT line	0.85	2400.0	3825	115	3650.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.50	5737.5	Fronting on 18m road	1.3	9,906		
						4900.0	3825					5737.5			9,906		
7300.0																	
7	94/9	94/9	183	affected by HT line,land having moderate width	0.85	18200.0	3825	117	9100.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	4781.25	Fronting on 18m road	1.3	8,663		

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark	
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees							
							Rate of original Value per Sq.M2			Undeveloped			Developed				
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value		
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16	
8	94/10	94/10	184	land having smaller width in the form of long strip,affected by HT line	0.85	1934.0	3825	118	2650.0	shape of FP other then rectangle	1.15	4398.75	Fronting on 18m road	1.3	8,165		
						1766.0	3825							4398.75		8,165	
						1600.0	3825							4398.75		8,165	
5300.0																	
9	94/11	94/11	186	Irregular shape,affected by HT line	0.85	7299.0	3825	147	10950.0	shape of FP other then rectangle	1.40	5355	Fronting on 18m road	1.3	9,409		
						1000.0	3825							5355		9,409	
						6200.0	3825							5355		9,409	
						3000.0	3825							5355		9,409	
						3301.0	3825							5355		9,409	
						1100.0	3825							5355		9,409	
10	94/12	94/12	188	regular shape,affected by HT line	0.85	5800.0	3825	148	2900.0	shape of FP other then rectangle	1.15	4398.75	Fronting on 18m road	1.3	8,165		
11	95/1	95/1	185	Irregular shape	0.85	4150.0	3825	113	4150.0	shape of FP other then rectangle	1.30	4972.5	Fronting on 18m road	1.3	8,911		
						4150.0	3825							4972.5		8,911	
12	95/2	95/2	187	regular in shape	0.85	9800.0	3825	146	4900.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 18m road	1.3	8,165		
13	96	96	189	affected by HT line,land having moderate width,regular shape	0.85	3149.0	3825	144	7200.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.10	4207.5	Fronting on 18m road	1.3	7,917		
						7200.0	3825							4207.5		7,917	
						372.0	3825							4207.5		7,917	
						279.0	3825							4207.5		7,917	
						200.0	3825							4207.5		7,917	
						200.0	3825							4207.5		7,917	
						200.0	3825							4207.5		7,917	
						2800.0	3825							4207.5		7,917	
14400.0																	
14	97	97	190	regular shape,affected by HT line	0.70	16500.0	3150	191	8250.0	shape of FP other then rectangle	1.15	3622.5	Fronting on 18m road	1.3	7,156		

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
15	98	98	193	Irregular shape,sloppping ground	0.70	5300.0	3150	190	2650.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	4882.5	Fronting on 24m road	1.4	9,283	
16	99/1	99/1	163	regular shape,sloppping ground	0.70	3300.0	3150	188	1650.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4095	Fronting on 24m road	1.4	8,180	
17	99/2	99/2	164	regular shape,sloppping ground	0.70	10600.0	3150	183	5300.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	5670	Fronting on 12m road	1.1	8,684	
18	99/3	99/3	165	land having smaller width in the form of long strip,sloppping ground,regular shape	0.70	5200.0	3150	184	2600.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4095	Fronting on 12m road	1.1	6,952	
19	100	100	162	Irregular shape,sloppping ground	0.70	17600.0	3150	182	8800.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4410	Fronting on 110m road	1.5	9,062	
20	101/1/1	101/1/1	166/P-1	Irregular shape,affected by HT line,sloppping ground	0.70	8000.0	3150	141	17455.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.50	4735.1511	Fronting on 110m road	1.5	9,550	
	101/1/2	101/1/2	166/P-2	Irregular shape,affected by HT line,sloppping ground	0.70	14100.0	3150				1.50	4735.1511			9,550	
	129/6/P-1	129/6/P-1	158	regular shape,affected by HT line	0.85	12810.0	3825				1.50	5749.82634			11,072	
34910.0																
	101/2	101/2/P-1	167	land having moderate width,affected by HT line	0.70	22100.0	3150				1.23	3867.24036			7,861	
	101/2															

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark	
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees							
							Rate of original Value per Sq.M2			Undeveloped			Developed				
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value		
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16	
21	101/3	101/3	191	affected by HT line,regular shape	0.70	3900.0	3150	142	25275.0	shape of FP other then rectangle	1.23	3867.24036	Fronting on 24m road	1.4	7,861		
	101/4	101/4/P-1	192	Irregular shape,affected by HT line	0.70	10450.0	3150				1.23	3867.24036			7,861		
	102	102	168	Irregular shape, affected by HT line	0.85	14100.0	3825				1.23	4695.93472			9,021		
50550.0																	
22	101/2	101/2/P-2	167	land having moderate width,affected by HT line	0.70	4000.0	3150	189	2050.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3622.5	Fronting on 24m road	1.4	7,519		
	101/2					100.0	3150					3622.5			7,519		
4100.0																	
23	101/4	101/4/P-2	192	Irregular shape,affected by HT line	0.70	10450.0	3150	185	5225.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.35	4252.5	Fronting on 24m road	1.4	8,401		
24	101/5	101/5/P-1	194	land having moderate width,sloppping ground	0.70	7700.0	3150	186	3850.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.05	5670	Fronting on 12m road	1.1	8,684		
							3150										
25	101/5	101/5/P-2	194	land having moderate width,sloppping ground	0.70	7900.0	3150	187	3950.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4095	Fronting on 12m road	1.1	6,952		
26	103	103	169	Irregular shape,affected by HT line	0.85	17600.0	3825	143	8800.0	shape of FP other then rectangle	1.40	5355	Fronting on 18m road	1.3	9,409		
27	104	104	170	Irregular shape	0.85	3750.0	3825	145	5900.0	shape of FP other then rectangle	1.30	4972.5	Fronting on 18m road	1.3	8,911		
						2850.0	3825					4972.5			8,911		
						2200.0	3825					4972.5			8,911		
						3000.0	3825					4972.5			8,911		
28	105/1	105/1/P-2	171	regular shape	0.85	3750.0	3825	110	2750.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 18m road	1.3	8,165		
						1100.0	3825					4398.75			8,165		
						650.0	3825					4398.75			8,165		
29	105/1	105/1/P-1	171	regular shape	0.85	2000.0	3825	109	2000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 18m road	1.3	8,165		
FP IS GIVEN EQUAL TO OP DUE TO STRUCTURE OF SCHOOL																	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
30	105/2	105/2	172	regular shape	0.85	7000.0	3825	111	3500.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 18m road	1.3	8,165	
31	106/1	106/1/P-2	173	Irregular shape	0.85	4600.0	3825	112	3650.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 18m road	1.3	9,409	
						1200.0	3825					5355			9,409	
						1500.0	3825					5355			9,409	
32	106/1	106/1/P-1	173	Irregular shape	0.85	16200.0	3825	106	8100.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 15m road	1.2	8,873	
33	107/1/1	107/1/1	174/P-1	Irregular shape,sloppping ground	0.75	1100.0	3375	83	3125.0	shape of FP other then rectangle	1.40	4725	Fronting on 18m road	1.3	8,590	
						2125.0	3375					4725			8,590	
						2025.0	3375					4725			8,590	
						1000.0	3375					4725			8,590	
34	107/1/2	107/1/2	174/P-2	Irregular shape,sloppping ground	0.75	6250.0	3375	84	3125.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	5231.25	Fronting on 18m road	1.3	9,248	
35	107/2	107/2	175	regular shape,sloppping ground	0.85	1500.0	3825	82	1500.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 18m road	1.3	8,911	
	107/3	107/3	175	regular shape,sloppping ground	0.85	500.0	3825					4972.5			8,911	
	107/4	107/4	175	regular shape,sloppping ground	0.85	900.0	3825					4972.5			8,911	
	107/5	107/5	175	regular shape,sloppping ground	0.85	100.0	3825					4972.5			8,911	
36	108/1	108/1	128	land having smaller width in the form of long strip,adjoining to nalla	1.00	1900.0	4500	39	3000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.24	5568.75	Fronting on 18m road	1.3	9,686	
	108/2	108/2	127	land having smaller width in the form of long strip	1.00	1700.0	4500				1.24	5568.75			9,686	
	108/3	108/3	126	land having smaller width in the form of long strip	1.00	800.0	4500				1.24	5568.75			9,686	
	108/4	108/4	125	land having smaller width in the form of long strip,adjoining to nalla	1.00	900.0	4500				1.24	5568.75			9,686	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
	110/3	110/3	143	land having smaller width in the form of long strip,adjoining to nalla	1.00	300.0	4500				1.24	5568.75			9,686	
	110/4	110/4	144	land having smaller width in the form of long strip,adjoining to nalla	1.00	400.0	4500				1.24	5568.75			9,686	
6000.0																
37	109/1	109/1	139	land having smaller width in the form of long strip,adjoining to nalla	1.00	1000.0	4500	81	3000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.33	5962.5	Fronting on 18m road	1.3	10,198	
	109/2	109/2	132	regular shape,adjoining to nalla	1.00	900.0	4500					5962.5			10,198	
						900.0	4500					5962.5			10,198	
	109/3	109/3	140	Irregular shape,adjoining to nalla	1.00	600.0	4500					5962.5			10,198	
	109/4	109/4	131	regular shape,adjoining to nalla	1.00	1300.0	4500					5962.5			10,198	
	109/5	109/5	129	land having smaller width in the form of long strip,adjoining to nalla	1.00	1000.0	4500					5962.5			10,198	
	109/6	109/6	130	Irregular shape,adjoining to nalla	1.00	300.0	4500					5962.5			10,198	
6000.0																
38	110/1	110/1	141	land having smaller width in the form of long strip,adjoining to nalla,	1.00	800.0	4500	78	1350.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	5850	Fronting on 15m road	1.2	9,467	
	110/2	110/2	142	land having smaller width in the form of long strip,adjoining to nalla,	1.00	700.0	4500					5850			9,467	
	110/5	110/5	146	land having smaller width in the form of long strip,adjoining to nalla,	1.00	600.0	4500					5850			9,467	
	110/6	110/6	147	regular shape,adjoining to nalla	1.00	600.0	4500					5850			9,467	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
39	111/1	111/1	148	land having moderate width,regular shape	1.00	1200.0	4500	86	2450.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	6975	Fronting on 15m road	1.2	10,817	
	111/2	111/2	152	land having smaller width in the form of long strip,adjoining to nalla,regular shape	1.00	1900.0	4500					6975			10,817	
	111/3	111/3	153	Irregular shape	1.00	1800.0	4500					6975			10,817	
40	111/4	111/4	154	regular shape,adjoining to nalla	1.00	4100.0	4500	87	2050.0	shape of FP other then rectangle	1.20	5400	Fronting on 15m road	1.2	8,927	
41	112/1	112/1	151	regular shape,adjoining to nalla	1.00	500.0	4500	79	800.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	5850	Fronting on 12m road	1.1	8,882	
	112/2	112/2	150	regular shape,adjoining to nalla	1.00	250.0	4500					5850			8,882	
						250.0	4500					5850			8,882	
						350.0	4500					5850			8,882	
	112/3	112/3	149	regular shape	1.00	250.0	4500					5850			8,882	
42	113/1	113/1	135	land having smaller width in the form of long strip,adjoining to nalla,	1	400	4500	80	2900.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	5850	Fronting on 18m road	1.3	10,052	
	113/2	113/2	134+136	regular shape,adjoining to nalla	1.00	800.0	4500					5850			10,052	
	113/3	113/3	137	regular shape,adjoining to nalla	1.00	400.0	4500					5850			10,052	
	113/4/1	113/4/1	138/P-1	land having smaller width in the form of long strip	1.00	200.0	4500					5850			10,052	
	113/4/2	113/4/2	138/P-1	land having smaller width in the form of long strip	1.00	200.0	4500					5850			10,052	
	113/5	113/5	145	regular shape,adjoining to nalla	1.00	1900.0	4500					5850			10,052	
						1900.0	4500					5850			10,052	
	114/1	114/1	121	Irregular shape,adjoining to nalla	1.00	400.0	4500					5810.47297			10,001	
						200.0	4500					5810.47297			10,001	
						200.0	4500					5810.47297			10,001	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
43	114/2	114/2	122	land having smaller width in the form of long strip,adjoining to nalla	1.00	500.0	4500	38	3700.0	shape of FP other then rectangle	1.29	5810.47297	Fronting on 18m road	1.3	10,001	
	114/3	114/3	123	land having smaller width in the form of long strip,adjoining to nalla	1.00	500.0	4500					5810.47297			10,001	
	114/4	114/4	124	regular shape,adjoining to nalla	1.00	1850.0	4500					5810.47297			10,001	
						1850.0	4500					5810.47297			10,001	
	114/5/1	114/5/1	120/P-1	Irregular shape,adjoining to nalla	1.00	600.0	4500					5810.47297			10,001	
						600.0	4500					5810.47297			10,001	
						114/5/2	114/5/2					120/P-1			Irregular shape,adjoining to nalla	
	114/6	114/6	133	Irregular shape,adjoining to nalla	1.00	500.0	4500					5810.47297			10,001	
7400.0																
44	119/1	119/1	112	Irregular shape,near to developed area	1.00	1100.0	4500	37	2800.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.6	7200	Fronting on 12m road	1.1	10,367	
	119/2	119/2	113	land having smaller width in the form of long strip,near to developed area	1.00	1100.0	4500					7200			10,367	
	119/3	119/3	114	regular shape,near to developed area	1.00	3400.0	4500					7200			10,367	
45	124/1	124/1	105	land having smaller width in the form of long strip,near to developed area,affected by HT line	1.00	8700.0	4500	63	4350.0	shape of FP other then rectangle	1.35	6075	Fronting on 18m road	1.3	10,345	
46	124/2	124/2	195	land having smaller width in the form of long strip,near to developed area	1.00	1021.0	4500	30	5100.0	shape of FP having width to length ratio above 1:1.5	1.35	6075	Fronting on 18m road	1.3	10,345	
						67.0	4500					6075			10,345	
						67.0	4500					6075			10,345	
						175.0	4500					6075			10,345	
						175.0	4500					6075			10,345	
						126.0	4500					6075			10,345	
						50.0	4500					6075			10,345	
						50.0	4500					6075			10,345	
						243.0	4500					6075			10,345	
						81.0	4500					6075			10,345	
						87.0	4500					6075			10,345	
						175.0	4500					6075			10,345	
						83.0	4500					6075			10,345	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
	124/3	124/3	196	land having smaller width in the form of long strip,near to developed area	1.00	2700.0	4500					6075			10,345	
FP area has been given same as OP area due to structures.																
47	124/4	124/4	104	affected by HT line,adjoining to nalla,land having smaller width in the form of long strip,near to developed area	1.00	2400.0	4500	64	1200.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.60	7200	Fronting on 24m road	1.4	12,527	
48	125	125/P-1	103	Irregular shape,adjoining to nalla,near to developed area	1.00	14526.0	4500	31	6232.025	shape of FP having width to length ratio above 1:1.5	1.75	7875	Fronting on 12m road	1.1	11,110	
								33	1030.98	shape of FP having width to length ratio in 1:1 to 1:1.5	1.75	7875	Fronting on 12m road		11,110	
FP given into two parts due to structures.																
49	125	125/P-2	103	Irregular shape,adjoining to nalla,near to developed area	1.00	1843.0	4500	32	2143.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.75	7875	Fronting on 12m road	1.1	11,110	
						200.0	4500					7875			11,110	
						100.0	4500					7875			11,110	
FP area has been given same as OP due to structures.																
2143.0																
50	125	125/P-3	103	Irregular shape,adjoining to nalla,near to developed area	1.00	150.0	4500	66	5231.0	shape of FP other then rectangle	1.65	7425	Fronting on 12m road	1.1	10,615	
						100.0	4500					7425			10,615	
						1000.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						200.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						200.0	4500					7425			10,615	
						200.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						150.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						150.0	4500					7425			10,615	
						150.0	4500					7425			10,615	
						200.0	4500					7425			10,615	
						81.0	4500					7425			10,615	
						81.0	4500					7425			10,615	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
						350.0	4500					7425			10,615	
						128.0	4500					7425			10,615	
						450.0	4500					7425			10,615	
						200.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						50.0	4500					7425			10,615	
						65.0	4500					7425			10,615	
						101.0	4500					7425			10,615	
						125.0	4500					7425			10,615	
						400.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						0	4500					0			-	
						FP AREA IS GIVEN SAME AS OP AREA DUE TO EXISTING STRUCTURES. 1 STRUCTURE IS AFFECTED BY 12 M 5231.0										
51	126/1	126/1	102/P-1	Irregular shape,near to developed area,adjoining to nalla	1.00	1800.0	4500	68	900.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.75	7875	Fronting on 12m road	1.1	11,110	
52	127/1	127/1	109	regular shape,near to developed area	1.00	2700.0	4080	34	1800.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.35	5508	Fronting on 12m road	1.1	8,506	
	127/2	127/2	110	regular shape,near to developed area	1.00	450.0	4500					6075			9,130	
						250.0	4500					6075			9,130	
						200.0	4500					6075			9,130	
53	127/3	127/3	111	Irregular shape,near to developed area,adjoining to nalla	1.00	15350.0	4500	35	19900.0	shape of FP other then rectangle	1.65	7425	Fronting on 12m road	1.1	10,615	
						50.0	4500					7425			10,615	
						50.0	4500					7425			10,615	
						50.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						50.0	4500					7425			10,615	
						50.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						200.0	4500					7425			10,615	
						200.0	4500					7425			10,615	
						50.0	4500					7425			10,615	
						50.0	4500					7425			10,615	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
						150.0	4500					7425			10,615	
						2400.0	4500					7425			10,615	
						50.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						100.0	4500					7425			10,615	
						2000.0	4500					36			2000.0	
						FP has been given same as OP due to structures.										
21900.0																
54	127/4	127/4/P-1	115	near to developed area,Irregular shape,adjoining to nalla	1.00	5000.0	4500	65	2500.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.75	7875	Fronting on 18m road	1.3	12,685	
55	127/4	127/4/P-2	115	near to developed area,Irregular shape,adjoining to nalla	1.00	7900.0	4500	67	3950.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.75	7875	Fronting on 18m road	1.3	12,685	
56	128/1	128/1	116	land having smaller width in the form of long strip,adjoining to nalla	1.00	2900.0	4500	69	2800.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	5850	Fronting on 18m road	1.3	10,052	
	128/2	128/2	116	land having smaller width in the form of long strip,adjoining to nalla	1.00	2700.0	4500					5850			10,052	
57	128/3	128/3	119	regular shape,adjoining to nalla	1.00	2200.0	4500	72	1100.0	shape of FP other then rectangle	1.20	5400	Fronting on 12m road	1.1	8,387	
58	128/4	128/4	118	regular shape,adjoining to nalla,sloppping ground	1.00	3000.0	4500	70	1500.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.45	6525	Fronting on 12m road	1.1	9,625	
59	128/5	128/5	117	Irregular shape,sloppping ground,adjoining to nalla	1.00	1400.0	4500	71	1400.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.70	7650	Fronting on 12m road	1.1	10,862	
						1400.0	4500					7650			10,862	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
60	129/1	129/1	155	Irregular shape,adjoining to nalla	0.85	7400.0	3825	76	4300.0	shape of FP other then rectangle	1.45	5546.25	Fronting on 15m road	1.2	9,103	
						1200.0	3825					5546.25			9,103	
61	129/1	129/1	155	Irregular shape,adjoining to nalla	0.85	3800	3825	73	1900	shape of FP other then rectangle	1.55	5928.75	Fronting on 15m road	1.2	9,562	
61	129/3	129/3/P-1	157	affected by HT line,land having moderate width	0.85	11300.0	3825	107	5650.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	4781.25	Fronting on 24m road	1.4	9,141	
62	129/3	129/3/P-2	157	affected by HT line,land having moderate width	0.85	1000.0	3825	103	1000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	4781.25	Fronting on 15m road	1.2	8,185	
						1000.0	3825					4781.25			8,185	
												0				
1 STRUCTURE IS AFFECTED BY PROPOSED SHOPPING CENTRE RESERVATION. THE NAME OF OWNER OF STRUCTURE IS NOT IDENTIFIED FROM 7/12 EXTRACT. COMPENSATION WILL BE PAID TO THE CONCERNED OWNER AFTER NECESSARY ENQUIRY.																
63	129/4	129/4/P-1	156	Irregular shape	0.85	5925.0	3825	105	2962.5	shape of FP other then rectangle	1.3	4972.5	Fronting on 15m road	1.2	8,414	
64	129/4	129/4/P-2	156	Irregular shape	0.85	1975.0	3825	104	987.5	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 15m road	1.2	8,873	
65	129/5	129/5	158	regular shape,affected by HT line	0.85	5700.0	3825	101	2850.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	4781.25	Fronting on 24m road	1.4	9,141	
						371.0	3825					5163.75			9,676	
						185.0	3825					5163.75			9,676	
						371.0	3825					5163.75			9,676	
						278.0	3825					5163.75			9,676	
						371.0	3825					5163.75			9,676	
						371.0	3825					5163.75			9,676	
						371.0	3825					5163.75			9,676	
						2301.0	3825					5163.75			9,676	
						186.0	3825					5163.75			9,676	
						278.0	3825					5163.75			9,676	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark													
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees																			
							Rate of original Value per Sq.M2			Undeveloped			Developed																
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value														
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16													
66	129/6	129/6	158	affected by HT line,Irregular shape	0.85	185.0	3825	108	5345.0	shape of FP other then rectangle	1.35	5163.75	Fronting on 24m road	1.4	9,676														
						185.0	3825					5163.75			9,676														
						605.0	3825					5163.75			9,676														
						278.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						557.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						278.0	3825					5163.75			9,676														
						278.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						278.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						278.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						185.0	3825					5163.75			9,676														
						371.0	3825					5163.75			9,676														
						278.0	3825					5163.75			9,676														
						278.0	3825					5163.75			9,676														
						67	129/7					129/7			159		land having moderate width	0.75	800.0	3375	139	6150.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3881.25	Fronting on 18m road	1.3	7,493	
																			1500.0	3375					3881.25			7,493	
																			10000.0	3375					3881.25			7,493	
						68	129/8/1					129/8/1			160/P-1		land having moderate width	0.75	278.0	3375	138	5780.5	shape of FP having width to length ratio above 1:1.5	1.15	3881.25	Fronting on 18m road	1.3	7,493	
185.0	3375	3881.25	7,493																										
2436.0	3375	3881.25	7,493																										
185.0	3375	3881.25	7,493																										
185.0	3375	3881.25	7,493																										
371.0	3375	3881.25	7,493																										
371.0	3375	3881.25	7,493																										
278.0	3375	3881.25	7,493																										
371.0	3375	3881.25	7,493																										
185.0	3375	3881.25	7,493																										
185.0	3375	3881.25	7,493																										
400.0	3375	3881.25	7,493																										
185.0	3375	3881.25	7,493																										
185.0	3375	3881.25	7,493																										

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark													
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees																			
							Rate of original Value per Sq.M2			Undeveloped			Developed																
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value														
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16													
	129/8/2/1	129/8/2/1	160/P-2	land having moderate width	0.75	278.0	3375					3881.25				7,493													
						185.0	3375					3881.25				7,493													
						185.0	3375					3881.25				7,493													
						743.0	3375					3881.25				7,493													
						185.0	3375					3881.25				7,493													
						185.0	3375					3881.25				7,493													
						185.0	3375					3881.25				7,493													
						185.0	3375					3881.25				7,493													
	129/8/2/2	129/8/2/2	160/P-3	land having moderate width	0.75	185.0	3375					3881.25				7,493													
						3008.0	3375					3881.25				7,493													
						288.0	3375					3881.25				7,493													
						334.0	3375					3881.25				7,493													
						185.0	3375					3881.25				7,493													
						69	129/9					129/9				161	Irregular shape	0.75	7000.0	3375	140	9750.0	shape of FP other then rectangle	1.48	4991.53846	Fronting on 110m road	1.5	9,934	
							126/2					126/2				102/P-2	adjoining to nalla,land having moderate width	1.00	1700.0	4500					6655.38462			12,430	
133/4	133/4	85/P-4	sloppping ground,Irregular shape,adjoining to nalla	0.75	5600.0		3375	4991.53846	9,934																				
130/8/1	130/8/1	95	affected by HT line,adjoining to nalla,Irregular shape	0.85	5200.0		3825	5657.07692	10,933																				
19500.0																													
70	130/1	130/1	101	land having smaller width in the form of long strip,affected by HT line	0.85	2500.0	3825	75	2450.0	shape of FP other then rectangle	1.55	5928.75	Fronting on 12m road	1.1	8,969														
	130/4/2	130/4/2	99/P-1	Irregular shape,adjoining to nalla,affected by HT line	0.85	1000.0	3825					5928.75			8,969														
	130/5	130/5	99	Irregular shape,adjoining to nalla,affected by HT line	0.85	1400.0	3825					5928.75			8,969														
	130/2/1	130/2/1	100/P-1	land having moderate width,affected by HT line,adjoining to nalla	0.85	2250.0	3825					5355			9,944														

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
71	130/2/2	130/2/2	100/P-2	land having moderate width,affected by HT line,adjoining to nalla	0.85	1125.0	3825	74	3000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 24m road	1.4	9,944	
	130/2/3	130/2/3	100/P-3	land having moderate width,affected by HT line,adjoining to nalla	0.85	1125.0	3825					5355			9,944	
	130/3	130/3	100/P-4	land having moderate width,affected by HT line,adjoining to nalla	0.85	1500.0	3825					5355			9,944	
72	130/4/1	130/4/1	99/P-2	Irregular shape,adjoining to nalla,affected by HT line	0.85	2000.0	3825	97	4700.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	6311.25	Fronting on 24m road	1.4	11,283	
	130/12	130/12	87	land having moderate width	0.85	7200.0	3825				1.65	6311.25		1.4	11,283	
	129/2	129/2	158	Irregular shape,affected by HT line	0.85	200.0	3825				1.65	6311.25		1.4	11,283	
73	130/6	130/6		affected by HT line,adjoining to nalla,Irregular shape	0.85	1800.0	3825	62	900.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	6311.25	Fronting on 15m road	1.2	10,021	
74	130/7	130/7	98	IRregular shape,affected by HT line	0.85	5600.0	3825	100	9250.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.65	6311.25	Fronting on 15m road	1.2	10,021	
	130/8/2	130/8/2	95	IRregular shape,affected by HT line,adjoining to nalla	0.85	278.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						2607.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						464.0	3825					6311.25			10,021	
						371.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						130/9	130/9					94			land having smaller width in the form of long strip	
	278.0	3825	6311.25	10,021												
	690.0	3825	6311.25	10,021												
	371.0	3825	6311.25	10,021												
	278.0	3825	6311.25	10,021												
	278.0	3825	6311.25	10,021												
	185.0	3825	6311.25	10,021												
	1115.0	3825	6311.25	10,021												
			6311.25	10,021												
			6311.25	10,021												
			6311.25	10,021												
			6311.25	10,021												
			6311.25	10,021												

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
						200.0	3825					6311.25			10,021	
						464.0	3825					6311.25			10,021	
						278.0	3825					6311.25			10,021	
						278.0	3825					6311.25			10,021	
	130/10	130/10	93	land having smaller width in the form of long strip	0.85	185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						232.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						1294.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
						464.0	3825					6311.25			10,021	
						185.0	3825					6311.25			10,021	
75	130/11	130/11	92	land having smaller width in the form of long strip	0.85	3000.0	3825	102	3500.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 24m road	1.4	8,605	
130/13	130/13	91	land having smaller width in the form of long strip	0.85	4000.0	3825	4398.75					8,605				
76	131/1	131/1	97	Irregular shape,adjoining to nalla	0.85	900.0	3825	61	2300.0	shape of FP other then rectangle	1.45	5546.25	Fronting on 24m road	1.4	10,212	
						1800.0	3825					5546.25			10,212	
						100.0	3825					5546.25			10,212	
						1800.0	3825					5546.25			10,212	
77	131/2	131/2	96	land having moderate width,adjoining to nalla	0.85	5400.0	3825	96	2700.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 24m road	1.4	9,409	
78	132/1	132/1	90	land having smaller width in the form of long strip,adjoining to nalla	0.85	3900.0	3825	98	1950.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 24m road	1.4	9,409	
79	132/2	132/2	89	regular shape,adjoining to nalla	0.85	232.0	3825	95	3000.0	shape of FP other then rectangle	1.20	4590	Fronting on 24m road	1.4	8,873	
						129.0	3825					4590			8,873	
						3444.0	3825					4590			8,873	
						464.0	3825					4590			8,873	
						757.0	3825					4590			8,873	
						464.0	3825					4590			8,873	
						278.0	3825					4590			8,873	
						232.0	3825					4590			8,873	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark													
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees																			
							Rate of original Value per Sq.M2			Undeveloped			Developed																
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value														
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16													
80	132/3	132/3	88	Irregular shape	0.85	278.0	3825	99	3600.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 18m road	1.3	9,409														
						278.0	3825					5355			9,409														
						3628.0	3825					5355			9,409														
						128.0	3825					5355			9,409														
						278.0	3825					5355			9,409														
						278.0	3825					5355			9,409														
						185.0	3825					5355			9,409														
						278.0	3825					5355			9,409														
						527.0	3825					5355			9,409														
						450.0	3825					5355			9,409														
						150.0	3825					5355			9,409														
						185.0	3825					5355			9,409														
						557.0	3825					5355			9,409														
						81	133/1					133/1			85/P-1		Irregular shape,adjoining to nalla,sloppping ground	0.75	7100.0	3375	137	20300.0	shape of FP other then rectangle	1.60	5400	Fronting on 110m road	1.5	10,547	
133/2	133/2	85/P-2	Irregular shape,sloppping ground,adjoining to nalla	0.75	1120.0		3375	5400	10,547																				
					185.0		3375	5400	10,547																				
					1180.0		3375	5400	10,547																				
					1615.0		3375	5400	10,547																				
133/3	133/3	85/P-3	Irregular shape,sloppping ground,adjoining to nalla	0.75	6000.0		3375	5400	10,547																				
133/5	133/5	85/P-5	Irregular shape,sloppping ground,adjoining to nalla	0.75	3400.0		3375	5400	10,547																				
133/6	133/6	85/P-6	Irregular shape,sloppping ground,adjoining to nalla	0.75	3400.0		3375	5400	10,547																				
133/7	133/7	85/P-7	Irregular shape,sloppping ground,adjoining to nalla	0.75	464.0		3375	5400	10,547																				
					185.0		3375	5400	10,547																				
					462.0		3375	5400	10,547																				
					185.0		3375	5400	10,547																				
					278.0		3375	5400	10,547																				
					185.0		3375	5400	10,547																				
					185.0		3375	5400	10,547																				
					371.0		3375	5400	10,547																				
					185.0		3375	5400	10,547																				
133/8	133/8	85/P-8	Irregular shape,sloppping ground,adjoining to nalla	0.75	2000.0		3375	5400	10,547																				
					185.0		3375	5400	10,547																				

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark								
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees														
							Rate of original Value per Sq.M2			Undeveloped			Developed											
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value									
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16								
	133/9	133/9	85/P-9	Irregular shape,sloppping ground,adjoining to nalla	0.75	185.0	3375					5400			10,547									
						185.0	3375					5400			10,547									
						185.0	3375					5400			10,547									
						185.0	3375					5400			10,547									
						764.0	3375					5400			10,547									
						185.0	3375					5400			10,547									
						278.0	3375					5400			10,547									
						278.0	3375					5400			10,547									
						185.0	3375					5400			10,547									
						185.0	3375					5400			10,547									
						133/10	133/10					85/P-10			Irregular shape,sloppping ground,adjoining to nalla		0.75	929.0	3375	5400	10,547			
																		493.0	3375	5400	10,547			
	278.0	3375	5400	10,547																				
	133/11	133/11	85/P-11	Irregular shape,sloppping ground,adjoining to nalla	0.75	4100.0	3375					5400			10,547									
	133/12/1	133/12/1	85/P-12	Irregular shape,sloppping ground,adjoining to nalla	0.75	600.0	3375					5400			10,547									
	133/12/2	133/12/2	85/P-13	Irregular shape,sloppping ground,adjoining to nalla	0.75	2900.0	3375					5400			10,547									
	82	134/1	134/1	83	Irregular shape,adjoining to nalla	0.75	3758.0					3375			132		2750.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	5231.25	Fronting on 24m road	1.4	9,771	
							185.0					3375								5231.25			9,771	
							557.0					3375								5231.25			9,771	
							600.0					3375								5231.25			9,771	
							200.0					3375								5231.25			9,771	
							200.0					3375								5231.25			9,771	
							200.0					3375								5231.25			9,771	
	83	134/2	134/2	84	Irregular shape,sloppping ground	0.50	464.0					2250			136		5500.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	3487.5	Fronting on 24m road	1.4	7,330	
							278.0					2250								3487.5			7,330	
							836.0					2250								3487.5			7,330	
185.0							2250	3487.5	7,330															
557.0							2250	3487.5	7,330															
187.0							2250	3487.5	7,330															
557.0							2250	3487.5	7,330															
371.0							2250	3487.5	7,330															
206.0							2250	3487.5	7,330															
557.0							2250	3487.5	7,330															
278.0							2250	3487.5	7,330															
278.0							2250	3487.5	7,330															
278.0							2250	3487.5	7,330															
4281.0							2250	3487.5	7,330															
								3487.5	7,330															

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark						
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees												
							Rate of original Value per Sq.M2			Undeveloped			Developed									
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value							
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16						
						278.0	2250					3487.5			7,330							
						278.0	2250					3487.5			7,330							
						278.0	2250					3487.5			7,330							
						334.0	2250					3487.5			7,330							
						334.0	2250					3487.5			7,330							
						334.0	2250					3487.5			7,330							
84	135/1	135/1	82	Irregular shape,sloppping ground	0.65	3200.0	2925	131	10100.0	shape of FP other then rectangle	1.45	4241.25	Fronting on 18m road	1.3	7,961							
	135/2	135/2	81	adjoining to nalla,Irregular shape	0.75	186.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						371.0	3375					4893.75			8,809							
						657.0	3375					4893.75			8,809							
						100.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						100.0	3375					4893.75			8,809							
						464.0	3375					4893.75			8,809							
						464.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						536.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						371.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						150.0	3375					4893.75			8,809							
						232.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						232.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						250.0	3375					4893.75			8,809							
						278.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						300.0	3375					4893.75			8,809							
						278.0	3375					4893.75			8,809							
						232.0	3375					4893.75			8,809							
						446.0	3375					4893.75			8,809							
						278.0	3375					4893.75			8,809							
						185.0	3375					4893.75			8,809							
						135/2						81			Irregular shape,adjoining to nalla		0.75	6755.0	3375	4893.75	8,809	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark													
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees																			
							Rate of original Value per Sq.M2			Undeveloped			Developed																
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value														
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16													
	135/2		81	Irregular shape,adjoining to nalla	0.75	278.0	3375					4893.75			8,809														
	135/2		81	Irregular shape,adjoining to nalla	0.75	1022.0	3375					4893.75			8,809														
	135/3	135/3	86/P-1	Irregular shape,adjoining to nalla	0.75	100.0	3375					4893.75			8,809														
	135/4	135/4	86/P-2	Irregular shape,adjoining to nalla	0.75	200.0	3375					4893.75			8,809														
	135/5	135/5	86/P-3	Irregular shape,adjoining to nalla	0.75	500.0	3375					4893.75			8,809														
85	136/1	136/1	80	Irregular shape,adjoining to nalla	0.65	185.0	2925	134	4550.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	4533.75	Fronting on 110m road	1.5	9,248														
						742.0	2925					4533.75			9,248														
						278.0	2925					4533.75			9,248														
						232.0	2925					4533.75			9,248														
						2446.0	2925					4533.75			9,248														
						232.0	2925					4533.75			9,248														
						185.0	2925					4533.75			9,248														
	136/2	136/2	79	Irregular shape,adjoining to nalla	0.65	2701.0	2925					4533.75			9,248														
						1100.0	2925					4533.75			9,248														
						442.0	2925					4533.75			9,248														
						557.0	2925					4533.75			9,248														
						86	137/1					137/1			75		Irregular shape,affected by HT line	0.65	6100.0	2925	133	3050.0	shape of FP other then rectangle	1.4	4095	Fronting on 110m road	1.5	8,590	
87	137/2	137/2	77	Irregular shape,adjoining to nalla,sloppping ground	0.65	185.0	2925	135	3100.0	shape of FP other then rectangle	1.60	4680	Fronting on 110m road	1.5	9,467														
						185.0	2925					4680			9,467														
						278.0	2925					4680			9,467														
						2744.0	2925					4680			9,467														
						185.0	2925					4680			9,467														
						119.0	2925					4680			9,467														
						278.0	2925					4680			9,467														
						185.0	2925					4680			9,467														
						100.0	2925					4680			9,467														
						278.0	2925					4680			9,467														
						278.0	2925					4680			9,467														
						1200.0	2925					4680			9,467														
						185.0	2925					4680			9,467														

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
88	138/1	138/1	74	Irregular shape,affected by HT line	0.65	2900.0	2925	164	4550.0	shape of FP other then rectangle	1.40	4095	Fronting on 110m road	1.5	8,590	
	138/2	138/2					2925					4095			8,590	
						2079.0	2925					4095			8,590	
						105.0	2925					4095			8,590	
						438.0	2925					4095			8,590	
						278.0	2925					4095			8,590	
						400.0	2925					4095			8,590	
						2900.0	2925					4095			8,590	
	138/3	138/3													8,590	
89	138/4	138/4/P-1	73	Irregular shape,sloppping ground	0.65	371.0	2925	176	371.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	4533.75	Fronting on 12m road	1.1	7,434	
FP Given same as OP due to structure (Area: 371 Sq.M.)																
90	138/4	138/4/P-2	73	Irregular shape,sloppping ground	0.65		2925	177	1414.5	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	4533.75	Fronting on 12m road	1.1	7,434	
	138/4					2272.0	2925					4533.75			7,434	
	138/4					185.0	2925					4533.75			7,434	
	138/4					185.0	2925					4533.75			7,434	
	138/4					187.0	2925					4533.75			7,434	
91	139/1	139/1	70	Irregular shape,affected by HT line	0.65	6800.0	2925	181	6700.0	shape of FP other then rectangle	1.40	4095	Fronting on 110m road	1.5	8,590	
	139/5	139/5	71	land having moderate width,affected by HT line,sloppping ground	0.65	6600.0	2925					4095			8,590	
						0.0	0.0									
ONE STRUCTURE IS AFFECTED BY 18 M ROAD AND THE OWNER OF THE THE STRUCTURE IS NOT IDENTIFIED AND COMPENSATION WILL BE GIVEN TO THE CONCERNED OWNER AFTER NECESSARY ENQUIRY																
92	139/2	139/2	68	regular shape,affected by HT line	0.65	3000.0	2925	179	3000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.25	3656.25	Fronting on 12m road	1.1	6,469	
						3000.0	2925					3656.25			6,469	
93	139/3	139/3	69	regular shape,affected by HT line	0.65	7900.0	2925	180	3950.0	shape of FP other then rectangle	1.15	3363.75	Fronting on 12m road	1.1	6,147	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot							Remark	
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor		Rate of Final Plot Value
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16

94	139/4	139/4	72	land having moderate width,affected by HT line	0.65	5300.0	2925	178	2650.0	shape of FP other then rectangle	1.15	3363.75	Fronting on 12m road	1.1	6,147	
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95	140/	140	67	Irregular shape,slopping ground	0.65	371.0	2925	175	14100.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	3802.5	Fronting on 12m road	1.1	6,630	
						185.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						464.0	2925					3802.5			6,630	
						464.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						557.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						464.0	2925					3802.5			6,630	
						557.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						242.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						232.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						192.0	2925					3802.5			6,630	
185.0	2925	3802.5	6,630													
185.0	2925	3802.5	6,630													
638.0	2925	3802.5	6,630													

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
						278.0	2925					3802.5			6,630	
						371.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						557.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						1118.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						187.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
						8230.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						1000.0	2925					3802.5			6,630	
						485.0	2925					3802.5			6,630	
						311.0	2925					3802.5			6,630	
						1200.0	2925					3802.5			6,630	
						1000.0	2925					3802.5			6,630	
						192.0	2925					3802.5			6,630	
						200.0	2925					3802.5			6,630	
						185.0	2925					3802.5			6,630	
						278.0	2925					3802.5			6,630	
96	141	141	76	Irregular shape,adjoining to nalla,affected by HT line	0.65	2700.0	2925	165	3850.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.60	4680	Fronting on 12m road	1.1	7,595	
						2500.0	2925					4680			7,595	
						2500.0	2925					4680			7,595	
97	142/1	142/1/P-1	65	land having smaller width in the form of long strip,adjoining to nalla	0.65	5600.0	2925	167	2800.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	3802.5	Fronting on 12m road	1.1	6,630	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
98	142/1	142/1/P-2	65	land having smaller width in the form of long strip,adjoining to nalla	0.65	2000.0	2925	168	1000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	3802.5	Fronting on 12m road	1.1	6,630	
	142/1															
	142/1															
99	142/1	142/1/P-3	65	land having smaller width in the form of long strip,adjoining to nalla	0.65	2700.0	2925	173	2450.0	shape of FP other then rectangle	1.20	3510	Fronting on 12m road	1.1	6,308	
	145/1	145/1	60	land having smaller width in the form of long strip,adjoining to nalla	0.65	2200.0	2925					3510			6,308	
100	142/2	142/2	66	regular shape,sloppping ground	0.65	2200.0	2925	166	2600.0	shape of FP other then rectangle	1.20	3510	Fronting on 110m road	1.5	7,712	
						185.0	2925					3510			7,712	
						185.0	2925					3510			7,712	
						372.0	2925					3510			7,712	
						158.0	2925					3510			7,712	
						1100.0	2925					3510			7,712	
						1000.0	2925					3510			7,712	
101	142/3	142/3	64	regular shape,affected by HT line	0.65	2515.0	2925	163	2550.0	shape of FP other then rectangle	1.15	3363.75	Fronting on 110m road	1.5	7,493	
						185.0	2925					3363.75			7,493	
						2400.0	2925					3363.75			7,493	
102	143	143	63	regular shape,adjoining to nalla	0.65	200.0	2925	172	1300.0	shape of FP other then rectangle	1.20	3510	Fronting on 12m road	1.1	6,308	
						450.0	2925					3510			6,308	
						125.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						150.0	2925					3510			6,308	
						150.0	2925					3510			6,308	
						300.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						125.0	2925					3510			6,308	
						200.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						100.0	2925					3510			6,308	
						100.0	2925					3510			6,308	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
103	144/1	144/1	61	land having smaller width in the form of long strip,adjoining to nalla	0.65	800.0	2925	159	1100.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.3	3802.5	Fronting on 12m road	1.1	6,630	
						700.0	2925					3802.5			6,630	
						700.0	2925					3802.5			6,630	
104	144/2	144/2	62/P-1	Irregular shape,adjoining to nalla	0.65	1050.0	2925	158	3350.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.55	4533.75	Fronting on 12m road	1.1	7,434	
						1050.0	2925					4533.75			7,434	
	144/3	144/3	62/P-2	Irregular shape,adjoining to nalla	0.65	1200.0	2925					4533.75			7,434	
						1200.0	2925					4533.75			7,434	
						1100.0	2925					4533.75			7,434	
	144/4	144/4	62/P-3	Irregular shape,adjoining to nalla	0.65	1100.0	2925					4533.75			7,434	
						1100.0	2925					4533.75			7,434	
105	145/2/1	145/2/1	59/P-1	land having smaller width in the form of long strip	0.65	185.0	2925	170	1000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3363.75	Fronting on 12m road	1.1	6,147	
						185.0	2925					3363.75			6,147	
						260.0	2925					3363.75			6,147	
						185.0	2925					3363.75			6,147	
						185.0	2925					3363.75			6,147	
	145/2/2	145/2/2	59/P-2	land having smaller width in the form of long strip	0.65	258.0	2925					3363.75			6,147	
						232.0	2925					3363.75			6,147	
						232.0	2925					3363.75			6,147	
						278.0	2925					3363.75			6,147	
106	145/2/3	145/2/3	59/P-3	land having smaller width in the form of long strip	0.65	452.0	2925	171	1000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3363.75	Fronting on 12m road	1.1	6,147	
						300.0	2925					3363.75			6,147	
						300.0	2925					3363.75			6,147	
						300.0	2925					3363.75			6,147	
						278.0	2925					3363.75			6,147	
						185.0	2925					3363.75			6,147	
						185.0	2925					3363.75			6,147	
107	145/3	145/3	58	Irregular shape	0.65	722.0	2925	169	1150.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.3	3802.5	Fronting on 12m road	1.1	6,630	
						278.0	2925					3802.5			6,630	
						300.0	2925					3802.5			6,630	
						1000.0	2925					3802.5			6,630	
108	146	146	57	regular shape	0.65	6200.0	2925	174	4600.0	shape of FP other then rectangle	1.05	3071.25	Fronting on 12m road	1.1	5,825	
						1700.0	2925					3071.25			5,825	
						1000.0	2925					3071.25			5,825	
						300.0	2925					3071.25			5,825	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
109	151	151	56	regular shape,sloppping ground	0.70	3500.0	3150	154	7250.0	shape of FP other then rectangle	1.20	3780	Fronting on 12m road	1.1	6,605	
						3650.0	3150					3780			6,605	
						500.0	3150					3780			6,605	
						3650.0	3150					3780			6,605	
						100.0	3150					3780			6,605	
						1000.0	3150					3780			6,605	
						600.0	3150					3780			6,605	
						300.0	3150					3780			6,605	
						100.0	3150					3780			6,605	
						200.0	3150					3780			6,605	
						200.0	3150					3780			6,605	
						300.0	3150					3780			6,605	
						400.0	3150					3780			6,605	
															6,605	
															6,605	
						110	152/1					152/1/P-1	55	land having smaller width in the form of long strip,adjoining to nalla	0.70	
50.0	3150	4095	6,952													
0.7																
111	152/1	152/1/P-2	55	land having smaller width in the form of long strip,adjoining to nalla	0.70	500.0	3150	153	3750.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.3	4095	Fronting on 12m road	1.1	6,952	
							3150					4095			6,952	
						900.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						150.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						250.0	3150					4095			6,952	
						150.0	3150					4095			6,952	
						200.0	3150					4095			6,952	
						200.0	3150					4095			6,952	
						100	3150					4095			6,952	
						0	3150					4095			6,952	
						400.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						200.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						100.0	3150					4095			6,952	
						400.0	3150					4095			6,952	
						100.0	3150					4095			6,952	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark													
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees																			
							Rate of original Value per Sq.M2			Undeveloped			Developed																
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value														
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16													
						100.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						200.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						50.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						200.0	3150					4095			6,952														
						250.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						150.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						800.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
						100.0	3150					4095			6,952														
							3150					4095			6,952														
						112	152/2					152/2			54		Irregular shape,sloppping ground	0.70	1400.0	3150	156	3850.0	shape of FP other then rectangle	1.45	4567.5	Fronting on 12m road	1.1	7,471	
																			900.0	3150					4567.5			7,471	
																			500.0	3150					4567.5			7,471	
																			300.0	3150					4567.5			7,471	
						100.0	3150					4567.5			7,471														
						200.0	3150					4567.5			7,471														
						200.0	3150					4567.5			7,471														
						100.0	3150					4567.5			7,471														
						100.0	3150					4567.5			7,471														
						200.0	3150					4567.5			7,471														
						500.0	3150					4567.5			7,471														
						100.0	3150					4567.5			7,471														
						50.0	3150					4567.5			7,471														
						100.0	3150					4567.5			7,471														
						200.0	3150					4567.5			7,471														
						100.0	3150					4567.5			7,471														
						200.0	3150					4567.5			7,471														
						200.0	3150					4567.5			7,471														
						200.0	3150					4567.5			7,471														

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
						400.0	3150					4567.5			7,471	
						600.0	3150					4567.5			7,471	
						50.0	3150					4567.5			7,471	
						400.0	3150					4567.5			7,471	
						100.0	3150					4567.5			7,471	
						100.0	3150					4567.5			7,471	
113	153	153	53	regular shape,sloppping ground	0.70	1100.0	3150	152	1650.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4095	Fronting on 12m road	1.1	6,952	
1100.0	3150	4095	6,952													
1100.0	3150	4095	6,952													
114	154	154	52	Irregular shape,adjoining to nalla,sloppping ground	0.70	300.0	3150	157	11800.0	shape of FP other then rectangle	1.7	5355	Fronting on 12m road	1.1	8,338	
						8300.0	3150					5355			8,338	
						7500.0	3150					5355			8,338	
						7500.0	3150					5355			8,338	
115	155	155	51	regular shape,sloppping ground	0.70	0.0	3150	151	6800.0	shape of FP other then rectangle	1.2	3780	Fronting on 12m road	1.1	6,605	
							3150					3780			6,605	
							3150					3780			6,605	
							3150					3780			6,605	
							3150					3780			6,605	
							3150					3780			6,605	
							3150					3780			6,605	
							3150					3780			6,605	
							3150					3780			6,605	
						1366.0	3150					3780			6,605	
						8500.0	3150					3780			6,605	
						1000.0	3150					3780			6,605	
						1367.0	3150					3780			6,605	
						1367.0	3150					3780			6,605	
116	156/1/1	156/1/1	49/P-1	land having smaller width in the form of long strip	0.70	300.0	3150	160	3300.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3622.5	Fronting on 12m road	1.1	6,432	
						200.0	3150					3622.5			6,432	
						200.0	3150					3622.5			6,432	
						100.0	3150					3622.5			6,432	
						100.0	3150					3622.5			6,432	
						2200.0	3150					3622.5			6,432	
						200.0	3150					3622.5			6,432	
	156/1/2	156/1/2	49/P-2	land having smaller width in the form of long strip	0.70	1300.0	3150					3622.5			6,432	
						2000.0	3150					3622.5			6,432	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark												
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees																		
							Rate of original Value per Sq.M2			Undeveloped			Developed															
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value													
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16												
117	156/2	156/2	50	land having smaller width in the form of long strip,adjoining to nalla	0.70	2000.0	3150	150	3150.0	shape of FP having width to length ratio above 1:1.5	1.30	4095	Fronting on 12m road	1.1	6,952													
						4300.0	3150					4095			6,952													
118	157/1	157/1	45/P-1	Irregular shape	0.70	1100.0	3150	149	6800.0	shape of FP other then rectangle	1.30	4095	Fronting on 12m road	1.1	6,952													
					5700.0	3150	4095					6,952																
	157/1/1	157/1/1	45/P-2	Irregular shape	0.70	6800.0	3150					4095			6,952													
119	157/2	157/2	46	regular shape	0.70	1600.0	3150	161	3400.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3622.5	Fronting on 110m road	1.5	7,881													
					1500.0	3150	3622.5					7,881																
	157/3	157/3	47	regular shape	0.70	3700.0	3150					3622.5			7,881													
120	158/1	158/1	48	Irregular shape,adjoining to nalla,sloppping ground	0.70	300.0	3150	162	3050.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.7	5355	Fronting on 110m road	1.5	10,480													
						300.0	3150					5355			10,480													
						200.0	3150					5355			10,480													
						200.0	3150					5355			10,480													
						200.0	3150					5355			10,480													
						200.0	3150					5355			10,480													
						100.0	3150					5355			10,480													
						100.0	3150					5355			10,480													
						100.0	3150					5355			10,480													
						100.0	3150					5355			10,480													
						100.0	3150					5355			10,480													
						100.0	3150					5355			10,480													
						100.0	3150					5355			10,480													
						0.0	3150					5355			10,480													
						200.0	3150					5355			10,480													
						200.0	3150					5355			10,480													
						200.0	3150					5355			10,480													
						500.0	3150					5355			10,480													
						158/2	158/2					48			Irregular shape,adjoining to nalla,sloppping ground		0.70	2900.0	3150					5355			10,480	
	121	159	159	44	Irregular shape,adjoining to nalla,sloppping ground	0.75	1100.0	3375	120	8450.0	shape of FP other then rectangle	1.60	5400	Fronting on 110m road	1.5	10,547												
							4225.0	3375					5400			10,547												
							7350.0	3375					5400			10,547												
4225.0							3375	5400					10,547															

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark		
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees								
							Rate of original Value per Sq.M2			Undeveloped			Developed					
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value			
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16		
122	160/1	160/1	42	land having smaller width in the form of long strip,adjoining to nalla,affected by HT line	0.75	5950.0	3375	125	2975.0	shape of FP other then rectangle	1.30	4387.5	Fronting on 110m road	1.5	9,028			
123	160/2	160/2	43	Irregular shape,affected by HT line,adjoining to nalla,sloppping ground	0.75	1700.0	3375	121	5200.0	shape of FP other then rectangle	1.70	5737.5	Fronting on 110m road	1.5	11,053			
						4000.0	3375					5737.5			11,053			
						0.0	3375					5737.5			Fronting on 110m road		1.5	11,053
						0.0												
						0.0												
						0.0												
						0.0												
						0.0												
						0.0												
						0.0												
						0.0												
						0.0												
						1500.0	3375					5737.5			11,053			
						1600.0	3375					5737.5			11,053			
						1600.0	3375					5737.5			11,053			
124	161/1	161/1	24	land having smaller width in the form of long strip	0.75	1500.0	3375	123	1500.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	3881.25	Fronting on 18m road	1.3	7,493			
						1500.0	3375					3881.25			7,493			
125	161/2/1	161/2/1	25/P-1	Irregular shape,affected by HT line	0.75	3400.0	3375	122	3400.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.5	5062.5	Fronting on 18m road	1.3	9,028			
	161/2/2	161/2/2	25/P-2	Irregular shape,affected by HT line	0.75	2400.0	3375					5062.5			9,028			
						1000.0	3375					5062.5			9,028			
	161/3	161/3	29	land having smaller width in the form of long strip,affected by HT line	0.75	47.0	3375					5231			9,248			

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark								
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees														
							Rate of original Value per Sq.M2			Undeveloped			Developed											
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value									
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16								
126	161/4	161/4	30	regular shape,affected by HT line	0.750	350.0	3375	127	4486.0	shape of FP other then rectangle	1.55	5231	Fronting on 18m road	1.3	9,248									
	161/5	161/5	33	regular shape	0.75	150.0	3375					5231			9,248									
						50.0	3375					5231			9,248									
						100.0	3375					5231			9,248									
						750.0	3375					5231			9,248									
	161/6	161/6	34	Irregular shape	0.75	750.0	3375					5231			9,248									
	161/7	161/7	35	regular shape	0.75	700.0	3375					5231			9,248									
	161/8	161/8	36	regular shape	0.75	350.0	3375					5231			9,248									
						350.0	3375					5231			9,248									
	161/9	161/9	37	regular shape	0.75	700.0	3375					5231			9,248									
	161/10	161/10	38	regular shape	0.75	300.0	3375					5231			9,248									
						150.0	3375					5231			9,248									
						150.0	3375					5231			9,248									
						300.0	3375					5231			9,248									
	161/11	161/11	39	regular shape	0.75	300.0	3375					5231			9,248									
	161/12	161/12	40	regular shape,adjoining to nalla	0.75	1500.0	3375					5231.25			9,248									
	161/13	161/13	31	regular shape,affected by HT line	0.75	600.0	3375					5231.25			9,248									
	161/14	161/14	26	regular shape	0.75	250.0	3375					5231			9,248									
						125.0	3375					5231.25			9,248									
	161/15	161/15	27	Irregular shape	0.75	200.0	3375					5231			9,248									
						200.0	3375					5231			9,248									
	161/16	161/16	32	Irregular shape,affected by HT line	0.75	600.0	3375					5231			9,248									
	127	161/17	161/17	41	land having moderate width,affected by HT line,adjoining to nalla	0.75	3750.0					3375			126		3750.0	shape of FP other then rectangle	1.3	4387.5	Fronting on 18m road	1.3	8,151	
						3200.0	3375					4387.5								8,151				
					550.0	3375	4387.5	8,151																

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
128	161/18	161/18	28	Irregular shape	0.75	3900.0	3375	124	1950.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	4725	Fronting on 18m road	1.3	8,590	
129	162	162	23	land having smaller width in the form of long strip,affected by HT line,adjoining to nalla	0.75	15600.0	3375	129	7800.0	shape of FP other then rectangle	1.30	4387.5	Fronting on 18m road	1.3	8,151	
130	163	163	22	land having smaller width in the form of long strip,affected by HT line,adjoining to nalla	0.85	15300.0	3825	128	7300.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 18m road	1.3	9,409	
					0.85			130	350.0	shape of FP having width to length ratio in 1:1 to 1:1.5			Fronting on 18m road			
FP IS GIVEN IN TWO PARTS DUE TO STRUCTURE AND WELL																
131	164	164	21	land having moderate width,affected by HT line,adjoining to nalla	0.85	7750.0	3825	93	17750.0	shape of FP having width to length ratio above 1:1.5	1.65	6311.25	Fronting on 18m road	1.3	10,652	
				7750.0		3825	6311.25					10,652				
	165	165	20	Irregular shape,adjoining to nalla,affected by HT line	0.85	9300.0	3825					6311.25			10,652	
						9300.0	3825					6311.25			10,652	
						1400.0	3825					6311.25			10,652	
132	166	166/P-3	19/P-1	land having smaller width in the form of long strip,adjoining to nalla	0.85	8000.0	3825	92	4000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 18m road	1.3	8,911	
133	166	166/P-2	19/P-2	land having smaller width in the form of long strip,adjoining to nalla	0.85	18700.0	3825	94	9350.0	shape of FP other then rectangle	1.20	4590	Fronting on 15m road	1.2	7,955	
134	166	166/P-1	19/P-3	land having smaller width in the form of long strip,adjoining to nalla	0.85	8000.0	3825	91	4000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 15m road	1.2	8,414	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
135	167/1	167/1	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1600.0	3825	90	1600.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 15m road	1.2	8,414	
						1600.0	3825					4972.5			8,414	
136	167/2/1	167/2/1	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1250.0	3825	49	400.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 9m road	1.1	7,917	
	165/6/5	165/6/5/p-2	20	Irregular shape,adjoining to nalla,affected by HT line	0.85	100.0	3825	46	275.0	shape of FP other then rectangle	1.55	6885	Fronting on 15m road	1.2	10,709	
FP has been divided into two parts due to structures																
137	167/2/2	167/2/2	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1250.0	3825	47	2425.0	shape of FP other then rectangle	1.20	4590	Fronting on 15m road	1.2	7,955	
	167/6/3	167/6/3	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1000.0	3825					4590			7,955	
	167/6/4	167/6/4	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1200.0	3825					4590			7,955	
	167/3	167/3/P-1	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1400.0	3825					4590			7,955	
138	167/3	167/3/P-2	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	3925.0	3825	89	3750.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 24m road	1.4	9,409	
						3575.0	3825					4972.5			9,409	
139	167/4/2/1	167/4/2/1	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1650.0	3825	48	3450.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5	Fronting on 15m road	1.2	8,414	
	167/4/1	167/4/1/P-1	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	1550.0	3825					4972.5			8,414	
	167/6/1	167/6/1/P-1	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	700.0	3825					4972.5			8,414	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
	167/6/5	167/6/5/P-2	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	3000.0	3825					4972.5			8,414	
140	167/5	167/5	18	land having smaller width in the form of long strip,adjoining to nalla	0.85	814.0 464.0 464.0 464.0 594.0	3825 3825 3825 3825 3825	59	1400.0	shape of FP other then rectangle	1.20	4590 4590 4590 4590 4590	Fronting on 15m road	1.2	7,955 7,955 7,955 7,955 7,955	
141	167/6/1 167/6/2	167/6/1/P-2 167/6/2	18 18	land having smaller width in the form of long strip,adjoining to nalla land having smaller width in the form of long strip,adjoining to nalla	0.85 0.85	1500.0 2200.0	3825 3825	44	1850.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5 4972.5	Fronting on 9m road	1.1	7,917 7,917	
142	167/6/4 167/4/1/P-2	167/6/4/P-2 167/4/1/P-2	18 18	land having smaller width in the form of long strip,adjoining to nalla land having smaller width in the form of long strip	0.85 0.85	2200.0 200.0	3825 3825	58	1200.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.30	4972.5 4972.5	Fronting on 15m road	1.2	8,414 8,414	
143	168	168	17	land having smaller width in the form of long strip,adjoining to nalla,adjoining to nalla	0.85	13100.0	3825	50	6550.0	shape of FP other then rectangle	1.20	4590	Fronting on 9m road	1.1	7,496	
144	169/1/1 167/4/2/2	169/1/1 167/4/2/2	15/P-1 18	Irregular shape land having smaller width in the form of long strip,adjoining to nalla	0.85 0.85	7400.0 100.0	3825 3825	57 51	1000.0 2750.0	shape of FP having width to length ratio in 1:1 to 1:1.5 shape of FP having width to length ratio above 1:1.5	1.40 1.30	5355 4972.5	Fronting on 15m road Fronting on 9m road	1.2 1.1	8,873 7,917	
FP has been divided into two parts due to structures and well.																
145	169/1/2	169/1/2	15/P-2	Irregular shape	0.85	6700.0	3825	45	3350.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.4	5355	Fronting on 9m road	1.1	8,338	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark	
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees							
							Rate of original Value per Sq.M2			Undeveloped			Developed				
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value		
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16	
146	169/1/3	169/1/3/P-1	15/P-3	Irregular shape	0.85	3350.0	3825	56	1675.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 24m road	1.4	9,944		
147	169/1/3	169/1/3/P-2	15/P-3	Irregular shape	0.85	3350.0	3825	55	1675.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.40	5355	Fronting on 24m road	1.4	9,944		
148	169/2	169/2	16	regular shape,land having smaller width in the form of long strip	0.85	4000.0	3825	41	2000.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 15m road	1.2	7,726		
149	170/1/2	170/1/2	11/P-1	land having smaller width in the form of long strip	0.85	2700.0	3825	22	1350.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 18m road	1.3	8,165		
150	170/1/3	170/1/3	11/P-2	land having smaller width in the form of long strip	0.85	2700.0	3825	23	2700.0	shape of FP other then rectangle	1.05	4016.25	Fronting on 18m road	1.3	7,668		
	170/1/4	170/1/4	11/P-3	land having smaller width in the form of long strip	0.85	2700.0	3825					4016.25			7,668		
151	170/2	170/2	13	land having smaller width in the form of long strip	0.85	8400.0	3825	40	4200.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 18m road	1.3	8,165		
152	170/3A	170/3A	12/P-1	land having smaller width in the form of long strip	0.85	4100.0	3825	52	5050.0	shape of FP other then rectangle	1.05	4016.25	Fronting on 18m road	1.3	7,668		
	170/3B	170/3B	12/P-2	land having smaller width in the form of long strip	0.85	6000.0	3825					4016.25			7,668		
153	170/4/1/1	170/4/1/1	14	Irregular shape,affected by HT line,near to developed area	0.85	2150.0	3825	54	1805.26	shape of FP other then rectangle	1.35	5163.75	Fronting on 18m road	1.3	9,160		
	170/1/1	170/1/1	11/P-4	land having smaller width in the form of long strip	0.85	2700.0	3825	26	619.74	shape of FP having width to length ratio in 1:1 to 1:1.5	1.15	4398.75	Fronting on 24m road	1.4	8,605		
FB HAS BEEN GIVEN IN TWO PARTS DUE TO STRUCTURES																	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
154	170/4/1/2	170/4/1/2	14	Irregular shape,affected by HT line,near to developed area	0.85	1700.0	3825	42	1075.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.70	6502.5	Fronting on 18m road	1.3	10,900	
						450.0	3825					6502.5			10,900	
155	170/4/1/3	170/4/1/3	14	Irregular shape,affected by HT line,near to developed area	0.85	2150.0	3825	43	1075.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.70	6502.5	Fronting on 18m road	1.3	10,900	
156	170/4/2	170/4/2	14	Irregular shape,affected by HT line,near to developed area	0.85	500.0	3825	53	1150.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.70	6502.5	Fronting on 9m road	1.1	9,600	
		170/4/3	170/4/3	14	Irregular shape,affected by HT line,near to developed area	0.85	1800.0					3825			6502.5	
157	171	171	107	Irregular shape,adjoining to nalla,affected by HT line	1.00	4700.0	4500	60	2350.0	shape of FP other then rectangle	1.55	6975	Fronting on 24m road	1.4	12,212	
158	172/1	172/1	106-1	land having smaller width in the form of long strip,affected by HT line,adjoining to nalla,near to developed area	1.00	12600.0	4500	27	6300.0	shape of FP other then rectangle	1.5	6750	Fronting on 24m road	1.4	11,897	
159	172/2	172/2	106	land having smaller width in the form of long strip.near to developed area,affected by HT line,adjoining to nalla	1.00	8000.0	4500	29	7200.0	shape of FP other then rectangle	1.50	6750	Fronting on 24m road	1.4	11,897	
						1550.0	4500					6750			11,897	
						2400.0	4500					6750			11,897	
						200.0	4500					6750			11,897	
						200.0	4500					6750			11,897	
						200.0	4500					6750			11,897	
						200.0	4500					6750			11,897	
						200.0	4500					6750			11,897	
						300.0	4500					6750			11,897	
						100.0	4500					6750			11,897	
						200.0	4500					6750			11,897	
						100.0	4500					6750			11,897	
						250.0	4500					6750			11,897	
						200.0	4500					6750			11,897	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
						100.0	4500					6750			11,897	
						100.0	4500					6750			11,897	
						200.0	4500					6750			11,897	
						100.0	4500					6750			11,897	
160	173	173	108	Irregular shape,near to developed area	1.00	2400.0	4500	28	2400.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.45	6525	Fronting on 24m road	1.4	11,582	
FP area has been given same as OP area due to structures																
161	174/1	174/1	6	regular shape,near to developed area	0.95	1400.0	4275	15	3750.0	shape of FP other then rectangle	1.25	5343.75	Fronting on 24m road	1.4	9,928	
	174/3	174/3	8	regular shape,near to developed area	0.95	6100.0	4275					5343.75			9,928	
ONE STRUCTURE OF OWNER IS AFFECTED BY 24M WIDE ROAD AND HENCE COMPENSATION IS GIVEN TO THE OWNER.																
162	174/2	174/2	7	Irregular shape,affected by HT line,near to developed area	0.95	8400.0	4275	17	7300.0	shape of FP other then rectangle	1.35	5771.25	Fronting on 18m road	1.3	9,950	
	174/4	174/4/P-2	9/P-1	Irregular shape,affected by HT line,near to developed area	0.95	3200.0	4275					5771.25			9,950	
	174/5/2	174/5/2/P-2	10	land having moderate width,affected by HT line,near to developed area	0.95	3000.0	4275					5771.25			9,950	
163	174/4	174/4/P-1	9/P-2	Irregular shape,affected by HT line,near to developed area	0.95	11900.0	4275	12	5950.0	shape of FP other then rectangle	1.60	6840	Fronting on 24m road	1.4	12,023	
164	174/4	174/4/P-3	9/P-3	Irregular shape,affected by HT line,near to developed area	0.95	4000.0	4275	20	2000.0	shape of FP having width to length ratio in 1:1 to 1:1.5		7267.5	Fronting on 18m road		12,840	
											1.70			1.4		

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark	
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees							
							Rate of original Value per Sq.M2			Undeveloped			Developed				
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value		
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16	
165	174/5/1	174/5/1/P-2	10	land having moderate width,affected by HT line,near to developed area	0.95	1105.0	4275	19	5900.0	shape of FP other then rectangle	1.35	5771.25	Fronting on 12m road	1.1	8,795		
						1100.0	4275					5771.25			8,795		
						280.0	4275					5771.25			8,795		
						200.0	4275					5771.25			8,795		
						200.0	4275					5771.25			8,795		
						200.0	4275					5771.25			8,795		
						240.0	4275					5771.25			8,795		
						200.0	4275					5771.25			8,795		
						200.0	4275					5771.25			8,795		
						150.0	4275					5771.25			8,795		
						150.0	4275					5771.25			8,795		
						75.0	4275					5771.25			8,795		
						75.0	4275					5771.25			8,795		
						100.0	4275					5771.25			8,795		
						100.0	4275					5771.25			8,795		
						150.0	4275					5771.25			8,795		
						100.0	4275					5771.25			8,795		
						100.0	4275					5771.25			8,795		
						2575.0	4275					5771.25			8,795		
						174/5/2	174/5/2/P-3					10			land having moderate width,affected by HT line,near to developed area		0.95
	700.0	4275	5771.25	8,795													
	600.0	4275	5771.25	8,795													
	700.0	4275	5771.25	8,795													
	166	174/5/1	174/5/1/P-1	10	land having moderate width,affected by HT line,near to developed area	0.95	4200.0				4275	18		2100.0	shape of FP having width to length ratio in 1:1 to 1:1.5		1.45
167	174/5/2	174/5/2/P-1	10	land having moderate width,affected by HT line,near to developed area	0.95	4000.0	4275	24	4000.0	shape of FP other then rectangle	1.35	5771.25	Fronting on 24m road	1.4	10,527		
FP area given same as OP Area as it is a school.																	
168	174/5/3	174/5/3	10	land having moderate width,affected by HT line,near to developed area	0.95	2500.0	4275	25	5900.0	shape of FP other then rectangle	1.35	5771.25	Fronting on 24m road	1.4	10,527		
						1500.0	4275					5771.25			10,527		
						4000.0	4275					5771.25			10,527		
						570.0	4275					5771.25			10,527		
						300.0	4275					5771.25			10,527		
						200.0	4275					5771.25			10,527		
						800.0	4275					5771.25			10,527		
						180.0	4275					5771.25			10,527		
						100.0	4275					5771.25			10,527		

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
						50.0	4275					5771.25			10,527	
						300.0	4275					5771.25			10,527	
						800.0	4275					5771.25			10,527	
							4275					5771.25			10,527	
							4275					5771.25			10,527	
						500.0	4275					5771.25			10,527	
						169	175/1/1					175/1/1/P-2			4	
400.0	4275	7267.5	10,441													
170		175/1/1/P-1	4	Irregular shape,affected by HT line,near to developed area	0.95	5500.0	4275	3	2750.0	shape of FP other then rectangle	1.6	6840	Fronting on 12m road	1.1	9,971	
171	175/1/2	175/1/2	4	Irregular shape,affected by HT line,near to developed area	0.95	12600.0	4275	5	4950.0	shape of FP other then rectangle	1.6	6840	Fronting on 24m road	1.4	12,023	
0.95	4275	16	1350.0	shape of FP other then rectangle	Fronting on 12m road		1.1	9,971								
FP GIVEN IN TWO PARTS DUE TO STRUCTURE AND WELL AT TWO DIFFERENT LOCATION. STRUCTURE IN FP-5 IS AFFECTED BY 24M WIDE ROAD HENCE COMPENSATION IS GIVEN.																
172	175/2/1	175/2/1	5	land having moderate width,near to developed area,affected by HT line	0.95	5000.0	4275	11	5125.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.45	6198.75	Fronting on 24m road	1.4	11,125	
	175/2/4	175/2/4	5	land having moderate width,near to developed area,affected by HT line	0.95	4900.0	4275					6198.75			11,125	
	170/4/1/4	170/4/1/4	14	Irregular shape,affected by HT line,near to developed area	0.85	350.0	3825					5546.25			10,212	
173	175/2/2	175/2/2	5	land having moderate width,affected by HT line,near to developed area	0.95	4900.0	4275	14	2450.0	shape of FP other then rectangle	1.35	5771.25	Fronting on 24m road	1.4	10,527	
174	175/2/3	175/2/3/P-1	5	land having moderate width,affected by HT line,near to developed area	0.95	1100.0	4275	9	1225.0	shape of FP other then rectangle	1.35	5771.25	Fronting on 12m road	1.1	8,795	
						1350.0	4275					5771.25			8,795	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees						
							Rate of original Value per Sq.M2			Undeveloped			Developed			
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value	
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16
175	175/2/3	175/2/3/P-2	5	land having moderate width,affected by HT line,near to developed area	0.95	1000.0	4275	10	1225.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.45	6198.75	Fronting on 12m road	1.1	9,266	
						1450.0	4275					6198.75			9,266	
176	176/1	176/1	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	2500.0	4275	13	1750.0	shape of FP having width to length ratio in 1:1 to 1:1.5	1.85	7908.75	Fronting on 24m road	1.4	13,519	
	176/6/2	176/6/2	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	1000.0	4275					7908.75			13,519	
177	176/6/3	176/6/3	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	9900.0	4275	6	4950.0	shape of FP other then rectangle	1.75	7481.25	Fronting on 24m road	1.4	12,921	
178	176/2/1	176/2/1	1	land having smaller width in the form of long strip,affected by HT line,near to developed area,sloppping ground	0.95	3000.0	4275	4	3050.0	shape of FP other then rectangle	1.50	6412.5	Fronting on 24m road	1.4	11,425	
	176/2/2	176/2/2	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	3100.0	4275				1.75	7481.25		1.4	12,921	
179	176/3	176/3/P-1	3	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	10100.0	4275	8	5950.0	shape of FP other then rectangle	1.75	7481.25	Fronting on 12m road	1.1	10,676	
	176/7	176/7	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	1500.0	4275					7481.25			10,676	
	176/4	176/4	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	300.0	4275					7481.25			10,676	
	176/3	176/3/P-3	3	sloppping ground,affected by HT line,land having smaller width in the form of long strip	0.95	5050.0	4275					6150.43664			9,212	

HOLKARWADI TOWN PLANNING SCHEME NO. 4

Statement of Treads of Original Plot and Final Plot

Serial Number	Survey Number	Survey Number	Original Plot					Final Plot								Remark	
			Number	Description of OP	multiplying factor	Area in Sq.M.	Values in Rupees	Number	Area in Sq.M.	Value in Rupees							
							Rate of original Value per Sq.M2			Undeveloped			Developed				
										Description of FP	multiplying factor	Rate of Semi-Final Value per Sq.M.	Description of FP	multiplying factor	Rate of Final Plot Value		
1	3(b)	3(b)	4			5	6(a)	7	8			9(a)			10(a)	16	
180	176/5	176/5/P-2	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	1250.0	4275	1	3650.0	shape of FP other then rectangle	1.44	6150.43664	Fronting on 12m road	1.1	9,212		
	176/6/1	176/6/1	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	1000.0	4275					6150.43664			9,212		
7300.0																	
181	176/3	176/3/P-2	3	land having smaller width in the form of long strip,affected by HT line,sloppping ground,near to developed area	0.95	5050.0	4275	7	3150.0	shape of FP other then rectangle	1.55	6624.55357	Fronting on 24m road	1.4	11,721		
	176/5	176/5/P-1	2	Irregular shape,affected by HT line,near to developed area,sloppping ground	0.95	1250.0	4275					6624.55357			11,721		
6300.0																	
182		83-Paiki	78	Irregular shape,sloppping ground	0.50	35300.00	2250	—	—		1.45	3262.5			—		
Since the land is being acquired for purpose of Ring road and ESR (Inclusive of Garden) the purpose is of non-remunitive type hence, no FP or compensation is allotted to this survey no																	
1762217.0																770914.0	

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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:

VALUATION STATEMENT OF AUTHORITY PLOTS FOR SALE									
Sr. No.	Purpose	F.P. Number	Area in Sq.m.	Frontage on major Road	Frontage on other Roads	Max. Semi-Final Rate for F.P.	% rise on Semi-Final rate	Cost of Infrastructure per Sq.m.	Rate Fixed for Final Plot in Rs per Sq.m.
1	EWS/DP-1	192	12582.81	24	18	7909	90	2445	17472
2	EWS/DP-2	193	11495.07	18	-	7909	40	2445	13518
3	EWS/DP-3	194	4637.55	12	18	7909	60	2445	15099
4	EWS/DP-4	195	7872.73	15	-	7909	30	2445	12727
5	EWS/DP-5	196	10827.059	18	-	7909	40	2445	13518
6	EWS/DP-6	197	5229.506	18	9	7909	50	2445	14309
7	EWS/DP-7	198	9414.42	12	-	7909	20	2445	11936
8	EWS/DP-8	199	7985.85	12	-	7909	20	2445	11936
9	EWS/DP-9	200	5526.103	12	18	7909	60	2445	15099
10	EWS/DP-10	201	6762.8802	24	-	7909	50	2445	14309
11	EWS/DP-11	202	3718.57	12	-	7909	20	2445	11936
12	EWS/DP-12	203	3234.61	15	-	7909	30	2445	12727
13	EWS/DP-13	204	14155.78	15	-	7909	30	2445	12727
14	EWS/DP-14	205	5934.57	18	-	7909	40	2445	13518
15	EWS/DP-15	206	31224.58	12	-	7909	20	2445	11936
16	EWS/DP-16	207	7219.32	18	-	7909	40	2445	13518
16	EWS/DP-17	208	1835.58	24		7909	40	2445	13518
17	Authority Plot-1	265	450.59	12	-	7909	20	2445	11936
18	Authority Plot-2	266	2515.9111	24	18	7909	90	2445	17472
19	Authority Plot-3	267	16292.5711	9	18	7909	50	2445	14309
20	Authority Plot-4	268	5850.763	24	-	7909	50	2445	14309

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

21	Authority Plot-5	269	4075.6239	12	110	7909	90	2445	17472
22	Authority Plot-6	270	839.424	12	12	7909	40	2445	13518
23	Authority Plot-7	271	3142.043	12	12	7909	40	2445	13518
24	Authority Plot-8	272	2134.436	18	110	7909	110	2445	19054
25	Authority Plot-9	273	3081.919	15	24	7909	80	2445	16681
26	Authority Plot-10	274	2450.004	12	24	7909	70	2445	15890
27	Authority Plot-11	275	9372.258	110	12	7909	90	2445	17472
28	Authority Plot-12	276	4480.349	110	24	7909	110	2445	19054
29	Informal Market-1	257	405.87	9	-	7909	10	2445	11145
30	Informal Market-2	258	354.20	18	-	7909	40	2445	13518
31	Vegetable Market	259	1547.18	24	-	7909	50	2445	14309
32	Shopping Center-1	255	1349.01	12	15&18	7909	90	2445	17472
33	Shopping Center-2	256	9927.11	18	24	7909	90	2445	17472
34	Primary School-1	261	16497.42	18	-	7909	40	2445	13518
35	Primary School-2	262	7414.78	18	-	7909	40	2445	13518
36	Dispensary /Hospital-1	263	3324.29	12	12	7909	40	2445	13518
37	Dispensary /Hospital-2	264	7270.52	12	-	7909	20	2445	11936

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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.

VALUATION STATEMENT OF AMENITY PLOTS									
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	209	3340.57	12	12	7909	20	2445	11936
2	Garden -2	210	11096.87	24	12	7909	50	2445	14309
3	Garden -3	211	3456.93	24	24	7909	80	2445	16681
4	Garden -4	212	932.33	24	24	7909	80	2445	16681
5	Garden -5	213	3317.87	18		7909	30	2445	12727
6	Garden -6	214	4210.31	18		7909	30	2445	12727
7	Garden -7	215	1744.0407	24	24	7909	80	2445	16681
8	Garden -8	216	1399.4579	24	24	7909	80	2445	16681
9	Garden -9	217	3591.35	24	24	7909	80	2445	16681
10	Garden -10	218	1331.37	24	15	7909	60	2445	15099
11	Garden -11	219	19010.04	15		7909	20	2445	11936
12	Garden -12	220	10712.03	18	18	7909	60	2445	15099
13	Garden -13	221	7827.00	24	18	7909	70	2445	15890
14	Garden -14	222	2879.75	24		7909	40	2445	13518
15	Garden -15	223	2119.66	24	15	7909	60	2445	15099
16	Garden -16	224	5434.83	12		7909	10	2445	11145
17	Garden -17	225	6545.43	12	110	7909	60	2445	15099
18	Garden -18	226	5948.82	110		7909	50	2445	14309
19	Garden -19	227	3763.27	12		7909	10	2445	11145
20	Garden -20	228	5113.88	12		7909	10	2445	11145
21	Garden -21	229	1922.05	18	12	7909	40	2445	13518
22	CPG-1	230	1098.24	12		7909	10	2445	11145
23	CPG-2	231	1361.57	24		7909	40	2445	13518
24	CPG-3	232	3819.57	12		7909	10	2445	11145
25	CPG-4	233	1507.02	18		7909	30	2445	12727

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

26	CPG-5	234	751.96	24		7909	40	2445	13518
27	CPG-6	235	2262.40	110	18	7909	80	2445	16681
28	CPG-7	236	890.48	24		7909	40	2445	13518
29	CPG-8	237	841.67	12		7909	10	2445	11145
30	CPG-9	238	1657.13	24		7909	40	2445	13518
31	CPG-10	239	1307.03	18	24	7909	70	2445	15890
32	CPG-11	240	1310.52	110		7909	50	2445	14309
33	PG-1	241	7403.40	18		7909	30	2445	12727
34	PG-2	242	4927.44	18		7909	30	2445	12727
35	Govt. Kuran	242-1	11892.00	110		7909	60	2445	15099
36	PG-3	243	5116.36	18		7909	30	2445	12727
37	PG-4	244	3695.83	24		7909	50	2445	14309
38	PG-5	245	5950.00	18		7909	30	2445	12727
39	PG-6	246	598.54	12		7909	10	2445	11145
40	OPEN SPACE -1	247	1590.43	18		7909	30	2445	12727
41	GREEN BELT -1	248	410.91	24	15	7909	60	2445	15099
42	GREEN BELT -2	249	2367.38	110	18	7909	80	2445	16681
43	GREEN BELT -3	250	2053.56	18	18	7909	60	2445	15099
44	GREEN BELT -4	251	1889.93	18	15	7909	60	2445	15099
45	FIRE STATION	252	3233.88	15		7909	20	2445	11936
46	WTP	253	10888.16	12	12	7909	20	2445	11936
47	STP	254	3437.27	12		7909	10	2445	11145
48	BUS STOP -1	260	522.71	24	15	7909	60	2445	15099

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

8 AREA & PERCENTAGE DEDUCTION TABLE

Sr. No	Survey Number	Original Plot		Final Plot		Deducted Area in Sq. m	Percentage Deduction (%)	Remark
		Number	Area in Sq. m.	Number	Area in Sq. m			
1	2	3	4	5	6	7	8	9
Note: Almost in all Original Plots 50% area is deducted towards social infrastructure, roads and authority plots. The Original Plots where percentage deduction is other than 50% are as shown below:								
1	105/1/P-1	171	2000	109	2000	0	0	Final plot area is given equal to original plot area because of structure
2	124/2 & 124/3	195 & 196	5100	30	5100	0	0	Final plot area is given equal to original plot area because of structure
3	125/P-2	103	2143	32	2143	0	0	Final plot area is given equal to original plot area because of structure
4	125/P-3	103	5231	66	5231	0	0	Final plot area is given equal to original plot area because of structure
5	127/3	111	19900	35	19900	0	0	Final plot area is given equal to original plot area because of structure
6	127/3	111	2000	36	2000	0	0	Final plot area is given equal to original plot area because of structure
7	138/4/P-2	73	371	176	371	0	0	Final plot area is given equal to original plot area because of structure
8	152/1/P-1	55	100	155	100	0	0	Final plot area is given equal to original plot area because of structure
9	173	108	2400	28	2400	0	0	Final plot area is given equal to original plot area because of structure
10	174/5/2/P-1	10	4000	24	4000	0	0	Final plot area is given equal to original plot area because of school

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04
9 ESTIMATE FOR COST OF WORKS PROPOSED IN THE SCHEME

A. PROPOSED ROADS

ROW	Length (km)
24 M	2.6
18 M	3.1
15 M	1.1
12 M	2.9
9 M	0.18
TOTAL (approx)	9.88
Total Road area	17.11 Ha
	171120 sq. m.
Entire cross section With Utility and all structures (Water, Sewer, Electrical)	Rs 4000 / sq. m.
Amount for construction of Roads	68.448 Cr.

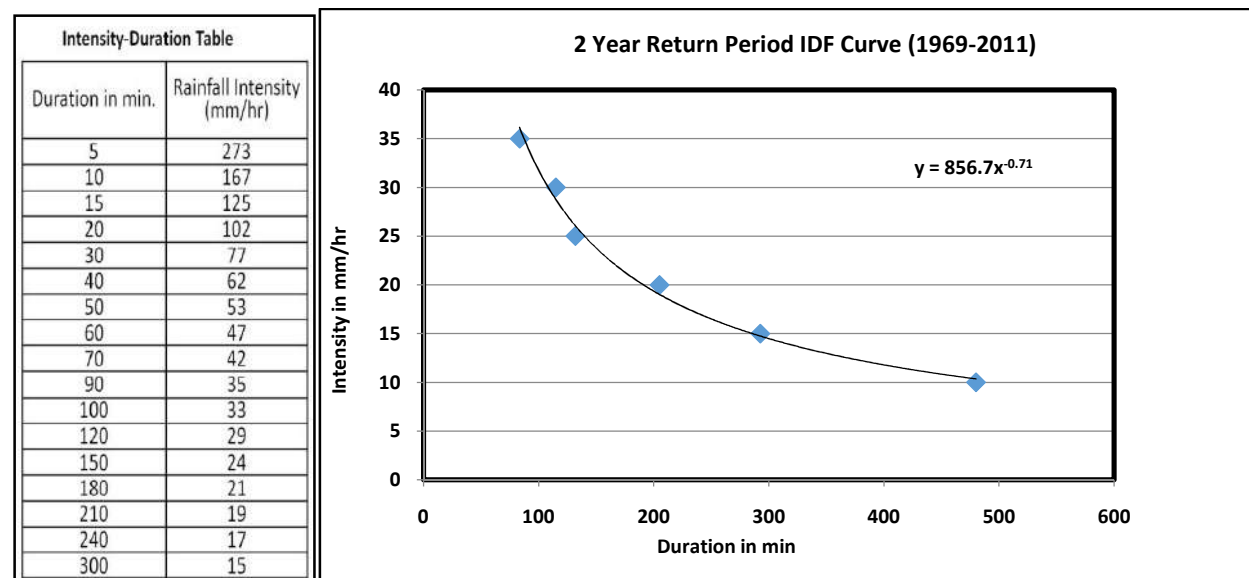
B. PROPOSED CULVERTS/ BRIDGES

Sr. No.	Culvert No	Proposed Width of Road	Proposed Nala Width	Culvert Type	Total Cost (Lakh)
1	Culvert 1	18 m	11 m	Slab	383.85
2	Culvert 2	24 m	32 m	Slab	
3	Culvert 3	15 m	23 m	Slab	
4	Culvert 4	24 m	34 m	Slab	
5	Culvert 5	18 m	24 m	Slab	
	Total				383.85 (3.84 Cr.)

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

STORM WATER DRAINAGE



Catchment Area & Nalla in TP Limit

- The Rainfall Data *(As per Toposheet)* - 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

$$Q = 10 C \times I \times A$$

Where Q = Runoff In cum/hr,
C = Runoff Coefficient
(Depends on catchment type)
I = Intensity of rainfall in mm/hr
A = Contributory area in Ha.

Coefficient of Roughness

BoX RCC Drain (manning 'n')= 0.015
RCC pipe (manning 'n') = 0.011

Free Board

Free board = 0.30 m

Drain Capacity

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

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

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

Runoff

(Q) = V x A
R = Hydraulic Radius, S = Slope,
n = Manning's coefficient

Velocity

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

Sr. No.	Diameter of Proposed Dia in mm (RCC, MP3)	Proposed length (Km)	Cost Per Km (Lakh)	Total Cost (Lakh)
1	900 mm	11.70	52.73	616.94
Total			52.73	616.94
Nala Development			1.47	967.77
Total				2039.56 (20.39 Cr)

1. WATER SUPPLY SYSTEM

COMMON WTP AT HOLKARWADI FOR TPS-4 & 5

Population for TPS 4 =103000

Population for TPS 5 =87500

Total Population =1,90,500

ASSUMPTIONS	1,90,500	Persons
Water Supply =	150	lpcd
Add 15% losses =	176	lpcd
Population =	190500	Ultimate stage
Water Demand (18.38 +15.62) =	34	MLD
Water Supply Source is existing lake at Holkarwadi 4 & 5		
WTP Capacity if required in future (23.80+20.20) =	44	MLD
Area Required for WTP site =	1.2	Ha
Assumed Intermediate Demand =	50%	
Intermediate demand =	17.00	MLD
ESR Capacity for TPS 4	4.59*2	MLD
24 X 7Gravity Based Distribution System		

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

WATER SUPPLY SCHEME

Sr. No.	Component	Proposed Component	Block Cost in Lakh
1	Construction of Jack well, intake well, inspection well & pump house	Proportionate cost (235 X 0.54)	126.90
2	Leading Main from Source to Proposed WTP	500 MM DI, length 0.12 Km Proportionate cost (9.40 X 0.54)	5.07
3	Leading pure water Main from WTP to ESR	500 MM DI, length 0.925 Km Proportionate cost (72.32 X 0.54)	39.05
4	Elevated Storage Reservoirs at Holkarwadi 4	2 Nos., Capacity - 4.59 MLD, Staging 15.00 Mt, Outlet - 3 # 250 MM	63.71
5	Distribution Network		209.63
	PIPE DIA	LENGTH IN KM	
	100	0.22	
	150	3.68	
	200	5.10	
	250	2.7	
	TOTAL	11.7	
6	WTP of 44 MLD capacity for TPS 4&5 Total cost Rs.716Lakh, Proportionate cost (716 x 0.54)		386.64
Total		RS.	831.00 L. (8.31 Cr.)

*Block Costs from MJPDSR

Note: the cost of WTP is proportionately distributed in TPS 4 and TPS 5 in proportionate to their requirement of water

2. SEWERAGE COLLECTION & TREATMENT SYSTEM

(Common system for TPS No. 4 & 5 at TPS 4)

Population for TPS 4 =103000

Population for TPS 5 =87500

Total Population =1,90,500

ASSUMPTIONS	190500	Persons
Water supply	150	lpcd
Sewage Generation	28.57	MLD
STP Required	28.57 X 1	MLD
Diameter of Sewer	Length	
200 mm	0.22	km
250 mm	3.68	Km
300 mm	5.10	Km
450 mm	2.7	Km
Total Length	11.70	Km

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

Costing		
Sr. No.	Name of Sub-work	Block Cost in Lakh
1	Sewer Net Work of RCC NP III class pipes from 200 mm dia to 450 mm dia. Total Length 11.7 Km	449.74
2	Wet well with over head pump house, Sewage Pumps and constructing STP 1 NO (28.57 MLD capacity) Total cost = 798.88Lakh, Proportionate cost for 15.44 MLD	431.39
3	Misc Works like fencing, approach road Electric Supply, land scaping etc.	36.85
	Total	917.98 (9.18 Cr)

**Block Costs from MJPDSR*

3. SOLID WASTE MANAGEMENT SYSTEM

Collected at Transfer Station

Waste is sorted at Transfer station

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

Solid Waste Generation for TPS 4 (41.50) & TPS 5 (35.50)	77	Tonne per day
Organic (60%)	36	Tonne per day
Inorganic + Recyclable (40%)	40	Tonne per day
Collection Zones	2+2	Zones
No of trucks required	4+1	
No of sorting platforms required	6	
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 4 is 2.32	4.30	Crore Rs
Proportionate Cost for TPS 5 is 1.98		

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

DRAFT TOWN PLANNING SCHEME NO. 4- HOLKARWADI

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 Km	Type of Lane	No. of Poles required	Pole height	Rate for Poles	Amount in Rs.
1	24 m	3.07	Two Lane	84	10 m	40000	3353333
2	18 m	3.14	Two Lane	125	9 m	40000	4986667
3	15 m	1.30	Two Lane	43	9 m	35000	1515500
4	12 m	3.56	Two Lane	104	9 m	35000	3643500
5	9 m	0.18	One Lane	14	7 m	30000	406000
						Total	13905000
						For A.E.C. Connection	731300
						Total	15357300
						Add 20% for adjoining TPS	3071460
						Total	18428760
						Add 7% physical cont. + work Charges	1290013
						Total	19718773
						Add 15% price ECS for 5 years	2957816
						Total	22676589
						Add 10% adm. charges	2267659
						Total	24944248
							2.49 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 4 & 5 is estimated to be 13.15 km. 1 substation of adequate capacity is proposed at TPS 5 for both the scheme. The demand of about 391 street lights is considered in the total power demand estimation.

1. Electric transmission to TPS - 140 (Lakh)
2. substation - 1 - 125 (Lakh)
3. Electricity distribution - 22 (Lakh)
4. **Total (A+ B)** - **5.36 Cr**

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

ABSTRACT OF ESTIMATE FOR COST OF WORKS

(Expenses under section 59 (B))

Sr. No.	Name of work	Total cost (Rs.) in Cr.
1	Construction of road including excavation, soling metaling, carpeting and sill coat etc. complete and transportation.	72.29
2	Storm water drainage.	20.39
3	Sewage and STP	9.18
4	Water supply and WTP	8.31
5	Providing electricity street light with underground wiring, painting, cow-lamp fittings at every 30 m. Distance. Providing substation and electricity connectivity etc.	5.36
6	Solid waste	2.32
7	Construction of fire station and fire vehicle with ladder.	8.29
8	Cost of development of amenity plots and construction of compound wall.	40.86
	Sub Total A	167.00
9	Escalation cost – 15%.	25.05
	Sub Total B	192.05
10	Miscellaneous Expenses in 4 years.	10
TOTAL COST OF WORK IN TP SCHEME -		RS. 191.65 Cr.

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

10 REDISTRIBUTION AND VALUATION STATEMENT FORM-I

Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+/-) compensation (-)/Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M/2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
1	दिलीप काळूराम झांबरे	1	176/3/P-3	3	5050.0	4275	2,15,88,750	2,15,88,750	1	3650.0	6150	1,55,29,853	1,55,29,853	9,210	2,32,56,463	2,32,56,463	-6058897	77,26,610	38,63,305	0	-21,95,592	
	राजेंद्र काळुराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
	दिलीप काळूराम झांबरे		176/5/P-2	2	1250.0	4275	53,43,750	53,43,750			6150	38,44,023	38,44,023	9,210	57,56,550	57,56,550	-1499727	19,12,527	9,56,264	0	-5,43,463	
	राजेंद्र काळुराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
	इतर अधिकारातील नावे																					
	सिमाराम पांडू बांदल																					
बापु मारुती परिट	176/6/1	2	1000.0	4275	42,75,000	42,75,000	6150	30,75,218	30,75,218	9,210	46,05,240	46,05,240	-1199782	15,30,022	7,65,011	0	-4,34,771					
2	जनाबाई साहेबराव तापकीर	1	175/1/1/P-2	4	5000.0	4275	2,13,75,000	2,13,75,000	2	2700.0	7220	1,80,48,750	1,80,48,750	10,439	2,60,98,125	2,60,98,125	-3326250	80,49,375	40,24,688	0	6,98,438	
	सुषमा शंकर खोपडे																					
	सुजाता राजाराम काटे																					
	वैशली पांडुरंग गायकवाड																					
	वृषाली दिनकर झांबरे																					
	इंदुबाई दिनकर झांबरे																					
	ज्ञानोबा दत्तु झांबरे																					
	राजाराम परशुराम झांबरे																					
	अश्विनी राजाराम झांबरे				400.0	4275	17,10,000	17,10,000			7220	14,43,900	14,43,900	10,439	20,87,850	20,87,850	-266100	6,43,950	3,21,975	0	55,875	
The area admesuring 5000 sq m outoff S. No 175/1/1 as shown above is under judicial matter pending RCS no 736/2013 in the court of civil judge senior division pune .The name of owners will be finalised subject to courtS decision.																						
3	रणजितसिंग प्रतापराव पवार	1	175/1/1/P-1	4	5500.0	4275	2,35,12,500	2,38,95,770	3	2750.0	6840	1,88,10,000	1,91,93,270	9,969	2,74,14,750	2,77,98,020	-4702500	86,04,750	43,02,375	0	-4,00,125	
	राजकुं वर अनंत शिंदे																					
	अनंत शरदराव शिंदे																					
4	नरहरी दामोदर झांबरे	1	176/2/1	2	3000.0	4275	1,28,25,000	1,28,25,000	4	3050.0	6413	96,18,750	96,18,750	11,423	1,71,33,750	1,71,33,750	-3206250	75,15,000	37,57,500	0	5,51,250	
	नरहरी दामोदर झांबरे	1	176/2/2	2	3100.0	4275	1,32,52,500	1,32,52,500			7481	1,15,95,938	1,15,95,938	12,919	2,00,24,063	2,00,24,063	-1656563	84,28,125	42,14,063	0	25,57,500	
	इतर अधिकारातील नावे																					
	बँक बोजा - राष्ट्रीयकृत बँक																					
	बँक ऑफ महाराष्ट्र																					
	नरहरी झांबरे																					
5	ईश्वर रामचंद्र झांबरे	1	175/1/2	4	12600.0	4275	5,38,65,000	5,58,61,960	5	4950.0	6840	4,30,92,000	4,30,92,000	12,021	7,57,32,300	7,77,29,260	-12769960	3,26,40,300	1,63,20,150	0	35,50,190	
	इतर अधिकारातील नावे	16							1350.0													
	बोजा सहकारी सोसायटी इकरार																					
	कानिफनाथ वि का स सो																					
	बोजा सहकारी सोसायटी इकरार																					
	कानिफनाथ वि का स सो																					
	ईश्वर झांबरे हिस्सा																					

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(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
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Form 1:(see rules 6(v) and 21 (1))																								
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																								
Redistribution and Valuation Statement																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees													
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure								
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16		
9	सुनिल रामचंद्र सातव	1	175/2/3/P-1	5	1100.0	4275	47,02,500	47,02,500	9	1225.0	5771	31,74,188	31,74,188	8,793	48,36,356	48,36,356	-1528313	16,62,169	8,31,084	0	-6,97,228			
	प्रमोद सुनिल सातव				1350.0	4275	57,71,250	57,71,250			5771	38,95,594	38,95,594	8,793	59,35,528	59,35,528	-1875656	20,39,934	10,19,967	0	-8,55,689			
	सुनिल रामचंद्र सातव																							
10	दिलीप रामचंद्र सातव	1	175/2/3/P-2	5	1000.0	4275	42,75,000	42,75,000	10	1225.0	6199	30,99,375	30,99,375	9,264	46,31,813	46,31,813	-1175625	15,32,438	7,66,219	0	-4,09,406			
	विलास रामचंद्र सातव				1450.0	4275	61,98,750	61,98,750			6199	44,94,094	44,94,094	9,264	67,16,128	67,16,128	-1704656	22,22,034	11,11,017	0	-5,93,639			
11	मित्रावरुण अंकुश झांबरे	1	175/2/1	5	5000.0	4275	2,13,75,000	2,13,75,000	11	5125.0	6199	1,54,96,875	1,54,96,875	11,123	2,78,08,125	2,78,08,125	-5878125	1,23,11,250	61,55,625	0	2,77,500			
	इतर अधिकारातील नावे																							
	बोजा सहकारी सोसायटी इकरार																							
	नवनाथ वि का स सो																							
	सोसायटी इकरार																							
	नवनाथ वि का स सो औताडेवाडी																							
	मित्रावरण हि																							
	बोजा सहकारी सोसायटी इकरार																							
	नवनाथ वि का स सो औताडेवाडी																							
	मिजवान हिस्सा																							
	बोजा सहकारी सोसायटी इकरार																							
	नवनाथ वि का स सो औताडेवाडी																							
	मिनावरुण झांबरे																							
	नवनाथ वि का स सो औताडेवाडी																							
	मिनावरुण झांबरे हिस्सा																							
	मित्रावरुण अंकुश झांबरे	1	175/2/4	5	4900.0	4275	2,09,47,500	2,09,47,500					6199	1,51,86,938	1,51,86,938	11,123	2,72,51,963	2,72,51,963	-5760563	1,20,65,025	60,32,513	0	2,71,950	
	इतर अधिकारातील नावे																							
	बोजा सहकारी सोसायटी इकरार																							
	नवनाथ वि का स सो																							
	सोसायटी इकरार																							
	नवनाथ वि का स सो औताडेवाडी																							
	मित्रावरण हि																							
	बोजा सहकारी सोसायटी इकरार																							
	नवनाथ वि का स सो औताडेवाडी																							
	मिजवान हिस्सा																							
	बोजा सहकारी सोसायटी इकरार																							
	नवनाथ वि का स सो औताडेवाडी																							
मिनावरुण झांबरे																								
नवनाथ वि का स सो औताडेवाडी																								
मिनावरुण झांबरे हिस्सा																								
रूक्मीणी रामचंद्र हिस्सा																								
मित्रावरुण अंकुश झांबरे	1	170/4/1/4	14	350.0	3825	13,38,750	13,38,750				5546	9,70,594	9,70,594	10,210	17,86,706	17,86,706	-368156	8,16,113	4,08,056	0	39,900			

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Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
16	बहिरु परभू झांबरे	1	174/2	7	8400.0	4275	3,59,10,000	3,59,10,000	17	7300.0	5771	2,42,39,250	2,42,39,250	9,948	4,17,80,025	4,17,80,025	-11670750	1,75,40,775	87,70,388	0	-29,00,363	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार																					
	बहिरू झांबरे																					
	बहिरु परभू झांबरे	1	174/4/P-2	9/P-1	3200.0	4275	1,36,80,000	1,36,80,000			5771	92,34,000	92,34,000	9,948	1,59,16,200	1,59,16,200	-4446000	66,82,200	33,41,100	0	-11,04,900	
	इतर अधिकारातील नावे																					
	सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार																					
	बोजा सहकारी सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार																					
	बहिरू झांबरे																					
	सोसायटी इकरार																					
	श्री.काळभैरवनाथ वि का स सो इकरार																					
बहिरु परभू झांबरे	1	174/5/2/P-2	10	3000.0	4275	1,28,25,000	1,28,25,000			5771	86,56,875	86,56,875	9,948	1,49,21,438	1,49,21,438	-4168125	62,64,563	31,32,281	0	-10,35,844		
17	नवनाथ शिवाजी हगवणे ०.४०	1	174/5/1/P-1	10	4200.0	4275	1,79,55,000	1,79,55,000	18	2100.0	6199	1,30,17,375	1,30,17,375	9,264	1,94,53,613	1,94,53,613	-4937625	64,36,238	32,18,119	0	-17,19,506	
	शुभांगी नवनाथ हगवणे																					
	बळवंत संपतराव जधे																					
	सुनिल हिंदुराम पिसाळ ०.०२																					
	इतर अधिकारातील नावे																					
	सोसायटी इकरार																					
	श्री.काळभैरवनाथ वि का स सो इकरार																					
18	राजु खंडु होळकर	1	174/5/1/P-2	10	1105.0	4275	47,23,875	91,00,996	19	5900.0	5771	31,88,616	75,65,737	8793	48,58,133	92,35,254	-1535259	16,69,517	8,34,758	0	-7,00,501	
	नरेंद्र माणिक साळुंके				1100.0	4275	47,02,500	90,79,621			5771	31,74,188	75,51,309	8793	48,36,150	92,13,271	-1528313	16,61,963	8,30,981	0	-6,97,331	
	सुरिंद्र माणिक साळुंके				280.0	4275	11,97,000	55,74,121			5771	8,07,975	51,85,096	8793	12,31,020	56,08,141	-389025	4,23,045	2,11,523	0	-1,77,503	
	मालती रमाकांत अस्मर				200.0	4275	8,55,000	52,32,121			5771	5,77,125	5,77,125	8793	8,79,300	8,79,300	-4654996	3,02,175	1,51,088	0	-45,03,909	
	गणेश शिवाजी झांबरे				200.0	4275	8,55,000	52,32,121			5771	5,77,125	49,54,246	8793	8,79,300	8,79,300	-277875	3,02,175	1,51,088	0	-1,26,788	
	अरविंद रामचंद्र जगताप				200.0	4275	8,55,000	52,32,121			5771	5,77,125	49,54,246	8793	8,79,300	8,79,300	-277875	3,02,175	1,51,088	0	-1,26,788	
	महेश भाऊसाहेब राऊत				200.0	4275	8,55,000	52,32,121			5771	5,77,125	49,54,246	8793	8,79,300	8,79,300	-277875	3,02,175	1,51,088	0	-1,26,788	
	संतोषी विलास जगताप				240.0	4275	10,26,000	54,03,121			5771	6,92,550	50,69,671	8793	10,55,160	10,55,160	-333450	3,62,610	1,81,305	0	-1,52,145	
	शिला विश्वनाथ साळुंखे				200.0	4275	8,55,000	52,32,121			5771	5,77,125	49,54,246	8793	8,79,300	8,79,300	-277875	3,02,175	1,51,088	0	-1,26,788	
	सिंधीया किरण गायगवाळ				200.0	4275	8,55,000	52,32,121			5771	5,77,125	49,54,246	8793	8,79,300	8,79,300	-277875	3,02,175	1,51,088	0	-1,26,788	
	दिपक अनंता मोरे				150.0	4275	6,41,250	50,18,371			5771	4,32,844	48,09,965	8793	6,59,475	6,59,475	-208406	2,26,631	1,13,316	0	-95,091	
	मनोज गणपतराव भोसले				150.0	4275	6,41,250	50,18,371			5771	4,32,844	48,09,965	8793	6,59,475	6,59,475	-208406	2,26,631	1,13,316	0	-95,091	
	दत्ता पांडुरंगा जीवना				75.0	4275	3,20,625	46,97,746			5771	2,16,422	45,93,543	8793	3,29,738	3,29,738	-104203	1,13,316	56,658	0	-47,545	
	रितेश विश्वनाथ लांबोटे				75.0	4275	3,20,625	46,97,746			5771	2,16,422	2,16,422	8793	3,29,738	3,29,738	-4481324	1,13,316	56,658	0	-44,24,666	
	पार्वती विठ्ठल नाडे				100.0	4275	4,27,500	48,04,621			5771	2,88,563	2,88,563	8793	4,39,650	4,39,650	-4516059	1,51,088	75,544	0	-44,40,515	
	दिलीप बबन क्षिरसागर				100.0	4275	4,27,500	48,04,621			5771	2,88,563	2,88,563	8793	4,39,650	4,39,650	-4516059	1,51,088	75,544	0	-44,40,515	
	नितीन नागनाथ गिरी				150.0	4275	6,41,250	50,18,371			5771	4,32,844	4,32,844	8793	6,59,475	6,59,475	-4585527	2,26,631	1,13,316	0	-44,72,212	
	श्वेता अरविंद निंबरगी				100.0	4275	4,27,500	48,04,621			5771	2,88,563	2,88,563	8793	4,39,650	4,39,650	-4516059	1,51,088	75,544	0	-44,40,515	
	शंकर श्रीशैल शिरोळे				100.0	4275	4,27,500	48,04,621			5771	2,88,563	2,88,563	8793	4,39,650	4,39,650	-4516059	1,51,088	75,544	0	-44,40,515	

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees												
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure							
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16	
1	राकेश मारुती झांबरे				2575.0	4275	1,10,08,125	1,53,85,246			5771	74,30,484	1,18,07,605	8793	1,13,20,988	1,56,98,109	-3577641	38,90,503	19,45,252	0	-16,32,389		
	देविदास नामदेव शेवाळे																						
	इतर अधिकारातील नावे																						
	सोसायटी इकरार																						
	श्री.काळभैरवनाथ वि का स सो इकरार																						
	राजेंद्र माणिकराव जगताप	1	174/5/2/P-3	10						5771	72,14,063	72,14,063	8793	1,09,91,250	1,09,91,250	-3473438	37,77,188	18,88,594	0	-15,84,844			
	सुनिता राजेंद्र जगताप																						
	दत्तात्रय हनुमंत यादव																						
	उमेश सुर्यकांत साळुंखे																						
	उत्तम जुगराज छाजेड																						
	इतर अधिकारातील नावे																						
	बँक बोजा- सहकारी बँक																						
	जिजामाता सहकारी बँक कर्ज																						
	उमेश साळुंके हिस्सा																						
विजय रामेश्वर वर्मा	1	174/4/P-3	9/P-3	4000.0	4275	1,71,00,000	1,71,00,000	20	2000.0	7220	1,44,39,000	1,44,39,000	12,838	2,56,75,050	2,56,75,050	-2661000	1,12,36,050	56,18,025	0	29,57,025			
लक्ष्मीनारायण रामश्वेर वर्मा																							
इतर अधिकारातील नावे																							
सोसायटी इकरार																							
श्री.कानिफनाथ वि का स सो इकरार																							
बोजा सहकारी सोसायटी इकरार																							
श्री.कानिफनाथ वि का स सो इकरार																							
बहिरू झांबरे																							
सोसायटी इकरार																							
श्री.काळभैरवनाथ वि का स सो इकरार																							
F.P.No.21 Deleted																							
20	पोपट परभू झांबरे	1	170/1/2	11/P-1	2700.0	3825	1,03,27,500	1,03,27,500	22	1350.0	4399	59,38,313	59,38,313	8,163	1,10,20,556	1,10,20,556	-4389188	50,82,244	25,41,122	0	-18,48,066		
21	गणेश मधुकर तुपे	1	170/1/3	11/P-2	2700.0	3825	1,03,27,500	1,03,27,500	23	2700.0	4016	54,21,938	54,21,938	7,666	1,03,49,269	1,03,49,269	-4905563	49,27,331	24,63,666	0	-24,41,897		
	सचिन राजाराम झांबरे	1	170/1/4	11/P-3	2700.0	3825	1,03,27,500	1,03,27,500			4016	54,21,938	54,21,938	7,666	1,03,49,269	1,03,49,269	-4905563	49,27,331	24,63,666	0	-24,41,897		
	लंकाबाई राजाराम झांबरे																						
22	सानेगुरुजी शिक्षण संस्था हडपसर तर्फे सह चिटणीस सुभाष रामचंद्र आरोळे	1	174/5/2/P-1	10	4000.0	4275	1,71,00,000	5,06,56,890	24	4000.0	5771	2,30,85,000	5,66,41,890	10,525	4,20,99,000	7,56,55,890	5985000	1,90,14,000	95,07,000	0	1,54,92,000		
	इतर अधिकारातील नावे																						
	बँक बोजा- सहकारी बँक																						
	जिजामाता सहकारी बँक कर्ज																						
	उमेश साळुंके हिस्सा																						
FP area given same as OP Area as it is a school.																							

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

Form 1:(see rules 6(v) and 21 (1))																												
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																												
Redistribution and Valuation Statement																												
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark					
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																	
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed														
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure												
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16						
23	कालिदास ज्ञानोबा होळकर	1	174/5/3	10	2500.0	4275	1,06,87,500	1,43,69,836	25	5900.0	5771	72,14,063	1,08,96,399	10525	1,31,56,250	1,68,38,586	-3473438	59,42,188	29,71,094	0	-5,02,344							
	सुनिल रामचंद्र पठारे				1500.0	4275	64,12,500	64,12,500			5771	43,28,438	43,28,438	10525	78,93,750	78,93,750	-2084063	35,65,313	17,82,656	0	-3,01,406							
	सुरेश हरिभाऊ होळकर				4000.0	4275	1,71,00,000	1,71,00,000			5771	1,15,42,500	1,15,42,500	10525	2,10,50,000	2,10,50,000	-5557500	95,07,500	47,53,750	0	-8,03,750							
	अकबर अब्दुल रहीम गोधरावाल उर्फ बाकरोलवाला				570.0	4275	24,36,750	24,36,750			5771	16,44,806	16,44,806	10525	29,99,625	29,99,625	-791944	13,54,819	6,77,409	0	-1,14,534							
	मुर्तजा ताहेरभाई लोखंडवाला उर्फ गोधरावाला																											
	प्रकाश त्रिबंक गोरवाडकर																											
	सुरेश विष्णुपंत कुलकर्णी				300.0	4275	12,82,500	12,82,500			5771	8,65,688	8,65,688	10525	15,78,750	15,78,750	-416813	7,13,063	3,56,531	0	-60,281							
	संजय उध्दवराव बागल				200.0	4275	8,55,000	8,55,000			5771	5,77,125	5,77,125	10525	10,52,500	10,52,500	-277875	4,75,375	2,37,688	0	-40,188							
	सुरेश उध्दवराव बागल																											
	उध्दवराव देवराव बागल																											
	विनय रमेश निकम				800.0	4275	34,20,000	34,20,000			5771	23,08,500	23,08,500	10525	42,10,000	42,10,000	-1111500	19,01,500	9,50,750	0	-1,60,750							
	रामदास नामदेव होळकर				180.0	4275	7,69,500	7,69,500			5771	5,19,413	5,19,413	10525	9,47,250	9,47,250	-250088	4,27,838	2,13,919	0	-36,169							
	विनोद ज्ञानेश्वर बेंगळे				100.0	4275	4,27,500	4,27,500			5771	2,88,563	2,88,563	10525	5,26,250	5,26,250	-138938	2,37,688	1,18,844	0	-20,094							
	मनिषा विनोद बेंगळे																											
	अंजय्या हनुमंत अनुंतल																											
	उर्मिला अंजय्या अनुंतल				50.0	4275	2,13,750	2,13,750			5771	1,44,281	1,44,281	10525	2,63,125	2,63,125	-69469	1,18,844	59,422	0	-10,047							
	महेंद्र अशोक धुमाळ				300.0	4275	12,82,500	12,82,500			5771	8,65,688	8,65,688	10525	15,78,750	15,78,750	-416813	7,13,063	3,56,531	0	-60,281							
	मनोज मुरलीधर देवकर				800.0	4275	34,20,000	34,20,000			5771	23,08,500		10525	42,10,000	42,10,000	-3420000	19,01,500	9,50,750	0	-24,69,250							
	सुभाष पांडुरंग डोईफोडे					4275																						
	जयश्री पांडुरंग डोईफोडे					4275																						
	अश्विनी कालिदास होळकर				500.0	4275	21,37,500	21,37,500			5771	14,42,813	14,42,813	10525	26,31,250	26,31,250	-694688	11,88,438	5,94,219	0	-1,00,469							
	इतर अधिकारातील नावे																											
	बोजा सहकारी सोसायटी इकरार																											
	कानिफनाथ वि का स सो																											
FP GIVEN IN TWO PARTS DUE TO STRUCTURE AND WELL AT TWO DIFFERENT LOCATION. STRUCTURE IN FP-5 IS AFFECTED BY 24M WIDE ROAD HENCE COMPENSATION IS GIVEN.																												
24	बबन परभू झांबरे	1	170/4/1/1	14	2150.0	3825	82,23,750	1,16,44,662	26	1805.26	5164	93,21,911	1,27,42,823	9158	1,65,32,571	1,99,53,483	-6503257	1,01,60,157	50,80,079	0	-14,23,179							
	इतर अधिकारातील नावे																											
	श्री.कानिफनाथ वि का स सो इकरार																											
	बबन परभू झांबरे	1	170/1/1	11/P-4	2700.0	3825	1,03,27,500	1,09,68,580		619.74	4399	27,26,081	33,67,161	9158	56,75,579	63,16,659												
	इतर अधिकारातील नावे																											
	बोजा सहकारी सोसायटी इकरार																											
श्री.कानिफनाथ वि का स सो इकरार																												
FP 54 deletd and merged with FP 26																												

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
25	बाळासाहेब बहिरु झांबरे	1	172/1	106-1	12600.0	4500	5,67,00,000	5,99,17,864	27	6300.0	6750	4,25,25,000	4,57,42,864	11,895	7,49,38,500	7,81,56,364	-14175000	3,24,13,500	1,62,06,750	0	20,31,750	
	केलास ज्ञानोबा झांबरे																					
	प्रभावती अरुण शेळके																					
	कुसुम देवानंद औताडे																					
	रत्नाबाई ज्ञानोबा झांबरे																					
	राजेश सिताराम झांबरे																					
	छाया रामदास बांदल																					
	पुष्पा सिताराम झांबरे																					
	संभाजी तुकाराम झांबरे																					
	तानाजी तुकाराम झांबरे																					
	शारदा बाबुराव गव्हाणे																					
	वेणुबाई तुकाराम झांबरे																					
26	रघुनाथ पांडुरंग झांबरे	1	173	108	2400.0	4500	1,08,00,000	2,91,89,818	28	2400.0	6525	1,56,60,000	3,40,49,818	11,580	2,77,92,000	4,61,81,818	4860000	1,21,32,000	60,66,000	0	1,09,26,000	
	यमुनाबाई रघुनाथ झांबरे																					
	नवनाथ रघुनाथ झांबरे																					
	निखिल रघुनाथ झांबरे																					
	कल्पना उत्तम येवले																					
	ज्योती विलास आंद्रे																					
	बेबी शरद हांडे																					
	जनाबाई नवनाथ हरपळे																					
	शोभा बाळासाहेब वाईकर																					
	गेनबा पांडुरंग झांबरे																					
	मुक्ताबाई गेनबा झांबरे																					
	बाबु गेनबा झांबरे																					
	सुनंदा बाळासाहेब चौधरी																					
	सोमनाथ गेनबा झांबरे																					
	कांताबाई गणेश बालवडकर																					
	अरुणा कैलास घुले																					
	पिंकी सुदाम न्हावले																					
	सुरेखा रामदास खोपडे																					
	लिलाबाई नारायण औताडे																					
	दत्तात्रय पांडुरंग झांबरे																					
	होसाबाई दत्तात्रय झांबरे																					
	बाळासाहेब दत्तात्रय झांबरे																					
	सतिष दत्तात्रय झांबरे																					
	संतोष दत्तात्रय झांबरे																					
	शालन धर्नंजय हरपळे																					
	धोंडिबा पांडुरंग झांबरे																					
	सिंधुबाई धोंडिबा झांबरे																					
	दादा धोंडिबा झांबरे																					
	आशा धोंडिबा झांबरे																					
	सारिका रामदास झेंडे																					
	ताई पंकज भिलारे																					
FP area has been given same as OP area due to structures																						

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

Form 1:(see rules 6(v) and 21 (1))																																	
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																																	
Redistribution and Valuation Statement																																	
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark											
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																						
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed																			
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure																	
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16											
27	बबन बहिरु तुपे	1	172/2	106/2	8000.0	4500	3,60,00,000	6,85,47,062	29	7200.0	6750	2,70,00,000	2,70,00,000	11,895	4,75,80,000	4,75,80,000	-19947062	2,05,80,000	1,02,90,000	0	-96,57,062												
	अशोक बबन तुपे																																
	उषा विजय तुपे																																
	सतिश विजय तुपे																																
	सागर विजय तुपे																																
	सुवर्णा आनंद तुपे																																
	वैष्णवी आनंद तुपे																																
	श्रुती आनंद तुपे																																
	साईराज उर्फ शिवराज आनंद तुपे																																
	राजेश विठ्ठल भोसले				1550.0	4500	69,75,000				6750	52,31,250	52,31,250	11,895	92,18,625	92,18,625		39,87,375	19,93,688	0	19,93,688												
	अलका राजेश भोसले				2400.0	4500	1,08,00,000				6750	81,00,000	81,00,000	11,895	1,42,74,000	1,42,74,000		61,74,000	30,87,000	0	30,87,000												
	भाऊ विठ्ठल सुर्वे				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	मनिषा संजय चव्हाण				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	रविंद्र विलास चव्हाण				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	प्रविण विलास चव्हाण				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	किशोर बळवंत यादव				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	वैशाली मारुती यादव				300.0	4500	13,50,000				6750	10,12,500	10,12,500	11,895	17,84,250	17,84,250		7,71,750	3,85,875	0	3,85,875												
	विशाल भास्कर साळोखे				100.0	4500	4,50,000				6750	3,37,500	3,37,500	11,895	5,94,750	5,94,750		2,57,250	1,28,625	0	1,28,625												
	अशोक निवास मोहिते				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	प्रभावती शिवाजी माने				100.0	4500	4,50,000				6750	3,37,500	3,37,500	11,895	5,94,750	5,94,750		2,57,250	1,28,625	0	1,28,625												
	चंद्रशेखर आलगोंडा तळसंगी				100.0	4500	4,50,000				6750	3,37,500	3,37,500	11,895	5,94,750	5,94,750		2,57,250	1,28,625	0	1,28,625												
	राजकुमार श्रीरंग भोरे				250.0	4500	11,25,000				6750	8,43,750	8,43,750	11,895	14,86,875	14,86,875		6,43,125	3,21,563	0	3,21,563												
	हनुमंत साहेबराव चव्हाण				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	मारुती अनंतराव हिंगणे				100.0	4500	4,50,000				6750	3,37,500	3,37,500	11,895	5,94,750	5,94,750		2,57,250	1,28,625	0	1,28,625												
	पौलस प्रामाणिक हिवाळे				100.0	4500	4,50,000				6750	3,37,500	3,37,500	11,895	5,94,750	5,94,750		2,57,250	1,28,625	0	1,28,625												
	सारीखा पौलास हिवाळे				200.0	4500	9,00,000				6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500		5,14,500	2,57,250	0	2,57,250												
	स्मिता दिनेश गायकवाड				100.0	4500	4,50,000				6750	3,37,500	3,37,500	11,895	5,94,750	5,94,750		2,57,250	1,28,625	0	1,28,625												
दिनेश फ्रान्सिस गायकवाड	200.0	4500	9,00,000	6750	6,75,000	6,75,000	11,895	11,89,500	11,89,500	5,14,500	2,57,250	0	2,57,250																				
प्रफुल्लकुमार भास्कर घोडके	100.0	4500	4,50,000	6750	3,37,500	3,37,500	11,895	5,94,750	5,94,750	2,57,250	1,28,625	0	1,28,625																				
सुषमा प्रफुल्लकुमार घोडके																																	
28	भानुदास शंकर झांबरे	1	124/2	195	1021.0	4500	45,94,500	2,32,37,622	30	5100.0	6075	62,02,575	2,70,17,622	10,343	1,05,59,693	3,72,62,380	3780000	43,57,118	21,78,559	0	89,02,379												
	विठ्ठल सदाशिव काळे				67.0	4500	3,01,500				6075	4,07,025			6,93,082			2,86,057	1,43,028	0													
	रामलेखावन रामसंजीवन द्विवेदी				67.0	4500	3,01,500				6075	4,07,025			6,93,082			2,86,057	1,43,028	0													
	लता रमेश जगताप				175.0	4500	7,87,500				6075	10,63,125			18,10,288			7,47,163	3,73,581	0													
	दैवशाला भागवत पांचाळ				175.0	4500	7,87,500				6075	10,63,125			18,10,288			7,47,163	3,73,581	0													
	नामदेव महादेव गोरे				126.0	4500	5,67,000				6075	7,65,450			13,03,407			5,37,957	2,68,979	0													
	अंकुश कान्हु थिटे				50.0	4500	2,25,000				6075	3,03,750			5,17,225			2,13,475	1,06,738	0													
	बबन ज्ञानोबा भंडारी				50.0	4500	2,25,000				6075	3,03,750			5,17,225			2,13,475	1,06,738	0													
	अंकुश कान्हु थिटे																																
	प्रकाश भास्करराव जोशी				243.0	4500	10,93,500				6075	14,76,225			25,13,714			10,37,489	5,18,744	0													
	भोला एस प्रसाद				81.0	4500	3,64,500				6075	4,92,075			8,37,905			3,45,830	1,72,915	0													
	अशोक लहुराव खाडे				87.0	4500	3,91,500				6075	5,28,525			8,99,972			3,71,447	1,85,723	0													

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

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+/-) compensation (-)/Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark							
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																		
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed															
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure													
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16							
	उमेश सुभाष होडगे	1			175.0	4500	7,87,500				6075	10,63,125			18,10,288			7,47,163	3,73,581	0									
	रमेश सुभाष होडगे				83.0	4500	3,73,500				6075	5,04,225			8,58,594			3,54,369	1,77,184	0									
	गंगाराम संभाजी अडसूळ																												
	इतर अधिकारातील नावे		124/3	196	2700.0	4500	1,21,50,000	2,38,87,480	6075	1,64,02,500	2,81,39,980	10,343	2,79,24,750	3,96,62,230	4252500	1,15,22,250	57,61,125	0	1,00,13,625										
	अनुसया भगवानदास राठोड																												
	साधू रामभाऊ थिटे																												
	राजाराम रामभाऊ थिटे																												
	अरूण रतनलाल परदेशी																												
	शिवाजी गंगाराम थिटे																												
	भिमराव गंगाराम थिटे																												
	कुसूम अशोक झांबरे																												
	इतर अधिकारातील नावे																												
	बोजा-सहकारी सोसायटी इकरार																												

FP area has been given same as OP area due to structures.

29	महेंद्र दत्तात्रय झांबरे	1	125/P-1	103	14526.0	4500	6,53,67,000	7,84,08,813	31	6232.025	7875	4,90,77,197	6,21,19,010	11,108	6,92,22,218	8,22,64,031	-8170875	2,01,45,021	1,00,72,510	0	35,68,980	
	इतर अधिकारातील नावे																					
	धनंजय बापुराव मोरे																					
	जयश्री धनाजी मोरे																					
	लक्ष्मीबाई रविंद्र गायकवाड																					
	जयश्री धनाजी मोरे																					
	बंडु दगडु कोकाटे																					
	बोजा-सहकारी सोसायटी इकरार																					
	श्रमिक नागरी सह पत मर्या																					
	भजनदास गायकवाड																					
	बँक बोजा - सहकारी बँक																					
	श्री गणेश ना सह पत संस्था																					
	कांबळे भरत हिस्सा																					
	बोजा- सहकारी सोसायटी इकरार																					
दिगंबरचे हिश्यावर श्रीकाळ भैरवनाथ वि.का.स.सो.इकरार																						

FP given into two parts due to structures.

	नारायण मुरलीधर होळकर	1	125/P-2	103	1843.0	4500	82,93,500	1,44,50,213	32	2143.0	7875	1,45,13,625	2,16,82,838	11,108	2,04,71,123	2,86,10,686	7232625	59,57,498	29,78,749	0	1,06,96,549				
	राकेश मारुती झांबरे				7875	15,75,000					22,21,900				6,46,900			3,23,450	0						
	देविदास नामदेव शेवाळे																								
	विजयपाल लालाराम यादव																						200.0	4500	9,00,000
रसिका सुरेश ठुमकर	100.0	4500	4,50,000	7875	7,87,500	11,10,950	3,23,450	1,61,725	0																

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Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)(Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
30	इतर अधिकारातील नावे																					
	धनंजय बापुराव मोरे																					
	जयश्री धनाजी मोरे																					
	लक्ष्मीबाई रविंद्र गायकवाड																					
	जयश्री धनाजी मोरे																					
	बंडु दगडु कोकाटे																					
	बोजा-सहकारी सोसायटी इकरार																					
	श्रमिक नागरी सह पत मर्या																					
	भजनदास गायकवाड																					
	बँक बोजा - सहकारी बँक																					
	श्री गणेश ना सह पत संस्था																					
	कांबळे भरत हिस्सा																					
	बोजा- सहकारी सोसायटी इकरार																					
	दिगंबरचे हिश्यावर श्रीकाळ भैरवनाथ वि.का.स.सो.इकरार																					
FP area has been given same as OP due to structures.																						
31	दिनकर सिताराम थिटे	1	127/1	109	2700.0	4080	1,10,16,000	1,10,16,000	34	1800.0	5508	74,35,800	74,35,800	8,504	1,14,80,130	1,14,80,130	-3580200	40,44,330	20,22,165	0	-15,58,035	
	श्रीरंग बबन थिटे																					
	रामचंद्र किसन दगडे																					
	दिनकर सिताराम थिटे	1	127/2	110	450.0	4500	20,25,000	20,25,000			6075	13,66,875	13,66,875	9,128	20,53,688	20,53,688	-658125	6,86,813	3,43,406	0	-3,14,719	
	सुरेखा दिनकर थिटे				250.0	4500	11,25,000	11,25,000			6075	7,59,375	7,59,375	9,128	11,40,938	11,40,938	-365625	3,81,563	1,90,781	0	-1,74,844	
	रामचंद्र किसन दगडे				200.0	4500	9,00,000	9,00,000			6075	6,07,500	6,07,500	9,128	9,12,750	9,12,750	-292500	3,05,250	1,52,625	0	-1,39,875	
	श्रीरंग बबन थिटे																					
	कुसूम देवानंद औताडे				15350.0	4500	6,90,75,000				7425	11,39,73,750		10613	16,29,09,550			4,89,35,800	2,44,67,900	0		
	रत्नाबाई ज्ञानोबा झांबरे																					
	राजेश सिताराम झांबरे																					
	छाया रामदास बांदल																					
	पुष्पा सिताराम झांबरे																					
	संभाजी तुकाराम झांबरे																					
	तानाजी तुकाराम झांबरे																					
	शारदा बाबुराव गव्हाणे																					
	श्रीमती वेणुबाई तुकाराम झांबरे																					
	कैलास ज्ञानोबा झांबरे																					
	प्रभावती अरुण शेवाळे																					
	बाळासो बहिरु झांबरे																					
	बाळासाहेब वसंत घोडके				50.0	4500	2,25,000				7425	3,71,250		10613	5,30,650			1,59,400	79,700	0		
	सत्यवान ज्ञानेद गोरे				50.0	4500	2,25,000				7425	3,71,250		10613	5,30,650			1,59,400	79,700	0		

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																														
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				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																			
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed																
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure														
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16								
32	अनिता विठ्ठल खांडेकर	1	127/3	111	50.0	4500	2,25,000	11,20,40,185	35	19900.0	7425	3,71,250	18,59,97,685	10613	5,30,650	25,49,14,885	73957500	1,59,400	79,700	0	10,84,16,100									
	ज्योती महादेव ठेकळे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	अशोक दिगंबर शिंदे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	संदीप ज्ञानोबा भिसे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	विकास बाळु होले																													
	सोमनाथ दत्तात्रय लोखंडे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	भरत बबरराव कोठावळे																													
	अश्विनी ज्ञानेश्वर लांडे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	राजेंद्र ज्ञानदेव देवकाते				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	नवनाथ विठ्ठल वाळजे				50.0	4500	2,25,000				7425	3,71,250		10613	5,30,650			1,59,400	79,700	0										
	अशोक शिवाजी वैदय				50.0	4500	2,25,000				7425	3,71,250		10613	5,30,650			1,59,400	79,700	0										
	जिवना जयकुमार काटे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	संजय नागनाथ जाधव				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	राधाबाई कैलास औवसरमल				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	दिलीप प्रभु गायकवाड				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	नितीन भारत गायकवाड				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	छबुताई प्रभुलिंग शिवपुजे				200.0	4500	9,00,000				7425	14,85,000		10613	21,22,600			6,37,600	3,18,800	0										
	रोहिणी सोमनाथ चौधरी				200.0	4500	9,00,000				7425	14,85,000		10613	21,22,600			6,37,600	3,18,800	0										
	दिनेश बळवंत चौधरी																													
	गोरख नामदेव थोरात				50.0	4500	2,25,000				7425	3,71,250		10613	5,30,650			1,59,400	79,700	0										
	उत्तम विठोबा कोळी				50.0	4500	2,25,000				7425	3,71,250		10613	5,30,650			1,59,400	79,700	0										
	महादेव दिगंबर जडगे				150.0	4500	6,75,000				7425	11,13,750		10613	15,91,950			4,78,200	2,39,100	0										
	संदिप अशोक सातव				2400.0	4500	1,08,00,000				7425	1,78,20,000		10613	2,54,71,200			76,51,200	38,25,600	0										
	दिपक अशोक सातव																													
	योगेश अशोक सातव																													
	ज्ञानेश्वर ईश्वरा पाटोळे				50.0	4500	2,25,000				7425	3,71,250		10613	5,30,650			1,59,400	79,700	0										
	अर्जुन सोपान माने				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	राजेश सिताराम झांबरे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0										
	सुरेश मारुती शिंदे				2000.0	4500	90,00,000				90,00,000	36		2000.0	7875			1,57,50,000	1,57,50,000	10613			2,12,26,000	2,12,26,000	6750000	54,76,000	27,38,000	0	94,88,000	
	दादासाहेब उत्तम घुले																													
	गणेश उत्तम घुले																													
	इतर अधिकारातील नावे																													
बँक बोजा- सहकारी बँक																														
केदारेश्वर नागार सह पत																														
थोरात नामदेव हिस्सा																														
बँक बोजा- सहकारी बँक																														
शिवकृपा पतपेढी लि.मुंबई शाखा स्वारगेट																														
काटे जिवन जयकुमार हिस्सा																														
बोजा- सहकारी सोसायटी इकरार																														
श्री.काळभैरवनाथ वि.का.से.सो.शेवाळवाडी इकरार																														
FP has been given same as OP due to structures.																														

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark				
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure			
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
33	किसन भिकु झांबरे	1	119/1	112	1100.0	4500	49,50,000	49,50,000	37	2800.0	7200	39,60,000	39,60,000	10,365	57,00,750	57,00,750	-990000	17,40,750	8,70,375	0	-1,19,625				
	सोपान रामचंद्र शेंडकर	1	119/2	113	1100.0	4500	49,50,000	49,50,000			7200	39,60,000	39,60,000	10,365	57,00,750	57,00,750	-990000	17,40,750	8,70,375	0	-1,19,625				
	ज्ञानोबा रामचंद्र शेंडकर																								
	इतर अधिकारातील नावे																								
	शांताबाई अमरचंद झांबरे																								
	अनुबाई बाहेरू अंजिले, मथुबाई गणपत हरपळे, गोताबाई दगडु झांबरे	1	119/3	114	3400.0	4500	1,53,00,000	1,53,00,000			7200	1,22,40,000	1,22,40,000	10,365	1,76,20,500	1,76,20,500	-3060000	53,80,500	26,90,250	0	-3,69,750				
	सोपाना रामचंद्र शेंडकर																								
	ज्ञानोबा रामचंद्र शेंडकर																								
	इतर अधिकारातील नावे																								
	शांताबाई अमरचंद झांबरे																								
34	दत्तु कोंडिबा झांबरे	1	114/1	121	400.0	4500	18,00,000	18,00,000	38	3700.0	5810	11,62,095	11,62,095	9,999	19,99,723	19,99,723	-637905	8,37,628	4,18,814	0	-2,19,091				
	पांडुरंग कोंडिबा झांबरे																								
	महाराष्ट्र राज्य भु विकास बँक																								
	चंद्रकांत दत्तु उर्फ दत्तात्रय झांबरे				200.0	4500	9,00,000	9,00,000			5810	5,81,047	5,81,047	9,999	9,99,861	9,99,861	-318953	4,18,814	2,09,407	0	-1,09,546				
	संतोष दत्तु उर्फ दत्तात्रय झांबरे																								
	इतर अधिकारातील नावे																								
	बोजा-सहकारी सोसायटी इकरार कानिफनाथ विकाससोसा इकरार																								
	लक्ष्मणचा हिस्सा																								
	बोजा-सहकारी सोसायटी इकरार लक्ष्मणच्या हिस्स्यावर																								
	श्री काळभेरव विकाससोसा इकरार																								
	सुमनबाई भगवान भिलारे																								
	लक्ष्मण बबन झांबरे																								
	महाराष्ट्र राज्य भु विकास बँक																								
	इतर अधिकारातील नावे																								
	लक्ष्मण बबन झांबरे																								
	सुमन भगवंता भिलारे																								
	श्री काळभेरव विकाससोसा इकरार																								
	अपाक लक्ष्मी शिवा झांबरे																								
	इंदुबाई संतराम जाधव	1	114/3	123	500.0	4500	22,50,000	22,50,000					5810	14,52,618	14,52,618	9,999	24,99,654	24,99,654							
	लक्ष्मीबाई दिनकर वाडकर																								
	इतर अधिकारातील नावे																								
	केसू हरी झांबरे सा.कु.																								
	दिलीप काळुराम झांबरे																								
	राजेंद्र काळुराम झांबरे																								
	मिराबाई तानाजी बांदल																								
	शंकर महादु झांबरे																								
	अंकुश भैरु झांबरे																								
	शांताबाई जयवंत दौंड																								
	जनाबाई जयवंत दौंड																								

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

Form 1:(see rules 6(v) and 21 (1))																								
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																								
Redistribution and Valuation Statement																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees													
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure		
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16		
	विमल तुळशीराम कामटे	1	114/4	124	1850.0	4500	83,25,000	83,25,000																
	किसन भैरु झांबरे																							
	बाळासो मारुती झांबरे										5810	53,74,688	53,74,688	9,999	92,48,719	92,48,719	-2950313	38,74,031	19,37,016	0	-10,13,297			
	अंजनाबाई अर्जुन गायकवाड																							
	संजनाबाई दशरथ जाधव																							
	रखमाबाई मारुती झांबरे																							
	महाराष्ट्र राज्य भु विकास बँक	1	114/5/1	120/P-1	600.0	4500	27,00,000	27,00,000			5810	17,43,142	17,43,142	9,999	29,99,584	29,99,584	-956858	12,56,443	6,28,221	0	-3,28,637			
	संतोष दत्तु उर्फ दत्तात्रय झांबरे				600.0	4500	27,00,000	27,00,000			5810	17,43,142	17,43,142	9,999	29,99,584	29,99,584	-956858	12,56,443	6,28,221	0	-3,28,637			
	इतर अधिकारातील नावे																							
	बोजा- सहकारी सोसायटी इकरार																							
	कानिफनाथ वि.का.सोसा इकरार																							
	लक्ष्मणचे हिस्सा																							
	श्री काळभैरव विकाससोसा इकरार																							
	लक्ष्मणच्या हिस्स्यावर																							
	बोजा- सहकारी सोसायटी इकरार																							
	श्री काळभैरव विकाससोसा इकरार																							
	लक्ष्मण हिस्सा																							
	सुमन भगवंता भिलारे																							
	लक्ष्मण बबन झांबरे																							
	नरहरी दामोदर झांबरे																							
	घनशाम दामोदर झांबरे																							
	मारुती केरबा झांबरे																							
	इतर अधिकारातील नावे																							
	भिमाबाई केरबा झांबरे																							
	लीलाबाई रतन औताडे																							
35	बाळासो बहीरु झांबरे	1	108/1	128	1900.0	4500	85,50,000	85,50,000	39	3000.0	5569	52,90,313	52,90,313	9,684	92,00,156	92,00,156	-3259688	39,09,844	19,54,922	0	-13,04,766			
	राजेश सिताराम झांबरे																							
	छाया रामदास बांदल																							
	पुष्पा सिताराम झांबरे																							
	संभाजी तुकाराम झांबरे																							
	तानाजी तुकाराम झांबरे																							
	शारदा बाबुराव गव्हाणे																							
	श्रीमती वेणुबाई तुकाराम झांबरे																							
	कैलास ज्ञानोबा झांबरे																							
	प्रभावती अरुण शेवाळे																							
	कुसूम देवानंद औताडे																							
	रत्नाबाई ज्ञानोबा झांबरे																							
	सोपान रामु शेंडकर	1	108/2	127	1700.0	4500	76,50,000	76,50,000			5569	47,33,438	47,33,438	9,684	82,31,719	82,31,719	-2916563	34,98,281	17,49,141	0	-11,67,422			
	ज्ञानोबा बहिरु झांबरे	1	108/3	126	800.0	4500	36,00,000	36,00,000			5569	22,27,500	22,27,500	9,684	38,73,750	38,73,750	-1372500	16,46,250	8,23,125	0	-5,49,375			
	इतर अधिकारातील नावे																							
	श्री काळभैरव विकासोसा इकरार																							

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

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees													
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure		
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16		
	ज्ञानोबा बहिरु झांबरे	1	108/4	125	900.0	4500	40,50,000	40,50,000			5569	25,05,938	25,05,938	9,684	43,57,969	43,57,969	-1544063	18,52,031	9,26,016	0	-6,18,047			
	ज्ञानोबा बहिरु झांबरे	1	110/3	143	300.0	4500	13,50,000	13,50,000			5569	8,35,313	8,35,313	9,684	14,52,656	14,52,656	-514688	6,17,344	3,08,672	0	-2,06,016			
	ज्ञानोबा बहिरु झांबरे	1	110/4	144	400.0	4500	18,00,000	18,00,000			5569	11,13,750	11,13,750	9,684	19,36,875	19,36,875	-686250	8,23,125	4,11,563	0	-2,74,688			
	इतर अधिकारातील नावे																							
	जिजाबाई महादेव झांबरे																							
	मुक्ताबाई किसन झेंडे																							
	जनाबाई गेनबा झेंडे																							
36	महाराष्ट्र राज्य भु विकास बँक	1	170/2	13	8400.0	3825	3,21,30,000	3,28,98,363	40	9250.0	4399	1,84,74,750	1,92,43,113	8,163	3,42,86,175	3,50,54,538	-13655250	1,58,11,425	79,05,713	0	-57,49,538			
	इतर अधिकारातील नावे																							
	अशोक अर्जुन झांबरे																							
	बोजा सहकारी सोसायटी इकरार																							
	श्री.कानिफनाथ वि का स सो इकरार																							
	बोजा सहकारी सोसायटी इकरार																							
	श्री.कानिफनाथ वि का स सो इकरार																							
	अशोक हिस्सा																							
	हरिश्चंद्र अर्जुन झांबरे																							
	महाराष्ट्र राज्य भु विकास बँक	1	170/3A	12/P-1	4100.0	3825	1,56,82,500	1,56,82,500			4016	82,32,800	82,32,800	7,666	1,57,15,556	1,57,15,556	-7449700	74,82,756	37,41,378	0	-37,08,322			
	इतर अधिकारातील नावे																							
	शिवाजी अर्जुन झांबरे																							
	हरिश्चंद्र अर्जुन झांबरे																							
	अशोक अर्जुन झांबरे																							
	सुशीला रामदास शेवाहे																							
	गवुबाई अर्जुन झांबरे																							
	बोजा सहकारी सोसायटी इकरार																							
	श्री.काळभैरवनाथ वि का स सो इकरार																							
	महाराष्ट्र राज्य भु विकास बँक	1	170/3B	12/P-2	6000.0	3825	2,29,50,000	2,29,50,000			4016	1,20,48,000	1,20,48,000	7,666	2,29,98,375	2,29,98,375	-10902000	1,09,50,375	54,75,188	0	-54,26,813			
	इतर अधिकारातील नावे																							
	अशोक अर्जुन झांबरे																							
	बोजा सहकारी सोसायटी इकरार																							
	श्री.कानिफनाथ वि का स सो इकरार																							
	अशोकचा हिस्सा																							
	बोजा सहकारी सोसायटी इकरार																							
	श्री.कानिफनाथ वि का स सो इकरार																							
	सोसायटी इकरार																							
	श्री.कानिफनाथ वि का स सो इकरार																							
	जमिन जप्त																							
	पुणे जिल्हा मध्य सह बँकेच्या कर्जासाठी																							
	अमीन जप्त अशोक अर्जुन झांबरे हिस्सा																							
	हरिश्चंद्र अर्जुन झांबरे																							

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

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

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Form 1:(see rules 6(v) and 21 (1))																								
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																								
Redistribution and Valuation Statement																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees													
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure								
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16		
FP 41 is merged with FP 53																								
37	नर्मदाबाई देवराम आबनावे	1	170/4/1/2	14	1700.0	3825	65,02,500	65,02,500	42	1075.0	6503	55,27,125	55,27,125	10,898	92,63,513	92,63,513	-975375	37,36,388	18,68,194	0.00	8,92,819			
	विनायक देवराम आबनावे																							
	विश्र्वास देवराम आबनावे				450.0	3825	17,21,250	17,21,250			6503	14,63,063	14,63,063	10,898	24,52,106	24,52,106	-258188	9,89,044	4,94,522	0.00	2,36,334			
	पोपट परभू झांबरे																							
38	जयश्री संजय झांबरे	1	170/4/1/3	14	2150.0	3825	82,23,750	82,23,750	43	2225.0	6503	69,90,188	69,90,188	10,898	1,17,15,619	1,17,15,619	-1233563	47,25,431	23,62,716	0	11,29,153			
	लक्ष्मी राजाराम झांबरे																							
	इतर अधिकारातील नावे																							
	सोसायटी इकरार																							
	श्री.कानिफनाथ वि का स सो इकरार होळकरवाडी																							
	जयश्री झांबरे																							
	बँक बोजा- राष्ट्रीयकृत बँक भारतीय स्टेट बँक कर्ज																							
	लक्ष्मी व जयश्री झांबरे हिस्सा																							
	बँक बोजा- राष्ट्रीयकृत बँक भारतीय स्टेट बँक कर्ज	1	170/4/2	14	500.0	3825	19,12,500	19,12,500			6503	16,25,625	16,25,625	9,598	23,99,438	23,99,438	-286875	7,73,813	3,86,906	0	1,00,031			
	लक्ष्मी झांबरे हिस्सा																							
	बाळासो हुसेन जमादार	1	170/4/3	14	1800.0	3825	68,85,000	73,39,498			6503	58,52,250	63,06,748	9,598	86,37,975	90,92,473	-1032750	27,85,725	13,92,863	0	3,60,113			
	यास्मीन बाळासो जमादार																							
	संजय तुकाराम झांबरे																							
	अक्षय राजाराम झांबरे																							
	राहुल राजाराम झांबरे																							
	श्रीम लक्ष्मी राजाराम झांबरे																							
	संध्या युवराज फडतरे																							
39	रमेश तुकाराम झांबरे	1	167/6/1/P-2	18	1500.0	3825	57,37,500	57,37,500	44	1850.0	4973	37,29,375	37,29,375	7,915	59,36,063	59,36,063	-2008125	22,06,688	11,03,344	0	-9,04,781			
	बाळु बगाजी झांबरे	1	167/6/2	18	2200.0	3825	84,15,000	84,15,000			4973	54,69,750	54,69,750	7,915	87,06,225	87,06,225	-2945250	32,36,475	16,18,238	0	-13,27,013			
	इतर अधिकारातील नावे																							
	बोजा सहकारी सोसायटी इकरार																							
	समर्थ सह बँक लि.सोलापूर शाखा हडपसर																							
40	मोरेश्वर बाळा झांबरे	1	169/1/2	15/P-2	6700.0	3825	2,56,27,500	2,56,27,500	45	3350.0	5355	1,79,39,250	1,79,39,250	8,336	2,79,23,925	2,79,23,925	-7688250	99,84,675	49,92,338	0	-26,95,913			
41	रामा ज्ञानोबा झांबरे	1	165/6/5/p-2	20	100.0	3825	3,82,500	9,38,995	46	275.0	6885	3,44,250	3,44,250	10,707	5,35,350	5,35,350	-594745	1,91,100	95,550	0	-4,99,195			
FP has been divided into two parts due to structures. Temporary shed is affected hence compensation is not applicable.																								

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

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Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+ compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+ or Deduction from (-) contribution to be made under other sections	Net demand from(+ or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
42	संगीता प्रदिप बडदे	1	167/2/2	18	1250.0	3825	47,81,250	65,32,828	47	2425.0	4590	28,68,750	46,20,328	7953	49,70,625	67,22,203	-1912500	21,01,875	10,50,938	0	-8,61,563	
	इतर अधिकारातील नावे																					
	जमीन जप्त																					
	पुणे जिल्हा सह बँक																					
	जमीन जप्त बबन बगाजी झांबरे हिस्सा																					
	संगीता प्रदिप बडदे	1	167/6/3	18	1000.0	3825	38,25,000	38,25,000			4590	22,95,000	22,95,000	7953	39,76,500	39,76,500	-1530000	16,81,500	8,40,750	0	-6,89,250	
	संगीता प्रदिप बडदे	1	167/6/4	18	1200.0	3825	45,90,000	45,90,000			4590	27,54,000	27,54,000	7953	47,71,800	47,71,800	-1836000	20,17,800	10,08,900	0	-8,27,100	
संगीता प्रदिप बडदे	1	167/3/P-1	18	1400.0	3825	53,55,000	53,55,000			4590	32,13,000	32,13,000	7953	55,67,100	55,67,100	-2142000	23,54,100	11,77,050	0	-9,64,950		
43	प्रदिप मारुतराव बडदे	1	167/4/2/1	18	1650.0	3825	63,11,250	63,11,250	48	3450.0	4973	41,02,313	41,02,313	8,412	69,39,900	69,39,900	-2208938	28,37,588	14,18,794	0	-7,90,144	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार																					
	प्रदिप मारुतराव बडदे	1	167/4/1/P-1	18	1550.0	3825	59,28,750	59,28,750			4973	38,53,688	38,53,688	8,412	65,19,300	65,19,300	-2075063	26,65,613	13,32,806	0	-7,42,256	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार																					
	प्रदिप मारुतराव बडदे	1	167/6/1/P-1	18	700.0	3825	26,77,500	26,77,500			4973	17,40,375	17,40,375	8,412	29,44,200	29,44,200	-937125	12,03,825	6,01,913	0	-3,35,213	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार																					
	प्रदिप मारुतराव बडदे	1	167/6/5/P-2	18	3000.0	3825	1,14,75,000	1,14,75,000			4973	74,58,750	74,58,750	8,412	1,26,18,000	1,26,18,000	-4016250	51,59,250	25,79,625	0	-14,36,625	
	इतर अधिकारातील नावे																					
	सोसायटी इकरार																					
	उ. देवाची वि का स सो इकरार																					
	रामा झांबरे																					
	सोसायटी इकरार																					
	श्री.काळभैरव वि का इकरार																					
44	रामा ज्ञानोबा झांबरे	1	167/2/1	18	1250.0	3825	47,81,250	1,30,84,835	49	400.0	4973	31,08,125	1,14,11,710	7,915	49,46,719	1,32,50,304	-1673125	18,38,594	9,19,297	0	-7,53,828	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार																					
	सोसायटी इकरार																					
	उ. देवाची वि का स सो इकरार																					
	राम झांबरे																					
	सोसायटी इकरार																					
श्री.काळभैरवनाथ वि का स सो इकरार																						

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

Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+/-) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
45	विलास गंगाराम झांबरे	1	168	17	13100.0	3825	5,01,07,500	5,20,53,500	50	8550.0	4590	3,00,64,500	3,20,10,500	7,496	4,90,98,800	5,10,44,800	-20043000	1,90,34,300	95,17,150	0	-1,05,25,850	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	नवनाथ वि का स सो इकरार																					
	विलास झांबरे																					
	विलास गंगाराम झांबरे	1	169/2	16	4000.0	3825	1,53,00,000	1,53,00,000			4399	87,97,500	87,97,500	7,724	1,54,47,000	1,54,47,000	-6502500	66,49,500	33,24,750	0	-31,77,750	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	नवनाथ वि का सेवा सह संस्था मर्या विलास झांबरे																					
FP 51 to 54 Deleted																						
46	मारुती महादेव झांबरे	1	169/1/3/P-2	15/P-3	3350.0	3825	1,28,13,750	1,28,13,750	55	1675.0	5355	89,69,625	89,69,625	9,942	1,66,52,850	1,66,52,850	-3844125	76,83,225	38,41,613	0	-2,513	
	पुजा नविन ददलानी																					
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	राजर्षी शाहू बँक चा मारुती महादेव झांबरे																					
47	कालीदास रामदास झांबरे	1	169/1/3/P-1	15/P-3	3350.0	3825	1,28,13,750	1,48,55,811	56	1675.0	5355	89,69,625	1,10,11,686	9,942	1,66,52,850	1,86,94,911	-3844125	76,83,225	38,41,613	0	-2,513	
	शोभा बाळासाहेब शेडकर																					
	स्वाती अंकुश बेळापुरे																					
	सिताबाई रामदास झांबरे																					
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	राजर्षी शाहू बँक चा मारुती महादेव झांबरे																					
48	सौ. शांताबाई अंकुश झांबरे	1	169/1/1	15/P-1	7400.0	3825	2,83,05,000	3,09,45,500	57	3750.0	5355	2,00,81,250	2,23,39,250	8871	3,32,66,250	3,55,24,250	-8606250	1,31,85,000	65,92,500	0	-20,13,750	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	नवनाथ वि का स सो इकरार																					
	सोसायटी इकरार																					
	नवनाथ वि का स सो इकरार औताडेवाडी																					
	शांताबाई हिस्सा																					
	सोसायटी इकरार																					
	नवनाथ वि का स सो इकरार																					
	ज्ञानाबाई झांबरे हिस्सा																					
	सौ.शांताबाई अंकुश झांबरे	1	167/4/2/2	18	100.0	3825	3,82,500				4973	-		8871	-			-	-	0		
	रामचंद्र जयवंत होळकर																					
	प्रदिप मारुतराव बडदे																					
FP has been divided into two parts due to structures and well.																						
49	बबन बगाजी झांबरे	1	167/6/4/P-2	18	2200.0	3825	84,15,000	84,15,000	58	1200.0	4973	54,69,750	54,69,750	8,412	92,53,200	92,53,200	-2945250	37,83,450	18,91,725	0	-10,53,525	
	इतर अधिकारातील नावे																					
	बोजा सहकारी सोसायटी इकरार																					
	श्री.कानिफनाथ वि का स सो इकरार होळकरवाडी																					
	सोसायटी इकरार																					
	श्री काळभैरव वि का इकरार																					
	बबन बगाजी झांबरे	1	167/4/1/P-2	18	200.0	3825	7,65,000	7,65,000			4973	4,97,250	4,97,250	8,412	8,41,200	8,41,200	-267750	3,43,950	1,71,975	0	-95,775	

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

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																											
Redistribution and Valuation Statement																											
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark				
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed													
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure											
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16					
50	बाबासाहेब भगवान आतकिरे	1	167/5	18	814.0	3825	31,13,550	31,13,550	59	1400.0	4590	18,68,130	18,68,130	7,953	32,36,871	32,36,871	-1245420	13,68,741	6,84,371	0	-5,61,050						
	कृष्णाबाई मारुती शिंदे				464.0	3825	17,74,800	17,74,800			4590	10,64,880	10,64,880	7,953	18,45,096	18,45,096	-709920	7,80,216	3,90,108	0	-3,19,812						
	विजय मारुती शिंदे				464.0	3825	17,74,800	17,74,800			4590	10,64,880	10,64,880	7,953	18,45,096	18,45,096	-709920	7,80,216	3,90,108	0	-3,19,812						
	रमेश तुकाराम मोरे																										
	भाग्यजीत रमेश मोरे				464.0	3825	17,74,800	17,74,800			4590	10,64,880	10,64,880	7,953	18,45,096	18,45,096	-709920	7,80,216	3,90,108	0	-3,19,812						
	सुरेखा अशोक जाधव				464.0	3825	17,74,800	17,74,800			4590	10,64,880	10,64,880	7,953	18,45,096	18,45,096	-709920	7,80,216	3,90,108	0	-3,19,812						
	नंदा नारायण लोणकर				594.0	3825	22,72,050	22,72,050			4590	13,63,230	13,63,230	7,953	23,62,041	23,62,041	-908820	9,98,811	4,99,406	0	-4,09,415						
	इतर अधिकारातील नावे																										
	बोजा सहकारी सोसायटी इकरार																										
	श्री.काळभैरवनाथ वि का स सो इकरार																										
51	लक्ष्मण शिवराम झांबरे	1	171	107	4700.0	4500	2,11,50,000	2,11,50,000	60	2350.0	6975	1,63,91,250	1,63,91,250	12,210	2,86,93,500	2,86,93,500	-4758750	1,23,02,250	61,51,125	0	13,92,375						
52	रघुनाथ पांडुरंग झांबरे	1	131/1	97	900.0	3825	34,42,500	34,42,500	61	2300.0	5546	24,95,813	24,95,813	10,210	45,94,388	45,94,388	-946688	20,98,575	10,49,288	0	1,02,600						
दत्तात्रय पांडुरंग झांबरे	1800.0				3825	68,85,000	68,85,000	5546			49,91,625	49,91,625	10,210	91,88,775	91,88,775	-1893375	41,97,150	20,98,575	0	2,05,200							
गेनबा पांडुरंग झांबरे	100.0				3825	3,82,500	3,82,500				5546	2,77,313	2,77,313	10,210	5,10,488	5,10,488	-105188	2,33,175	1,16,588	0	11,400						
धोंडिबा पांडुरंग झांबरे																											
दत्तात्रय पांडुरंग झांबरे	1800.0				3825	68,85,000	68,85,000				5546	49,91,625	49,91,625	10,210	91,88,775	91,88,775	-1893375	41,97,150	20,98,575	0	2,05,200						
रघुनाथ पांडुरंग झांबरे																											
गेनबा पांडुरंग झांबरे																											
53	महाराष्ट्र राज्य भु विकास बँक	1	130/6	-	1800.0	3060	55,08,000	55,08,000	62	900.0	6311	56,79,900	56,79,900	10,019	90,16,650	90,16,650	171900	33,36,750	16,68,375	0	18,40,275						
	इतर अधिकारातील नावे																										
	चितु नामा झांबरे																										
	बोजा-सहकारी सोसायटी इकरार																										
	दिगंबरचे हिश्श्यावर श्री काळभैरवनाथ वि.का.स.सो.इकरार																										
54	बाळासो बहिरु झांबरे	1	124/1	105	8700.0	4500	3,91,50,000	3,91,50,000	63	4350.0	6075	2,64,26,250	2,64,26,250	10,343	4,49,89,875	4,49,89,875	-12723750	1,85,63,625	92,81,813	0	-34,41,938						
	कैलास ज्ञानोबा झांबरे																										
	प्रभावती अरुण शेवाळे																										
	कुसूम देवानंद औताडे																										
	रत्नाबाई ज्ञानोबा झांबरे																										
	राजेश सिताराम झांबरे																										
	छाया रामदास बांदल																										
	पुष्पा सिताराम झांबरे																										
	संभाजी तुकाराम झांबरे																										
	तानाजी तुकाराम झांबरे																										
	शारदा बाबुराव गव्हाणे																										
	इतर अधिकारातील नावे																										
	बोजा- सहकारी सोसायटी इकरार																										
	काळभैरवनाथ वि.का.से.सो.शेवाळवाडी इकरार																										

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

Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+ compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
55	किसन भिकु झांबरे	1	124/4	104	2400.0	4500	1,08,00,000	1,08,00,000	64	1200.0	7200	86,40,000	86,40,000	12,525	1,50,30,000	1,50,30,000	-2160000	63,90,000	31,95,000	0	10,35,000				
	सुरेखा नारायण तरवडे																								
FP given into two parts due to structures.																									
56	रघुनाथ पांडुरंग झांबरे	1	127/4/P-1	115	5000.0	4500	2,25,00,000	2,25,00,000	65	2500.0	7875	1,96,87,500	1,96,87,500	12,683	3,17,06,250	3,17,06,250	-2812500	1,20,18,750	60,09,375	0	31,96,875				
57	भजनदास शंकर गायकवाड				150.0	4500	6,75,000	58,68,165			7425	11,13,750	63,06,915	10613	15,91,950	67,85,115	438750	4,78,200	2,39,100	0	6,77,850				
	धनंजय बापुराव मोरे				100.0	4500	4,50,000	30,94,033			7425	7,42,500	33,86,533	10613	10,61,300	37,05,333	292500	3,18,800	1,59,400	0	4,51,900				
	भरत शंकर कांबळे				1000.0	4500	45,00,000	1,32,49,040			7425	74,25,000	2,10,00,290	10613	1,06,13,000	2,94,48,490	7751250	31,88,000	15,94,000	0	93,45,250				
	नारायण सादबा लोणकर				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0					
	नंदा नारायण लोणकर				200.0	4500	9,00,000				7425	14,85,000		10613	21,22,600			6,37,600	3,18,800	0					
	शुभांगी कैलास नेवसे				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0					
	पोर्णिमा विशाल जाधव				200.0	4500	9,00,000				7425	14,85,000		10613	21,22,600			6,37,600	3,18,800	0					
	अनुराधा प्रदिप भागवत				200.0	4500	9,00,000				7425	14,85,000		10613	21,22,600			6,37,600	3,18,800	0					
	उमा अजय जाधव				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0					
	कुमार ज्ञानोबा जाधव				150.0	4500	6,75,000				7425	11,13,750		10613	15,91,950			4,78,200	2,39,100	0					
	गिता कुमार जाधव				100.0	4500	4,50,000				7425	7,42,500		10613	10,61,300			3,18,800	1,59,400	0					
	वंदना परशुराम शिंदे				150.0	4500	6,75,000				7425	11,13,750		10613	15,91,950			4,78,200	2,39,100	0					
	सुखदेव बाबु जाधव				150.0	4500	6,75,000				7425	11,13,750		10613	15,91,950			4,78,200	2,39,100	0					
	परमेश्वर निवृत्ती गरड				200.0	4500	9,00,000				7425	14,85,000		10613	21,22,600			6,37,600	3,18,800	0					
	दिलीप आण्णा पाटील				81.0	4500	3,64,500				1,04,89,500			7425	6,01,425			1,73,07,675	10613	8,59,653			2,47,38,903	6818175	2,58,228
	वंदना गणेश जाधव				81.0	4500	3,64,500	7425						6,01,425	10613	8,59,653	2,58,228		1,29,114	0					
	तेजस भारत घरगे				350.0	4500	15,75,000	7425						25,98,750	10613	37,14,550	11,15,800		5,57,900	0					
	मच्छिंद्र हैबती चाळके				128.0	4500	5,76,000	7425						9,50,400	10613	13,58,464	4,08,064		2,04,032	0					
	सुशांत हैबती चाळके				450.0	4500	20,25,000	7425						33,41,250	10613	47,75,850	14,34,600		7,17,300	0					
	मानसिंग विश्वास पाटील				200.0	4500	9,00,000	7425						14,85,000	10613	21,22,600	6,37,600		3,18,800	0					
	जयसिंग विश्वास पाटील				100.0	4500	4,50,000	7425						7,42,500	10613	10,61,300	3,18,800		1,59,400	0					
	माणिक बहिरु जाधव				100.0	4500	4,50,000	7425						7,42,500	10613	10,61,300	3,18,800		1,59,400	0					
	किरण मुकिंद बनसोडे				50.0	4500	2,25,000	7425						3,71,250	10613	5,30,650	1,59,400		79,700	0					
	आशुतोष महेश्वर उर्फ महेश गोंधळेकर				65.0	4500	2,92,500	7425						4,82,625	10613	6,89,845	2,07,220		1,03,610	0					
	सुनिल बबनराव बोराडे				101.0	4500	4,54,500	7425						7,49,925	10613	10,71,913	3,21,988		1,60,994	0					
	संजय शिवलिंग लोणकर				125.0	4500	5,62,500	7425						9,28,125	10613	13,26,625	3,98,500		1,99,250	0					
	अमोल रामचंद्र दळवी				400.0	4500	18,00,000	7425						29,70,000	10613	42,45,200	12,75,200		6,37,600	0					
	प्रल्हाद दगडु चौरे				100.0	4500	4,50,000	7425						7,42,500	10613	10,61,300	3,18,800		1,59,400	0					
	दिलीप श्रीपतराव खेडकर				0	4500	0	7,30,414			7425	0	0	0	0	0	-730414	0	0	0	-7,30,414				
	भीमा बळीराम इंदुबोने																								
	सुनिल श्रीकृष्ण कंकाळ																								
	अरविंद अब्राहम																								
	शिवाजी दिगंबर पांचाळ																								
Unknown owner					0	4500	0	7,30,414			7425	0	0	0	0	0	-730414	0	0	0	-7,30,414				

FP AREA IS GIVEN SAME AS OP AREA DUE TO EXISTING STRUCTURES. 1 STRUCTURE IS AFFECTED BY 12 M WIDE PROPOSED ROAD. THE NAME OF OWNER OF STRUCTURE IS NOT IDENTIFIED FROM 7/12 EXTRACT. COMPENSATION WILL BE PAID TO THE CONCERNED OWNER AFTER NECESSARY ENQUIRY.

FP AREA IS GIVEN SAME AS OP AREA DUE TO EXISTING STRUCTURES. 1 STRUCTURE IS AFFECTED BY 12 M WIDE PROPOSED ROAD. THE NAME OF OWNER OF STRUCTURE IS NOT IDENTIFIED FROM 7/12 EXTRACT. COMPENSATION WILL BE PAID TO THE CONCERNED OWNER AFTER NECESSARY ENQUIRY.

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Form 1:(see rules 6(v) and 21 (1))																							
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees												
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure							
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16	
58	गेनबा पांडुरंग झांबरे	1	127/4/P-2	115	7900.0	4500	3,55,50,000	3,61,03,406	67	3950.0	7875	3,11,06,250	3,16,59,656	12,683	5,00,95,875	5,06,49,281	-4443750	1,89,89,625	94,94,813	0	50,51,063		
59	ज्ञानोबा केशव झांबरे	1	126/1	102/P-1	1800.0	4500	81,00,000	81,00,000	68	900.0	7875	70,87,500	70,87,500	11,108	99,96,750	99,96,750	-1012500	29,09,250	14,54,625	0	4,42,125		
	सुरेश केशव झांबरे																						
	तुकाराम केशव झांबरे																						
	पंडीत केशव झांबरे																						
60	चंद्रकांत गंगाराम मांडरे	1	128/1	116	2900.0	4500	1,30,50,000	1,30,50,000	69	2800.0	5850	84,82,500	84,82,500	10,050	1,45,72,500	1,45,72,500	-4567500	60,90,000	30,45,000	0	-15,22,500		
	प्रमोद गंगाराम मांडरे																						
	लक्ष्मीबाई गंगाराम मांडरे																						
	कल्पना लक्ष्मण वाढेंकर																						
	अमेय सुर्यकांत मांडरे																						
	स्नेहा सुर्यकांत मांडरे																						
	रेखा सुर्यकांत मांडरे																						
	इतर अधिकारातील नावे																						
	कृष्णाबाई एकनाथ बहिरट																						
	जिजाबाई महादेव झांबरे																						
	शांताबाई सुदाम आबेकर																						
	चंद्रकांत गंगाराम मांडरे	1	128/2	116	2700.0	4500	1,21,50,000	1,21,50,000			5850	78,97,500	78,97,500	10,050	1,35,67,500	1,35,67,500	-4252500	56,70,000	28,35,000	0	-14,17,500		
	प्रमोद गंगाराम मांडरे																						
	लक्ष्मीबाई गंगाराम मांडरे																						
	कल्पना लक्ष्मण वाढेंकर																						
	अमेय सुर्यकांत मांडरे																						
	स्नेहा सुर्यकांत मांडरे																						
	रेखा सुर्यकांत मांडरे																						
	इतर अधिकारातील नावे																						
	तुकडेबंद विरूध्द व्यवहार																						
	बोजा- सहकारी सोसायटी इकरार																						
	श्री.काळभैरवनाथ वि.का.सो.इकरार																						
61	७/१२ उताऱ्यावर नावांची नोंद नाही	1	128/4	118	3000.0	4500	1,35,00,000	1,35,00,000	70	1500.0	6525	97,87,500	97,87,500	9,623	1,44,33,750	1,44,33,750	-3712500	46,46,250	23,23,125	0	-13,89,375		
	इतर अधिकारातील नावे																						
	अंजुबाई बहिरू आगिले																						
	गिताबाई दगडू झांबरे																						
	मथुबाई गणपत हरपळे																						
	केलास प्रकाश उंबरकर				1400.0	4500	63.00.000	63.00.000			7650	53.55.000	53.55.000	10.860	76.02.000	76.02.000	-945000	22.47.000	11.23.500	0	1.78.500		

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
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Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+ compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+ or Deduction from (-) contribution to be made under other sections	Net demand from(+ or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
62	वैशाली कैलास उंबरकर	1	128/5	117					71	1400.0															
	विठ्ठल रामभाऊ धापटे																								
	वैजंती विठ्ठल धापटे				1400.0	4500	63,00,000	63,00,000			7650	53,55,000	53,55,000	10,860	76,02,000	76,02,000	-945000	22,47,000	11,23,500	0	1,78,500				
63	राहुल बाबासाहेब औताडे	1	128/3	119	2200.0	4500	99,00,000	99,00,000	72	1100.0	5400	59,40,000	59,40,000	8,385	92,23,500	92,23,500	-3960000	32,83,500	16,41,750	0	-23,18,250				
64	गवुबाई लक्ष्मण झांबरे	1	129/1	155	3800.0	3825	1,45,35,000	1,45,35,000	73	1900.00	5929	1,12,64,625	1,12,64,625	9,560	1,81,63,050	1,81,63,050	-3270375	68,98,425	34,49,213	0	1,78,838				
	इतर अधिकारातील नावे																								
	काळूराम लक्ष्मण झांबरे																								
	गवुबाई लक्ष्मण झांबरे																								
	बाळासो लक्ष्मण झांबरे																								
	बोजा- सहकारी सोसायटी इकरार																								
	नवनाथ विकासह संस्था लि.																								
	काळुराम झांबरे																								
	गऊबाई झांबरे																								
65	ललीता बाळासो आतकिरे		130/2/1	100/P-1	2250.0	3825	86,06,250	86,06,250	74	3000.0	5355	60,24,375	60,24,375	9,942	1,11,84,750	1,11,84,750	-2581875	51,60,375	25,80,188	0	-1,688				
	विनायक विठ्ठल कामटे																								
	सुर्यकांत धोंडिबा कामटे																								
	इतर अधिकारातील नावे																								
	बोजा-सहकारी सोसायटी इकरार																								
	श्री काळभैरवनाथ वि.का.स.सो.इकरार																								
	जगन्नाथ रामचंद्र घुले	1	130/2/2	100/P-2	1125.0	3825	43,03,125	43,03,125			5355	30,12,188	30,12,188	9,942	55,92,375	55,92,375	-1290938	25,80,188	12,90,094	0	-844				
	जगन्नाथ रामचंद्र घुले	1	130/2/3	100/P-3	1125.0	3825	43,03,125	43,03,125			5355	30,12,188	30,12,188	9,942	55,92,375	55,92,375	-1290938	25,80,188	12,90,094	0	-844				
	इतर अधिकारातील नावे																								
	बोजा-सहकारी सोसायटी इकरार																								
	श्री काळभैरवनाथ वि.का.स.सो.इकरार शेवाळवाडी	1	130/3	100/P-4	1500.0	3825	57,37,500	57,37,500			5355	40,16,250	40,16,250	9,942	74,56,500	74,56,500	-1721250	34,40,250	17,20,125	0	-1,125				
	ज्ञानोबा केशव झांबरे																								
सुरेश केशव झांबरे																									
तुकाराम केशव झांबरे																									
पंडीत केशव झांबरे																									
66	ज्ञानोबा चिंतु झांबरे	1	130/1	101	2500.0	3825	95,62,500	95,62,500	75	2450.0	5929	74,10,938	74,10,938	8,967	1,12,08,281	1,12,08,281	-2151563	37,97,344	18,98,672	0	-2,52,891				
	इतर अधिकारातील नावे																								
	बोजा-सहकारी सोसायटी इकरार																								
	दिर्गबरचे हिश्श्यावर श्री काळभैरवनाथ वि.का.स.सो.इकरार																								
	ज्ञानोबा चिंतु झांबरे	1	130/4/2	99/P-1	1000.0	3825	38,25,000	38,25,000			5929	29,64,375	29,64,375	8,967	44,83,313	44,83,313	-860625	15,18,938	7,59,469	0	-1,01,156				
	ज्ञानोबा चिंतु झांबरे	1	130/5	99	1400.0	3825	53,55,000	53,55,000			5929	41,50,125	41,50,125	8,967	62,76,638	62,76,638	-1204875	21,26,513	10,63,256	0	-1,41,619				
	इतर अधिकारातील नावे																								
	बोजा-सहकारी सोसायटी इकरार																								
श्री काळभैरवनाथ वि.का.स.सो.इकरार																									

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

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																																								
Redistribution and Valuation Statement																																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark																		
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																													
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed																										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure																								
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16																		
67	गरुबाई लक्ष्मण झांबरे	1	129/1	155	7400.0	3825	2,83,05,000	2,83,05,000	76	4300.0	5547	2,05,23,900	2,05,23,900	9,101	3,36,71,850	3,36,71,850	-7781100	1,31,47,950	65,73,975	0	-12,07,125																			
	महाराष्ट्र राज्य भु विकास बँक																																							
	काळूराम लक्ष्मण झांबरे																																							
	बाळासाहेब लक्ष्मण झांबरे																																							
	राधा लक्ष्मण गवळी				1200.0	3825	45,90,000	45,90,000			5547	33,28,200	33,28,200	9,101	54,60,300	54,60,300	-1261800	21,32,100	10,66,050	0	-1,95,750																			
	लक्ष्मण निवृत्ती गवळी																																							
FP 77 Deleted																																								
68	ज्ञानोबा दत्तु झांबरे	1	110/1	141	800.0	4500	36,00,000	36,00,000	78	1350.0	5850	23,40,000	23,40,000	9,465	37,86,000	37,86,000	-1260000	14,46,000	7,23,000	0	-5,37,000																			
	जनाबाई साहेबराव तापकीर																																							
	सुषमा शंकर खोपडे																																							
	सुजाता राजाराम काटे																																							
	वैशाली पांडुरंग गायकवाड																																							
	वृषाली दिनकर झांबरे																																							
	इंदुबाई दिनकर झांबरे	1	110/2	142	700.0	4500	31,50,000	31,50,000			5850	20,47,500	20,47,500	9,465	33,12,750	33,12,750	-1102500	12,65,250	6,32,625	0	-4,69,875																			
	रमेश अमरचंद झांबरे										1	110/5	146	600.0	4500	27,00,000	27,00,000	5850	17,55,000	17,55,000	9,465		28,39,500	28,39,500	-945000	10,84,500	5,42,250	0	-4,02,750											
	सोपान रामु शेंडकर																																							
	बहिरु परभू झांबरे	1	110/6	147	600.0	4500	27,00,000	27,00,000			5850	17,55,000	17,55,000	9,465	28,39,500	28,39,500	-945000	10,84,500	5,42,250	0	-4,02,750																			
	इतर अधिकारातील नावे																																							
	बोज सहकारी सोसायटी इकरार																																							
	कानिफनाथ विकाससो																																							
	बहिरू झांबरे हि.																																							
69	मारुती केरबा झांबरे	1	112/1	151	500.0	4500	22,50,000	22,50,000	79	800.0	5850	14,62,500	14,62,500	8,880	22,20,000	22,20,000	-787500	7,57,500	3,78,750	0	-4,08,750																			
	इतर अधिकारातील नावे																																							
	भिमाबाई केरबा झांबरे																						1	112/2	150	250.0	4500	11,25,000	11,25,000	5850	7,31,250	7,31,250	8,880	11,10,000	11,10,000	-393750	3,78,750	1,89,375	0	-2,04,375
	लीलाबाई रतन ओताडे																																							
	बँक बोजा - सहकारी बँक																									250.0	4500	11,25,000	11,25,000	5850	7,31,250	7,31,250	8,880	11,10,000	11,10,000	-393750	3,78,750	1,89,375	0	-2,04,375
	साधना सह बँक कर्ज																																							
	मारुती झांबरे हिस्सा																																							
	महाराष्ट्र राज्य भू विकास बँक																																							
	नवनाथ चंद्रकांत झांबरे																																							
	मंगेश चंद्रकांत झांबरे																																							
	इतर अधिकारातील नावे																																							
	बोजा - सहकारी सोसायटी इकरार																																							
	कानिफनाथ विकासोसा इकरार																																							
	लक्ष्मणचा हिस्सा																																							
	कानिफनाथ विकासोसा इकरार																																							
	लक्ष्मणचा हिस्सा																																							
	श्री काळाभेरव विकासोसा इकरार																																							
	सुमन भगवंता भिलारे																																							
	लक्ष्मण बबन झांबरे																																							
	महाराष्ट्र राज्य भू विकास बँक	1	112/3	149	350.0	4500	15,75,000	15,75,000			5850	10,23,750	10,23,750	8,880	15,54,000	15,54,000	-551250	5,30,250	2,65,125	0	-2,86,125																			
	नवनाथ चंद्रकांत झांबरे				250.0	4500	11,25,000	11,25,000			5850	7,31,250	7,31,250	8,880	11,10,000	11,10,000	-393750	3,78,750	1,89,375	0	-2,04,375																			
मंगेश चंद्रकांत झांबरे																																								
	ज्ञानोबा बहिरु झांबरे																																							

Form 1:(see rules 6(v) and 21 (1))																																				
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																																				
Redistribution and Valuation Statement																																				
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+/-) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark														
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																									
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed																						
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure																				
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16														
70	रानी को गोविंद झांबरे	1	113/1	135	400	4500	1800000	1800000	80	2900.0	5850	1170000	1170000	10050	2010000	2010000	-630000	840000	420000	0	-210000															
	सीताराम म्हाळू झांबरे																																			
	रामा सोपान झांबरे																																			
	द्रोपदाबाई विठू झांबरे																																			
	जिजा मायाजी झांबरे																																			
	नारायण चंदु झांबरे																																			
	हरी म्हस्कू झांबरे																																			
	राघू दास्कू झांबरे																																			
	सदू बापू झांबरे																																			
	विष्णू लक्ष्मण झांबरे																																			
	शिवराम गंगाराम झांबरे																																			
	दत्तू भाऊ झांबरे																																			
	महादू नामा झांबरे																																			
	चित नामा झांबरे																																			
	धोंडिबा नामा झांबरे																																			
	मारुती तुकाराम झांबरे																																			
	पिरा गेनू झांबरे																																			
	नारु गेनू झांबरे																																			
	दगडू नाना झांबरे																																			
	पांडु राघु झांबरे																																			
	लक्ष्मण बबन झांबरे																																			
	नवनाथ चंद्रकांत झांबरे																																			
	मंगेश चंद्रकांत झांबरे																																			
	इतर अधिकारातील नावे																																			
	सुमन भगवंत भिलारे																																			
	रमेश अमरचंद झांबरे	1	113/2	134+13 6	800.0	4500	36,00,000	36,00,000			5850	23,40,000	23,40,000	10,050	40,20,000	40,20,000	-1260000	16,80,000	8,40,000	0	-4,20,000															
	ज्ञानोबा दत्तु झांबरे	1	113/3	137	400.0	4500	18,00,000	18,00,000			5850	11,70,000	11,70,000	10,050	20,10,000	20,10,000	-630000	8,40,000	4,20,000	0	-2,10,000															
	जनाबाई साहेबराव तापकीर																																			
	सुषमा शंकर खोपडे																																			
	सुजाता राजाराम काटे																																			
	वैशाली पांडुरंग गायकवाड																																			
	वृषाली दिनकर झांबरे																																			
इंदुबाई दिनकर झांबरे	1	113/4/1	138/P-1	200.0	4500	9,00,000	9,00,000	5850	5,85,000	5,85,000	10,050	10,05,000	10,05,000	-315000	4,20,000	2,10,000	0	-1,05,000																		
भगवान शिवराम झांबरे																																				
इतर अधिकारातील नावे																																				
तुकडेबंदी विरूध्द व्यवहार																																				
अंकुश भेरु झांबरे																																				
शांताबाई जयवंत दौंड																																				
जनाबाई ज्ञानेश्वर मोडक	1	113/4/2	138/P-1	200.0	4500	9,00,000	9,00,000	5850	5,85,000	5,85,000	10,050	10,05,000	10,05,000	-315000	4,20,000	2,10,000	0	-1,05,000																		
विमल तुळशीराम कामठे																																				
किसन भेरु झांबरे																																				
भगवान शिवराम झांबरे																			1	113/5	145	1900.0	4500	85,50,000	85,50,000	5850	55,57,500	55,57,500	10,050	95,47,500	95,47,500	-2992500	39,90,000	19,95,000	0	-9,97,500
अंकुश भेरु झांबरे																																				
किसन भेरु झांबरे																																				
जनाबाई ज्ञानेश्वर मोडक																																				
विमल तुळशीराम कामठे																																				
शांताबाई जयवंत दौंड																																				

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

Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+/-) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
71	बाळासो बहिरु झांबरे	1	109/1	139	1000.0	4500	45,00,000	45,00,000	81	3000.0	5963	29,81,250	29,81,250	10,196	50,98,125	50,98,125	-1518750	21,16,875	10,58,438	0	-4,60,313	
	केलास ज्ञानोबा झांबरे																					
	प्रभावती अरुण शेवाळे																					
	कुसूम देवानंद औताडे																					
	रत्नाबाई ज्ञानोबा झांबरे																					
	राजेश सिताराम झांबरे																					
	छाया रामदास बांदल																					
	पुष्पा सिताराम झांबरे																					
	संभाजी तुकाराम झांबरे																					
	तानाजी तुकाराम झांबरे																					
	शारदा बाबुराव गव्हाणे																					
	श्रीमती वेणुबाई तुकाराम झांबरे																					
	रघुनाथ पांडुरंग झांबरे	1	109/2	132	900.0	4500	40,50,000	40,50,000			5963	26,83,125	26,83,125	10,196	45,88,313	45,88,313	-1366875	19,05,188	9,52,594	0	-4,14,281	
	धोंडिबा पांडुरंग झांबरे				900.0	4500	40,50,000	40,50,000			5963	26,83,125	26,83,125	10,196	45,88,313	45,88,313	-1366875	19,05,188	9,52,594	0	-4,14,281	
	बाळासो बहिरु झांबरे	1	109/3	140	600.0	4500	27,00,000	27,00,000			5963	17,88,750	17,88,750	10,196	30,58,875	30,58,875	-911250	12,70,125	6,35,063	0	-2,76,188	
	कुसूम देवानंद औताडे																					
	रत्नाबाई ज्ञानोबा झांबरे																					
	राजेश सिताराम झांबरे																					
	छाया रामदास बांदल																					
	पुष्पा सिताराम झांबरे																					
	संभाजी तुकाराम झांबरे																					
	तानाजी तुकाराम झांबरे																					
	शारदा बाबुराव गव्हाणे																					
	श्रीमती वेणुबाई तुकाराम झांबरे																					
	कैलास ज्ञानोबा झांबरे																					
	प्रभावती अरुण शेवाळे																					
	इतर अधिकारातील नावे																					
	पांडू रघु झांबरे																					
	धोंडिबा पांडुरंग झांबरे	1	109/4	131	1300.0	4500	58,50,000	58,50,000			5963	38,75,625	38,75,625	10,196	66,27,563	66,27,563	-1974375	27,51,938	13,75,969	0	-5,98,406	
	बाळासो बहिरु झांबरे	1	109/5	129	1000.0	4500	45,00,000	45,00,000			5963	29,81,250	29,81,250	10,196	50,98,125	50,98,125	-1518750	21,16,875	10,58,438	0	-4,60,313	
	कुसूम देवानंद औताडे																					
	रत्नाबाई ज्ञानोबा झांबरे																					
	राजेश सिताराम झांबरे																					
	छाया रामदास बांदल																					
	पुष्पा सिताराम झांबरे																					
	संभाजी तुकाराम झांबरे																					
	तानाजी तुकाराम झांबरे																					
	शारदा बाबुराव गव्हाणे																					
	श्रीमती वेणुबाई तुकाराम झांबरे																					
	कैलास ज्ञानोबा झांबरे																					
	प्रभावती अरुण शेवाळे																					
	तुकाराम बहिरु झांबरे																					
	बाळासो बहिरु झांबरे																					
	कैलास ज्ञानोबा झांबरे																					
	प्रभावती अरुण शेवाळे																					

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+/-) compensation (-)/Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
	कुसूम देवानंद औताडे	1	109/6	130	300.0	4500	13,50,000	13,50,000			5963	8,94,375	8,94,375	10,196	15,29,438	15,29,438	-455625	6,35,063	3,17,531	0	-1,38,094	
	रत्नाबाई ज्ञानोबा झांबरे																					
	राजेश सिताराम झांबरे																					
	छाया रामदास बांदल																					
	पुष्पा सिताराम झांबरे																					
	लता रामदास बांदल																					
72	लीलाबाई रतन औताडे	1	107/2	175	1500.0	3825	57,37,500	57,37,500			4973	37,29,375	37,29,375	8,909	66,81,938	66,81,938	-2008125	29,52,563	14,76,281	0	-5,31,844	
	भिमाबाई केरबा झांबरे																					
	वत्सला विठ्ठल झांबरे																					
	संगीता अशोक खळदकर																					
	गणेश विठ्ठल झांबरे																					
	सविता अमित खरे																					
	लीलाबाई रतन औताडे	1	107/3	175	500.0	3825	19,12,500	19,12,500			4973	12,43,125	12,43,125	8,909	22,27,313	22,27,313	-669375	9,84,188	4,92,094	0	-1,77,281	
	भिमाबाई केरबा झांबरे																					
	वत्सला विठ्ठल झांबरे																					
	संगीता अशोक खळदकर																					
	गणेश विठ्ठल झांबरे																					
	सविता अमित खरे																					
	लीलाबाई रतन औताडे	1	107/4	175	900.0	3825	34,42,500	34,42,500			4973	22,37,625	22,37,625	8,909	40,09,163	40,09,163	-1204875	17,71,538	8,85,769	0	-3,19,106	
	भिमाबाई केरबा झांबरे																					
	वत्सला विठ्ठल झांबरे																					
	संगीता अशोक खळदकर																					
	गणेश विठ्ठल झांबरे																					
	सविता अमित खरे																					
	लीलाबाई रतन औताडे	1	107/5	175	100.0	3825	3,82,500	3,82,500			4973	2,48,625	2,48,625	8,909	4,45,463	4,45,463	-133875	1,96,838	98,419	0	-35,456	
	भिमाबाई केरबा झांबरे																					
	इतर अधिकारातील नावे																					
	बोजा - सहकारी सोसायटी इकरार																					
	कानिफनाथ विकासोसा इकरार																					
	लक्ष्मण बबन हिस्सा																					
	बोजा - सहकारी सोसायटी इकरार																					
	कानि.विकासोसा इकरार																					
	लक्ष्मणचा हिस्सा																					
	बोजा - सहकारी सोसायटी इकरार																					
	लक्ष्मणचा हिस्सा																					
	श्री काळभैरवनाथ विकाससो																					
	लक्ष्मण बबन झांबरे																					

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+/-) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
73	नारायण मुरलीधर होळकर	1	107/1/1	174/P-1	1100.0	3375	37,12,500	37,12,500	83	3125.0	4725	25,98,750	25,98,750	8,588	47,23,125	47,23,125	-1113750	21,24,375	10,62,188	0	-51,563	
	चंद्रकांत अशोक झांबरे																					
	नवनाथ चंद्रकांत झांबरे																					
	मंगेश चंद्रकांत झांबरे																					
	संतोष दत्तु उर्फ दत्तात्रय झांबरे																					
	पियुष श्रीराम लुटे																					
	इतर अधिकारातील नावे																					
	बोजा- सहकारी सोसायटी इकरार																					
	श्री काळभैरवनाथ विकाससो																					
	लक्ष्मण हिश्श्यावर																					
74	अरविंद लक्ष्मण झांबरे	1	107/1/2	174/P-2	6250.0	3375	2,10,93,750	2,12,69,936	84	3125.0	5231	1,63,47,656	1,65,23,842	9,246	2,88,92,578	2,90,68,764	-4746094	1,25,44,922	62,72,461	0	15,26,367	
	अ.पा.क सिंधुबाई लक्ष्मण झांबरे																					
	इतर अधिकारातील नावे																					
	बोजा- सहकारी सोसायटी इकरार																					
	कानिफनाथ विकासेसह होळकरवाडी																					
	बोजा- सहकारी सोसायटी इकरार																					
कानिफनाथ विकासेसह इकरार																						
75	सर्जेराव ज्ञानोबा झांबरे	1	94/1	176	8000.0	3825	3,06,00,000	3,06,00,000	85	4000.0	5355	2,14,20,000	2,14,20,000	9408.50	3,76,34,000	3,76,34,000	-9180000	1,62,14,000	81,07,000	0	-10,73,000	
	इतर अधिकारातील नावे																					
	बोजा - सहकारी सोसायटी इकरार																					
	नवनाथ विकाससोसा - सर्जेराव झांबरे																					
76	यशोदाबाई तुकाराम कामठे	1	111/1	148	1200.0	4500	54,00,000	54,00,000	86	2450.0	6975	41,85,000	41,85,000	10,815	64,89,000	64,89,000	-1215000	23,04,000	11,52,000	0	-63,000	
	शिवाजी भैरु झांबरे																					
	इंदुबाई संतराम जाधव																					
	लक्ष्मीबाई दिनकर वाडकर																					
	इतर अधिकारातील नावे																					
	हिरामण केसू झांबरे																					
	दिलीप काळूराम झांबरे																					
	राजेंद्र काळूराम झांबरे										6975	66,26,250	66,26,250	10,815	1,02,74,250	1,02,74,250	-1923750	36,48,000	18,24,000	0	-99,750	
	मिराबाई तानाजी बांदल																					
	शंकर महादू झांबरे																					
	जमीन मालक विधवा ३२ क																					
	लक्ष्मण बबन झांबरे	1	111/3	153	1800.0	4500	81,00,000	81,00,000			6975	62,77,500	62,77,500	10,815	97,33,500	97,33,500	-1822500	34,56,000	17,28,000	0	-94,500	
अ पा क आई शाऊबाई बबन झांबरे																						
77	महाराष्ट्र राज्य भू विकास बँक	1	111/4	154	4100.0	4500	1,84,50,000	1,84,50,000	87	2050.0	5400	1,10,70,000	1,10,70,000	8,925	1,82,96,250	1,82,96,250	-7380000	72,26,250	36,13,125	0	-37,66,875	
	इतर अधिकारातील नावे																					
	लक्ष्मण बबन झांबरे																					
	सुमन भगवंता भिलारे																					
	श्री काळभैरव विकासोसा इकरार																					
	अपाक लक्ष्मी भिवा झांबरे																					

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																							
Redistribution and Valuation Statement																							
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						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure	
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16	
75									100	9157.5													
85	नितीन बाळकृष्ण तांबट	1	132/2	89	232.0	3825	8,87,400	8,87,400	95	3000.0	4590	5,32,440	5,32,440	8,871	10,29,036	10,29,036	-354960	4,96,596	2,48,298	0	-1,06,662		
	रामा रविंद्र पटवर्धन				129.0	3825	4,93,425	4,93,425			4590	2,96,055	2,96,055	8,871	5,72,180	5,72,180	-197370	2,76,125	1,38,062	0	-59,308		
	पराग रविंद्र पटवर्धन																						
	विश्वास भगवान आतकिरे				3444.0	3825	1,31,73,300	1,31,73,300			4590	79,03,980	79,03,980	8,871	1,52,75,862	1,52,75,862	-5269320	73,71,882	36,85,941	0	-15,83,379		
	संतोष शंकर गद्रे				464.0	3825	17,74,800	17,74,800			4590	10,64,880	10,64,880	8,871	20,58,072	20,58,072	-709920	9,93,192	4,96,596	0	-2,13,324		
	घनबहादूर छोत्री				757.0	3825	28,95,525	28,95,525			4590	17,37,315	17,37,315	8,871	33,57,674	33,57,674	-1158210	16,20,359	8,10,179	0	-3,48,031		
	सदाशिव शिवराम खोटे				464.0	3825	17,74,800	62,51,141			4590	10,64,880	55,41,221	8,871	20,58,072	65,34,413	-709920	9,93,192	4,96,596	0	-2,13,324		
	कविता सदाशिव खोटे																						
	सरोजिनी साहेबराव मोहिते				278.0	3825	10,63,350	10,63,350			4590	6,38,010	6,38,010	8,871	12,33,069	12,33,069	-425340	5,95,059	2,97,530	0	-1,27,811		
	राजु परशुराम वाघ				232.0	3825	8,87,400	8,87,400			4590	5,32,440	5,32,440	8,871	10,29,036	10,29,036	-354960	4,96,596	2,48,298	0	-1,06,662		
86	बाळासो बहीरु झांबरे	1	131/2	96	5400.0	3825	2,06,55,000	2,06,55,000	96	2700.0	4973	1,34,25,750	1,34,25,750	9,407	2,53,97,550	2,53,97,550	-7229250	1,19,71,800	59,85,900	0	-12,43,350		
	राजेश सिताराम झांबरे																						
	छाया रामदास बांदल																						
	पुष्पा सिताराम झांबरे																						
	संभाजी तुकाराम झांबरे																						
	तानाजी तुकाराम झांबरे																						
	शारदा बाबुराव गव्हाणे																						
	श्रीमती वेणुबाई तुकाराम झांबरे																						
	केलास ज्ञानोबा झांबरे																						
	प्रभावती अरुण शेवाळे																						
	कुसुम देवानंद औताडे																						
	रत्नाबाई ज्ञानोबा झांबरे																						
	इतर अधिकारातील नावे																						
	बोजा- सहकारी सोसायटी इकरार																						
	श्री काळाभैरवनाथ वि का स सो इ.																						
87	किसन भिकु झांबरे	1	130/4/1	99/P-2	2000.0	3825	76,50,000	3,61,54,000	97	4700.0	6311	63,11,000	2,98,60,700	11,281	1,12,80,750	5,32,25,925	-6293300	49,69,750	24,84,875	0	53,89,313		
	किसन भिकु झांबरे	1	130/12	87	7200.0	3825	2,75,40,000				6311	2,27,19,600			4,06,17,900			1,78,98,300	89,49,150	0			
	किसन भिकु झांबरे	1	129/2	158	200.0	3825	7,65,000				6311	6,31,100			11,28,275			4,97,175	2,48,588	0			
88	सुभाष भगवान आतकिरे	1	132/1	90	3900.0	3825	1,49,17,500	1,50,66,843	98	1950.0	4973	96,96,375	98,45,718	9,407	1,83,42,675	1,84,92,018	-5221125	86,46,300	43,23,150	0	-8,97,975		
	विश्वास भगवान आतकिरे																						

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark							
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																	
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed														
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16						
89	गुलशन अल्लाफ काझी	1	132/3	88	278.0	3825	10,63,350	10,63,350	99	3600.0	5355	7,44,345	7,44,345	9,407	13,07,504	13,07,504	-319005	5,63,159	2,81,579	0	-37,426							
	धनराज सदाशिव गव्हाणे				278.0	3825	10,63,350	10,63,350			5355	7,44,345	7,44,345	9,407	13,07,504	13,07,504	-319005	5,63,159	2,81,579	0	-37,426							
	बाबासाहेब भगवान आतकिरे				3628.0	3825	1,38,77,100	1,38,77,100			5355	97,13,970	97,13,970	9,407	1,70,63,391	1,70,63,391	-4163130	73,49,421	36,74,711	0	-4,88,420							
	अलका धनसिंग घाडगो				128.0	3825	4,89,600	4,89,600			5355	3,42,720	3,42,720	9,407	6,02,016	6,02,016	-146880	2,59,296	1,29,648	0	-17,232							
	सुहास रघुनाथ पाटील																											
	सुभद्रा महेश किर्दक																											
	शैलजा रघुनाथ पाटील				278.0	3825	10,63,350	10,63,350			5355	7,44,345	7,44,345	9,407	13,07,504	13,07,504	-319005	5,63,159	2,81,579	0	-37,426							
	लता धनराज गव्हाणे																											
	लतीफ मुसा सैय्यद																											
	विनायक चिंतामण तोंडे				185.0	3825	7,07,625	7,07,625			5355	4,95,338	4,95,338	9,407	8,70,101	8,70,101	-212288	3,74,764	1,87,382	0	-24,906							
	सुधा केशव जाधव				278.0	3825	10,63,350	10,63,350			5355	7,44,345	7,44,345	9,407	13,07,504	13,07,504	-319005	5,63,159	2,81,579	0	-37,426							
	सुनिता राजेश जाधव																											
	वनिता अतुल जाधव																											
	अस्मिता अजय देशपांडे				527.0	3825	20,15,775	20,15,775			5355	14,11,043	14,11,043	9,407	24,78,613	24,78,613	-604733	10,67,570	5,33,785	0	-70,947							
	अजय रघुनाथ देशपांडे																											
	केशव रामचंद्र लाड				450.0	3825	17,21,250	17,21,250			5355	12,04,875	12,04,875	9,407	21,16,463	21,16,463	-516375	9,11,588	4,55,794	0	-60,581							
	राजु दत्तात्रय होळकर				150.0	3825	5,73,750	5,73,750			5355	4,01,625	4,01,625	9,407	7,05,488	7,05,488	-172125	3,03,863	1,51,931	0	-20,194							
	राहुल रामचंद्र केंजळे				185.0	3825	7,07,625	7,07,625			5355	4,95,338	4,95,338	9,407	8,70,101	8,70,101	-212288	3,74,764	1,87,382	0	-24,906							
	दयानंद भैरु झांबरे				557.0	3825	21,30,525	21,30,525			5355	14,91,368	14,91,368	9,407	26,19,710	26,19,710	-639158	11,28,343	5,64,171	0	-74,986							
	इतर अधिकारातील नावे																											
	बांजा- सहकारी सोसायटी इकरार																											
	श्री काळाभैरवनाथ वि का स सो इ.																											
90	विलास रघुनाथ इंगळे				185.0	3825	7,07,625	7,07,625	100		6311	5,83,791	5,83,791	10,019	9,26,711	9,26,711	-123834	3,42,921	1,71,460	0	47,626							
91	ज्ञानोबा रामु शेंडकर	1	129/5	158	5700.0	3825	2,18,02,500	2,18,02,500	101	2850.0	4781	1,36,26,563	1,36,26,563	9,139	2,60,45,438	2,60,45,438	-8175938	1,24,18,875	62,09,438	0	-19,66,500							
92	बाबासाहेब भगवान आतकिरे	1	130/11	92	3000.0	3825	1,14,75,000	1,14,75,000	102	3500.0	4399	65,98,125	65,98,125	8,603	1,29,04,875	1,29,04,875	-4876875	63,06,750	31,53,375	0	-17,23,500							
	इतर अधिकारातील नावे																											
	जिजाबाई महादेव झांबरे																											
	विठ्ठल अनंता झांबरे	1	130/13	91	4000.0	3825	1,53,00,000	1,53,00,000			4399	87,97,500	87,97,500	8,603	1,72,06,500	1,72,06,500	-6502500	84,09,000	42,04,500	0	-22,98,000							
	रामचंद्र अनंता झांबरे																											
	कविता वसंत न्हावले																											
	रेखा राजेंद्र जगताप																											
	लक्ष्मण सुभाष झांबरे																											
	संजय सुभाष झांबरे																											
	ताराबाई यशवंत शेंडकर																											
	सुनिल यशवंत शेंडकर																											
	लक्ष्मी बाळासो मासाळे																											
	वैशाली दादा चंदु																											
	सुवर्णा दत्तात्रय घुले																											

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

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95
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Form 1:(see rules 6(v) and 21 (1))

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark							
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																			
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed																
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure														
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16								
95	काळुराम लक्ष्मण झांबरे	1	129/4/P-1	156	5925.0	3825.0	2,26,63,125	2,26,63,125	105	2962.5	4973	1,47,31,031	1,47,31,031	8,412	2,49,20,550	2,49,20,550	-7932094	1,01,89,519	50,94,759	0	-28,37,334									
	बाळासाहेब लक्ष्मण झांबरे																													
	गऊबाई लक्ष्मण झांबरे																													
	शांताबाई परभू झेंडे																													
	महाराष्ट्र राज्य भु विकास बँक																													
	ज्ञानोब रामचंद्र उर्फ रामु शेंडकर				0.00	3825.0	-	-		4973																				
	लक्ष्मीबाई बाळासो मासाळ																													
	काशिनाथ रामचंद्र उर्फ रामु शेंडकर																													
	वैशाली दादा चंदु																													
	मंजुषा अनिल टकले																													
	सुवर्णा दत्तात्रय घुले																													
	सोपान रामचंद्र उर्फ रामु शेंडकर																													
	राजाराम रामचंद्र उर्फ रामु शेंडकर																													
	ताराबाई यशवंत शेंडकर																													
	एकनाथ रामचंद्र उर्फ रामु शेंडकर																													
	शोभा सुनिल शेंडकर																													
	सौरभ सुनिल शोंडकर																													
	गौरी सुनिल शेंडकर																													
	अनु ३ करीता अपाक आई शोभा																													
	इतर अधिकारातील नावे																													
	काळूराम लक्ष्मण झांबरे																													
	गवूबाई लक्ष्मण झांबरे																													
	बाळासो लक्ष्मण झांबरे																													
	बोजा-सहकारी सोसायटी इकरार																													
	नवनाथ कव का सह संस्था लि.																													
	काळुराम झांबरे																													
	गऊबाई झांबरे																													
96	रघुनाथ पांडुरंग झांबरे	1	106/1/P-1	173	16200.0	3825	61965000	6,19,65,000	106	8100.0	5355	4,33,75,500	4,33,75,500	8,871	7,18,55,100	7,18,55,100	-18589500	2,84,79,600	1,42,39,800	0	-43,49,700									
	दत्तात्रय पांडुरंग झांबरे																													
	गेनबा पांडुरंग झांबरे																													
	इतर अधिकारातील नावे																													
	शिवाजी भेरू झांबरे																													
	गेनबा पांडुरंग झांबरे																													
	दत्तात्रय पांडुरंग झांबरे																													
	धोंडीबा पांडुरंग झांबरे																													
	रघुनाथ पांडुरंग झांबरे																													
	लिलाबाई नारायण औताडे																													
	लिलाबाई नारायण औताडे																													
	रघुनाथ पांडुरंग झांबरे																													

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

Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark				
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure			
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
97	ताराबाई यशवंत शेंडकर	1	129/3/P-1	157	11300.0	3825	4,32,22,500	4,32,22,500	107	5650.0	4781	2,70,14,063	2,70,14,063	9,139	5,16,33,938	5,16,33,938	-16208438	2,46,19,875	1,23,09,938	0	-38,98,500				
	लक्ष्मी बाळासो मासाळ																								
	वैशाली दादा चंदु																								
	सुवर्णा दत्तात्रय धुले																								
	एकनाथ रामू शेंडकर																								
	काशिनाथ रामू शेंडकर																								
	शोभा सुनिल शेंडकर																								
	सौरभ सुनिल शोंडकर																								
	गौरी सुनिल शेंडकर अनु ३ करीता अपाक आई शोभा																								
	इतर अधिकारातील नावे																								
	बोजा-सहकारी सोसायटी इकरार																								
	कानिफनाथ विकाससो इकरार																								
	पुणे जिल्हा मध्यवर्ती सह बँकेच्या कर्जासाठी																								
	एकनाथ रामू शेंडकर																								
	पुणे जिल्हा मध्यवर्ती सह बँकेच्या कर्जासाठी																								
	जनमन जप्त यशवंत शेंडकर																								
98	श्रीकांत शिवाजी माने	1	129/6	158	371.0	3825	14,19,075	14,19,075	108	5345.0	5164	9,57,876	9,57,876	9,674	17,94,573	17,94,573	-461199	8,36,698	4,18,349	0	-42,851				
	गणेश शिवाजी माने				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	अशोक यशवंत शिंदे				371.0	3825	14,19,075	14,19,075			5164	9,57,876	9,57,876	9,674	17,94,573	17,94,573	-461199	8,36,698	4,18,349	0	-42,851				
	जयश्री हरीष वाघमारे				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109				
	अविनाश हरीष वाघमारे																								
	जेसी जॉन																								
	दिपक ज्ञानोबा भांडे				371.0	3825	14,19,075	14,19,075			5164	9,57,876	9,57,876	9,674	17,94,573	17,94,573	-461199	8,36,698	4,18,349	0	-42,851				
	नटराजन कृष्णमुर्ती				371.0	3825	14,19,075	14,19,075			5164	9,57,876	9,57,876	9,674	17,94,573	17,94,573	-461199	8,36,698	4,18,349	0	-42,851				
	बाबसाहेब भगवान आतकिरे				2301.0	3825	88,01,325	88,01,325			5164	59,40,894	59,40,894	9,674	1,11,30,225	1,11,30,225	-2860431	51,89,330	25,94,665	0	-2,65,766				
	बापुसाहेब आकाराम पाटील				186.0	3825	7,11,450	7,11,450			5164	4,80,229	4,80,229	9,674	8,99,705	8,99,705	-231221	4,19,477	2,09,738	0	-21,483				
	मनिषा अशोक घई				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109				
	महेंद्र मधुकर पाटील				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	मिलींद पद्माकर कन्हेकर				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	मिरा उतेवरी ससाणे				605.0	3825	23,14,125	23,14,125			5164	15,62,034	15,62,034	9,674	29,26,461	29,26,461	-752091	13,64,426	6,82,213	0	-69,878				
	मंगेश अरुण चंद्रमोय																								
	मेजर झेड आय एस याज्ञदानी				371.0	3825	14,19,075	14,19,075			5164	9,57,876	9,57,876	9,674	17,94,573	17,94,573	-461199	8,36,698	4,18,349	0	-42,851				
	राजश्री प्रशांत चव्हाण				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109				
	शिवाजीराव दिनकर कणसे				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	शांती उमरु अहिरवार				557.0	3825	21,30,525	21,30,525			5164	14,38,104	14,38,104	9,674	26,94,279	26,94,279	-692421	12,56,174	6,28,087	0	-64,334				
	रामचंद्र उमरु अहिरवार																								
	सुनिल भरत मोरे				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	सुहास बन्सीलाल बोधे				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	सुभाष पांडुरंग कदम				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	हिरासिंग नोगी				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368				
	ज्ञानेश्वर मारूती सोनवणे				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109				

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Form 1:(see rules 6(v) and 21 (1))																											
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																											
Redistribution and Valuation Statement																											
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark						
				Number	Area in Sq. M.	Values in Rupees			Number	Area in Sq. M.	Value in Rupees																
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed													
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure					
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16					
	दिनकर रमेश काळे				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109						
	निशा दिनकर काळे				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368						
	शिवाजी गोरखनाथ कदम																										
	संजय लक्ष्मण कदम				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109						
	सोनबा जानबा सोनावणे				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368						
	अशोक दादुरंग कुचेकर																										
	पुंडलिक नागोराव गोमारे				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368						
	गोविंद नागोराव गोमारे																										
	मकरंद मधुकर कल्याणकर				185.0	3825	7,07,625	7,07,625			5164	4,77,647	4,77,647	9,674	8,94,868	8,94,868	-229978	4,17,221	2,08,611	0	-21,368						
	शेख बारकल्दुलाह वजीर				371.0	3825	14,19,075	14,19,075			5164	9,57,876	9,57,876	9,674	17,94,573	17,94,573	-461199	8,36,698	4,18,349	0	-42,851						
	पियुष रविंद्र जगताप				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109						
	नागम्मा खाजप्पा कांबळे				278.0	3825	10,63,350	10,63,350			5164	7,17,761	7,17,761	9,674	13,44,721	13,44,721	-345589	6,26,960	3,13,480	0	-32,109						
	इतर अधिकारातील नावे																										
	काळूराम लक्ष्मण झांबरे																										
	गवूबाई लक्ष्मण झांबरे																										
	बोजा-सहकारी सोसायटी इकरार																										
	नवनाथ वि का सह संस्था लि.																										
	गंगूबाई झांबरे																										
	बोजा-सहकारी सोसायटी इकरार																										
	नवनाथ वि का सह संस्था लि.																										
	काळुराम बाळासाहेब व गंगुबाई लक्ष्मण झांबरे																										
	बोजा-सहकारी सोसायटी इकरार																										
	नवनाथ वि का सह संस्था लि.																										
	काळूराम लक्ष्मण झांबरे																										
	गवूबाई लक्ष्मण झांबरे																										
99	शोभा रोहिदास लगड	1	105/1/P-1	171	2000.0	3825	76,50,000	1,76,53,639	109	2000.0	4399	87,97,500	1,88,01,139	8,163	1,63,26,750	2,63,30,389	1147500	75,29,250	37,64,625	0	49,12,125						
	इतर अधिकारातील नावे																										
	कानिफनाथ विकासो																										
	लक्ष्मण बबन हिश्य्यावर																										
	बोजा-सहकारी सोसायटी इकरार																										
	चि.लक्ष्मणचा हिस्सा																										
	बोजा-सहकारी सोसायटी इकरार																										
	लक्ष्मणचा हिस्सा श्री काळभैरव विकासो इकरार																										
	लक्ष्मण बबन झांबरे																										
FP IS GIVEN EQUAL TO OP DUE TO STRUCTURE OF SCHOOL																											
100	संजय पांडुरंग घुले	1	105/1/P-2	171	3750.0	3825	1,43,43,750	1,43,43,750	110	2750.0	4399	82,47,656	82,47,656	8,163	1,53,06,328	1,53,06,328	-6096094	70,58,672	35,29,336	0	-25,66,758						
	महाराष्ट्र राज्य भू विकास बँक																										
	सतिश दत्तात्रय झांबरे				1100.0	3825	42,07,500	42,07,500			4399	24,19,313	24,19,313	8,163	44,89,856	44,89,856	-1788188	20,70,544	10,35,272	0	-7,52,916						
	बाळासाहेब दत्तात्रय झांबरे				650.0	3825	24,86,250				4399	14,29,594	14,29,594	8,163	26,53,097	26,53,097	-1056656	12,23,503	6,11,752	0	-4,44,905						
	संतोष दत्तात्रय झांबरे																										
	इतर अधिकारातील नावे																										
	कानिफनाथ विकासो																										
	लक्ष्मण बबन हिश्य्यावर																										
	बोजा-सहकारी सोसायटी इकरार																										
	चि.लक्ष्मणचा हिस्सा																										
	बोजा-सहकारी सोसायटी इकरार																										
	लक्ष्मणचा हिस्सा श्री काळभैरव विकासो इकरार																										
लक्ष्मण बबन झांबरे																											

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4

Redistribution and Valuation Statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot				Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark				
				Number	Area in Sq.M.	Values in Rupees		Number	Area in Sq.M.	Value in Rupees															
						Rate of original Value per Sq.M2	Without Reference to value of structure			Inclusive of Structure	Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure			
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
101	मारुती केरबा झांबरे	1	105/2	172	7000.0	3825	2,67,75,000	2,67,75,000	111	3500.0	4399	1,53,95,625	1,53,95,625	8,163	2,85,71,813	2,85,71,813	-11379375	1,31,76,188	65,88,094	0	-47,91,281				
	इतर अधिकारातील नावे																								
	भिमबाई केरबा झांबरे																								
	लोलीबाई रतन औताडे																								
102	धोंडिबा पांडुरंग झांबरे	1	106/1/P-2	173	4600.0	3825	1,75,95,000	1,75,95,000	112	3650.0	5355	1,23,16,500	1,23,16,500	9,407	2,16,34,950	2,16,34,950	-5278500	93,18,450	46,59,225	0	-6,19,275				
	शिवाजी भैरू झांबरे				1200.0	3825	45,90,000	45,90,000			5355	32,13,000	32,13,000	9,407	56,43,900	56,43,900	-1377000	24,30,900	12,15,450	0	-1,61,550				
	प्रेमनारायण रामचंद्र सिंह				1500.0	3825	57,37,500	57,37,500			5355	40,16,250	40,16,250	9,407	70,54,875	70,54,875	-1721250	30,38,625	15,19,313	0	-2,01,938				
	इतर अधिकारातील नावे																								
	शिवाजी भैरू झांबरे																								
	गेनबा पांडुरंग झांबरे																								
	दत्तात्रय पांडुरंग झांबरे																								
	धोंडीबा पांडुरंग झांबरे																								
	रघुनाथ पांडुरंग झांबरे																								
	लिलाबाई नारायण औताडे																								
	लिलाबाई नारायण औताडे																								
	रघुनाथ पांडुरंग झांबरे																								
103	किसन भैरू झांबरे	1	95/1	185	4150.0	3825	1,58,73,750	1,58,73,750	113	4150.0	4973	1,03,17,938	1,03,17,938	8,909	1,84,86,694	1,84,86,694	-5555813	81,68,756	40,84,378	0	-14,71,434				
	अंकुश भैरू झांबरे				4150.0	3825	1,58,73,750	1,58,73,750			4973	1,14,64,375	1,14,64,375	8,909	2,05,40,771	2,05,40,771	-4409375	90,76,396	45,38,198	0	1,28,823				
	बाळासो मारुती झांबरे																								
	अंजनाबाई अर्जुन गायकवाड																								
	संजनाबाई दशरथ जाधव																								
	रखमाबाई मारुती झांबरे																								
104	सुनिता सुनिल जाधव	1	94/2	181	1900.0	3825	72,67,500	72,67,500	114	1900.0	4399	41,78,813	41,78,813	16331.00	1,55,14,450	1,55,14,450	-3088688	1,13,35,638	56,67,819	0	25,79,131				
	मिना किशोर पासलकर																								
	इतर अधिकारातील नावे																								
	उरूळी देवाची विकासोसायटी इकरार																								
	बोजा सहकारी सोसायटी इकरार - श्री काळाभेरवनाथ विकासो	1	94/8	182	1900.0	3825	72,67,500	72,67,500			4399	41,78,813	41,78,813	8165.00	77,56,750	77,56,750	-3088688	35,77,938	17,88,969	0	-12,99,719				
	दामू कोंडिबा झांबरे																								
	दत्तात्रय दामोदर झांबरे																								
	संतोष दामोदर झांबरे																								
सुदाम कोंडिबा झांबरे																									
105	माधुरी अनिल सुपेकर	1	94/7	180	2400.0	3825	91,80,000	91,80,000	115	3650.0	5738	68,85,000	68,85,000	9,906	1,18,86,900	1,18,86,900	-2295000	50,01,900	25,00,950	0	2,05,950				
	बाळु हिरामण कोळपे				4900.0	3825	1,87,42,500	1,89,30,121			5738	1,40,56,875	1,42,44,496	9,906	2,42,69,088	2,44,56,709	-4685625	1,02,12,213	51,06,106	0	4,20,481				
	इतर अधिकारातील नावे																								
	उरूळी देवाची को ऑप क्रे.सो.वि.																								

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark				
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure			
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
109	विलासराव गणपतराव काकडे	1	94/3	178	4000.0	3825	1,53,00,000	1,53,00,000	119	8050.0	4016	80,32,500	80,32,500	7627	1,52,54,000	1,52,54,000	-7267500	72,21,500	36,10,750	0	-36,56,750				
	पुष्पा विलासराव काकडे																								
	शिवानी राहुल काकडे																								
	वैशाली विक्रम काकडे																								
	राहुल विलासराव काकडे																								
	विक्रम विलासराव काकडे																								
	विजया अर्जुनराव भुजबळ				1000.0	3825	38,25,000	38,25,000			4016	20,08,125	20,08,125	7627	38,13,500	38,13,500	-1816875	18,05,375	9,02,688	0	-9,14,188				
	सुमन विलासराव काकडे				1000.0	3825	38,25,000	38,25,000			4016	20,08,125	20,08,125	7627	38,13,500	38,13,500	-1816875	18,05,375	9,02,688	0	-9,14,188				
	निलेश शामराव जमदाडे				400.0	3825	15,30,000	15,30,000			4016	8,03,250	8,03,250	7627	15,25,400	15,25,400	-726750	7,22,150	3,61,075	0	-3,65,675				
	शामराव भाऊसो जमदाडे				400.0	3825	15,30,000	15,30,000			4016	8,03,250	8,03,250	7627	15,25,400	15,25,400	-726750	7,22,150	3,61,075	0	-3,65,675				
	अतुल नामदेव रायकर				300.0	3825	11,47,500	11,47,500			4016	6,02,438	6,02,438	7627	11,44,050	11,44,050	-545063	5,41,613	2,70,806	0	-2,74,256				
	विजय रामचंद्र जमदाडे				500.0	3825	19,12,500	19,12,500			4016	10,04,063	10,04,063	7627	19,06,750	19,06,750	-908438	9,02,688	4,51,344	0	-4,57,094				
	जनार्दन कुंडलिकराव फरांदे				500.0	3825	19,12,500	19,12,500			4016	10,04,063	10,04,063	7627	19,06,750	19,06,750	-908438	9,02,688	4,51,344	0	-4,57,094				
	पुष्पा बाळासाहेब झांबरे				8000.0	3825	3,06,00,000	3,06,00,000			4016	1,60,65,000	1,60,65,000	7627	3,05,08,000	3,05,08,000	-14535000	1,44,43,000	72,21,500	0	-73,13,500				
	विकी बाळासाहेब झांबरे																								
	शुभम बाळासाहेब झांबरे																								
	सिमा बाळासाहेब झांबरे																								
	वैशाली संजय काशिद																								
	वर्षा संजय मते																								
	इतर अधिकारातील नावे																								
	विक्रम विलासराव काकडे यांचे ०/४० आर क्षेत्रासाठी गोडावून बिनशेती																								
	पुष्पा झांबरे																								
	विकी झांबरे																								
	शुभम झांबरे																								
	सिमा झांबरे																								
	कानिफनाथ विकाससो इकरार																								
110	अनिल नारायण घोडके	1	159	44	1100.0	3375	37,12,500	37,12,500	120	8450.0	5400	29,70,000	29,70,000	10,545	57,99,750	57,99,750	-742500	28,29,750	14,14,875	0.00	6,72,375				
	शंकर महादु झांबरे				4225.0	3375	1,42,59,375	1,42,59,375			5400	1,14,07,500	1,14,07,500	10,545	2,22,76,313	2,22,76,313	-2851875	1,08,68,813	54,34,406	0.00	25,82,531				
	शालन सर्जेराव लोणकर				7350.0	3375	2,48,06,250	2,48,06,250			5400	1,98,45,000	1,98,45,000	10,545	3,87,52,875	3,87,52,875	-4961250	1,89,07,875	94,53,938	0.00	44,92,688				
	मालन परशुराम शेवाळे																								
	लिलाबाई नागेश वोहाळे																								
	उत्तम बाजीराव झांबरे																								
	प्रल्हाद बाजिराव झांबरे																								
	मारुती हिरामण झांबरे				4225.0	3375	1,42,59,375	1,42,59,375			5400	1,14,07,500	1,14,07,500	10,545	2,22,76,313	2,22,76,313	-2851875	1,08,68,813	54,34,406	0.00	25,82,531				
	दिलीप काळूराम झांबरे																								
	राजेंद्र काळुराम झांबरे																								
	निराबाई तानाजी बांदल																								
	इतर अधिकारातील नावे																								
	बोजा- सहकारी सोसायटी इकरार																								
	साधना सहकारी बँक लि. चा मारुती हिरामण झांबरे																								

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

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(b) Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
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Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
113	गोविंद नथु मोरे	1	161/1	24	1500.0	3375	50,62,500	50,62,500	123	1500.0	3881	29,10,938	29,10,938	7,491	56,17,969	56,17,969	-2151563	27,07,031	13,53,516	0.00	-7,98,047				
	विजय गोविंद मोरे																								
	नितीन बबनराव माने																								
	संदिप दिगंबर यादव																								
	संतोष दिगंबर यादव																								
	शालन सर्जेराव लोणकर			24	1500.0	3375	50,62,500	50,62,500			3881	29,10,938	29,10,938	7,491	56,17,969	56,17,969	-2151563	27,07,031	13,53,516	0.00	-7,98,047				
	प्रल्हाद बाजिराव झांबरे																								
	मालन परशुराम शेवाळे																								
	लिलाबाई नागेश वोहाळे																								
	उत्तम बाजीराव झांबरे																								
114	दिलीप काळूराम झांबरे	1	161/18	28	3900.0	3060	1,19,34,000	1,31,65,491	124	1950.0	4725	92,13,750	1,04,45,241	8,588	1,67,45,625	1,79,77,116	-2720250	75,31,875	37,65,938	0	10,45,688				
	राजेंद्र काळुराम झांबरे																								
	निराबाई तान्हाजी बांदल																								
	शंकर महादु झांबरे																								
115	देवराम गोविंद झांबरे	1	160/1	42	5950.0	3375	2,00,81,250	2,02,84,290	125	2975.0	4388	1,30,52,813	1,32,55,853	9,026	2,68,53,094	2,70,56,134	-7028438	1,38,00,281	69,00,141	0	-1,28,297				
	किसन बाबुराव झांबरे																								
	इतर अधिकारातील नावे																								
	श्रीमती जिजाबाई बापू झांबरे व कु.बायडाबाई बापू झांबरे																								
116	देवराम गोविंद झांबरे	1	161/17	41	3750.0	3375	1,26,56,250	1,26,56,250	126	3750.0	4388	82,26,563	82,26,563	8,149	1,52,78,906	1,52,78,906	-4429688	70,52,344	35,26,172	0	-9,03,516				
	शितल बापु बोडके				3200.0	3375	1,08,00,000	1,08,00,000			4388	70,20,000	70,20,000	8,149	1,30,38,000	1,30,38,000	-3780000	60,18,000	30,09,000	0	-7,71,000				
	किसन बाबुराव झांबरे				550.0	3375	18,56,250	18,56,250			4388	12,06,563	12,06,563	8,149	22,40,906	22,40,906	-649688	10,34,344	5,17,172	0	-1,32,516				
	इतर अधिकारातील नावे																								
	श्रीमती.गिरीजाबाई बापु झांबरे																								
	कु.बायडाबाई बापु झांबरे																								
	बापू नारायण झांबरे	1	161/3	29	47.0	3375	1,58,625	1,58,625			5231	1,22,934	1,22,934	9,246	2,17,272	2,17,272	-35691	94,338	47,169	0.00	11,478				
	सोपाना नामा झांबरे																								
	बाजीराव केसु झांबरे																								
	काळूराम महादू झांबरे																								
	शंकर महादु झांबरे																								
	मुक्ताबाई महादू झांबरे																								
	श्रीपती खंडू झांबरे																								
	बबन चंद्रकांत झांबरे																								
	हिरू केसु झांबरे																								
	बगाजी काळु झांबरे																								
	ज्ञानोबा काळू झांबरे																								

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
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				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
	इतर अधिकारातील नावे																					
	कौसल्या धनाजी औताडे																					
	जिजाबाई बबन तारू																					
	दिलीप काळूराम झांबरे	1	161/4	30	350.0	3375	11,81,250	11,81,250			5231	9,15,469	9,15,469	9,246	16,17,984	16,17,984	-265781	7,02,516	3,51,258	0.00	85,477	
	राजेंद्र काळूराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
	इतर अधिकारातील नावे																					
	बहिरू भिकु झांबरे																					
	दिलीप काळूराम झांबरे																					
	राजेंद्र काळुराम झांबरे	1	161/5	33	150.0	3375	5,06,250	5,06,250			5231	3,92,344	3,92,344	9,246	6,93,422	6,93,422	-113906	3,01,078	1,50,539	0.00	36,633	
	निराबाई तान्हाजी बांदल																					
	शंकर महादु झांबरे																					
	मुक्ताबाई महादू झांबरे				50.0	3375	1,68,750	1,68,750			5231	1,30,781	1,30,781	9,246	2,31,141	2,31,141	-37969	1,00,359	50,180	0.00	12,211	
	निराबाई तान्हाजी बांदल																					
	दिलीप काळूराम झांबरे																					
	राजेंद्र काळुराम झांबरे				100.0	3375	3,37,500	3,37,500			5231	2,61,563	2,61,563	9,246	4,62,281	4,62,281	-75938	2,00,719	1,00,359	0.00	24,422	
	परमेश्वर श्रीपती झांबरे																					
	भैरु भिकु झांबरे																					
	किसन बाबुराव झांबरे	1	161/6	34	750.0	3375	25,31,250	25,31,250			5231	19,61,719	19,61,719	9,246	34,67,109	34,67,109	-569531	15,05,391	7,52,695	0.00	1,83,164	
	दिलीप काळूराम झांबरे																					
	राजेंद्र काळुराम झांबरे																					
	निराबाई तान्हाजी बांदल				750.0	3375	25,31,250	25,31,250			5231	19,61,719	19,61,719	9,246	34,67,109	34,67,109	-569531	15,05,391	7,52,695	0.00	1,83,164	
	नितीन बाळासाहेब झांबरे																					
	प्रकाश बाळासाहेब झांबरे																					
	नवनाथ किसन झांबरे	1	161/7	35	700.0	3375	23,62,500	23,62,500			5231	18,30,938	18,30,938	9,246	32,35,969	32,35,969	-531563	14,05,031	7,02,516	0.00	1,70,953	
	नंदा मोहन ठाकर																					
	माधुरी दत्तात्रय गोगावले																					
	माया संतोष जाधव																					
	भामाबाई किसन झांबरे																					
	दिलीप काळूराम झांबरे	1	161/8	36	350.0	3375	11,81,250	11,81,250			5231	9,15,469	9,15,469	9,246	16,17,984	16,17,984	-265781	7,02,516	3,51,258	0.00	85,477	
	राजेंद्र काळुराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
	नवनाथ किसन झांबरे				350.0	3375	11,81,250	11,81,250			5231	9,15,469	9,15,469	9,246	16,17,984	16,17,984	-265781	7,02,516	3,51,258	0.00	85,477	
	नंदा मोहन ठाकर																					
	माधुरी दत्तात्रय गोगावले																					
	माया संतोष जाधव																					
भामाबाई किसन झांबरे																						

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
	वेणुबाई हिरामण झांबरे	1	161/15	27	200.0	3375	6,75,000	6,75,000			5231	5,23,125	5,23,125	9,246	9,24,563	9,24,563	-151875	4,01,438	2,00,719	0.00	48,844				
	मारुती हिरामण झांबरे																								
	काळुराम महादु झांबरे																								
	शंकर महादु झांबरे																								
	मुक्ताबाई महादू झांबरे																								
	शालन सर्जेराव लोणकर																								
	प्रल्हाद बाजिराव झांबरे				200.0	3375	6,75,000	6,75,000			5231	5,23,125	5,23,125	9,246	9,24,563	9,24,563	-151875	4,01,438	2,00,719	0.00	48,844				
	मालन परशुराम शेवाळे																								
	लिलाबाई नागेश वोहाळे																								
	उत्तम बाजीराव झांबरे																								
	इतर अधिकारातील नावे																								
	जिजाबाई बबन तारू																								
	कोसल्या धनाजी ओताडे	1	161/16	32	600.0	3375	20,25,000	20,25,000			5231	15,69,375	15,69,375	9,246	27,73,688	27,73,688	-455625	12,04,313	6,02,156	0.00	1,46,531				
	दिलीप काळूराम झांबरे																								
	राजेंद्र काळुराम झांबरे																								
निराबाई तान्हाजी बांदल																									
118	आशा रमेश झांबरे	1	163	22	15300.0	3825	5,85,22,500	6,25,45,159	128 130	7300.0 350.0	5355	3,90,91,500 18,74,250	4,49,88,409	9,407	6,86,67,450 32,92,275	7,59,82,384	-17556750	2,95,75,950 14,18,025	1,47,87,975 7,09,013	0	-20,59,763				
FP IS GIVEN IN TWO PARTS DUE TO STRUCTURE AND WELL																									
119	रामदास बाबुराव दामगुडे	1	162	23	15600.0	3375	5,26,50,000	5,26,50,000	129	7800.0	4388	3,42,26,400	3,42,26,400	8,149	6,35,60,250	6,35,60,250	-18423600	2,93,33,850	1,46,66,925	0	-37,56,675				
	बाबासाहेब भगवान आतकिरे	1	135/1	82	3200.0	2925	93,60,000	1,06,55,544			4241	67,86,000	80,81,544	7959	1,27,34,400	1,40,29,944	-2574000	59,48,400	29,74,200	0	4,00,200				
	इतर अधिकारातील नावे																								
	बोजा- सहकारी सोसायटी इकरार श्रीकाळ भैरवनाथ वि का स सो इकरार																								
	सुनिता बाळासाहेब घाडगे				186.0	3375	6,27,750	6,27,750			4894	4,55,119	4,55,119	7959	7,40,187	7,40,187	-172631	2,85,068	1,42,534	0	-30,097				
	आनंद शांताराम इंगवले				185.0	3375	6,24,375	6,24,375			4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935				
	चंदन तात्यासाहेब जाधव				371.0	3375	12,52,125	12,52,125			4894	9,07,791	9,07,791	7959	14,76,395	14,76,395	-344334	5,68,604	2,84,302	0	-60,032				
	नेहा विजय भालके				657.0	3375	22,17,375	22,17,375			4894	16,07,597	16,07,597	7959	26,14,532	26,14,532	-609778	10,06,935	5,03,467	0	-1,06,311				
	पुरुषोत्तम हिरचंदानी मेंडाळे				100.0	3375	3,37,500	3,37,500			4894	2,44,688	2,44,688	7959	3,97,950	3,97,950	-92813	1,53,263	76,631	0	-16,181				
	प्रभाकर नरसप्पा देशमाने				185.0	3375	6,24,375	6,24,375			4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935				
	प्रकाश पांडुरंग सदाणे				100.0	3375	3,37,500	3,37,500			4894	2,44,688	2,44,688	7959	3,97,950	3,97,950	-92813	1,53,263	76,631	0	-16,181				
	राहुल बाबाजी ठोसर				464.0	3375	15,66,000	15,66,000			4894	11,35,350	11,35,350	7959	18,46,488	18,46,488	-430650	7,11,138	3,55,569	0	-75,081				
	किरण शिवाजी झांबरे				464.0	3375	15,66,000	15,66,000			4894	11,35,350	11,35,350	7959	18,46,488	18,46,488	-430650	7,11,138	3,55,569	0	-75,081				
	सुदाम लक्ष्मण मुळीक	185.0	3375	6,24,375	6,24,375			4894			4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935					
	रामदास बाबुराव सोनवणे																								
	सुमन लक्ष्मण शिवणकर																								
	दिपक लक्ष्मण शिवणकर	185.0	3375	6,24,375	6,24,375			4894			4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935					
	पद्मा नवनाथ शिंदे																								
	विशाल लक्ष्मण शिवणकर																								
	विश्वास भगवान आतकिरे	536.0	3375	18,09,000	18,09,000	4894	13,11,525	13,11,525			7959	21,33,012	21,33,012	-497475	8,21,487	4,10,744	0	-86,732							
	शिवाजी श्रीपती क्षीरसागर	185.0	3375	6,24,375	6,24,375	4894	4,52,672	4,52,672			7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935							
	सत्यम विनायक कुंभार	371.0	3375	12,52,125	12,52,125	4894	9,07,791	9,07,791			7959	14,76,395	14,76,395	-344334	5,68,604	2,84,302	0	-60,032							
	सतिश अनंत मालेगावकर	185.0	3375	6,24,375	6,24,375	4894	4,52,672	4,52,672			7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935							

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																																											
Redistribution and Valuation Statement																																											
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark																					
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																																
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed																													
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure																											
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16																					
120	सतिश भगवानराव बोहेगव्हाणकर	1	135/2	81	185.0	3375	6,24,375	6,24,375	131	10100.0	4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935																						
	सुनिल मुरलीधर दिवाणजी				150.0	3375	5,06,250	5,06,250			4894	3,67,031	3,67,031	7959	5,96,925	5,96,925	-139219	2,29,894	1,14,947	0	-24,272																						
	सुरेखा नामदेव शिंदे				232.0	3375	7,83,000	7,83,000			4894	5,67,675	5,67,675	7959	9,23,244	9,23,244	-215325	3,55,569	1,77,785	0	-37,541																						
	नंदकुमार नामदेव शिंदे				185.0	3375	6,24,375	6,24,375			4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935																						
	राजेंद्र दत्तात्रय जाधव																																										
	सुनिता दत्तात्रय जाधव				232.0	3375	7,83,000	7,83,000			4894	5,67,675	5,67,675	7959	9,23,244	9,23,244	-215325	3,55,569	1,77,785	0	-40,453																						
	संजुता दत्तात्रय जाधव																																										
	चंद्रशेखर दत्तात्रय जाधव				185.0	3375	6,24,375	6,24,375			4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935																						
	संजीव बाळकृष्ण कुलकर्णी																																										
	संजय पांडुरंग वीरकर										4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935																						
	मे रणजीत डेव्हलपर्स तर्फे बाबासाहेब भगवान आतकिरे				250.0	3375	8,43,750	8,43,750																																			
	मोहन नथुलाल सोदे			278.0	3375	9,38,250	9,38,250				4894	6,80,231	6,80,231	7959	11,06,301	11,06,301	-258019	4,26,070	2,13,035	0	-44,984																						
	शैलेश नथुलाल सोदे			185.0	3375	6,24,375	6,24,375				4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935																						
	सुवर्णा अशोक देसाई										4894	7,34,063	7,34,063	7959	11,93,850	11,93,850	-278438	4,59,788	2,29,894	0	-48,544																						
	शिप्रा प्रकाश																																										
	नमीता शर्मा			278.0	3375	9,38,250	9,38,250	9,38,250			4894	6,80,231	6,80,231	7959	11,06,301	11,06,301	-258019	4,26,070	2,13,035	0	-44,984																						
	सुनिल नामदेव बोडके			232.0	3375	7,83,000	7,83,000				4894	5,67,675	5,67,675	7959	9,23,244	9,23,244	-215325	3,55,569	1,77,785	0	-37,541																						
	चिंतामण नामदेव बोडके																																										
	विवेक दत्तात्रय बोराडे			446.0	3375	15,05,250	15,05,250	15,05,250			4894	10,91,306	10,91,306	7959	17,74,857	17,74,857	-413944	6,83,551	3,41,775	0	-72,168																						
	निलेश श्रीकांत नवले			278.0	3375	9,38,250	9,38,250				4894	6,80,231	6,80,231	7959	11,06,301	11,06,301	-258019	4,26,070	2,13,035	0	-44,984																						
	सारिका निलेश नवले																																										
	शितल सागर नवले																																										
	विक्टर लुईस कोरिया			185.0	3375	6,24,375	6,24,375	6,24,375			4894	4,52,672	4,52,672	7959	7,36,208	7,36,208	-171703	2,83,536	1,41,768	0	-29,935																						
	संजय गुलाब घुले			81	6755.0	3375	2,27,98,125	2,27,98,125			4894	1,65,28,641	1,65,28,641	7959	2,68,81,523	2,68,81,523	-6269484	1,03,52,882	51,76,441	0	-10,93,043																						
	मिना वरुण अंकुश झांबरे			81	278.0	3375	9,38,250	9,38,250			4894	6,80,231	6,80,231	7959	11,06,301	11,06,301	-258019	4,26,070	2,13,035	0	-44,984																						
	सुरेश रामधरी आगरवाल	1		81	1022.0	3375	34,49,250				4894	25,00,706	25,00,706	7959	40,67,049	40,67,049	-948544	15,66,343	7,83,171	0	-1,65,372																						
	अक्षय सुरेश आगरवाल	1																																									
	इतर अधिकारातील नावे																																										
	बोजा- सहकारी बँक																																										
	पवना सहकारी बँक																																										
	राहुल ठोसर हिस्सा																																										
	ललीता बाबासाहेब आतकिरे	1	135/3	86/P-1	100.0	3375	3,37,500	3,37,500			4894	2,44,688	2,44,688	7959	3,97,950	3,97,950	-92813	1,53,263	76,631	0	-16,181																						
	ललीता बाबासाहेब आतकिरे	1	135/4	86/P-2	200.0	3375	6,75,000	6,75,000			4894	4,89,375	4,89,375	7959	7,95,900	7,95,900	-185625	3,06,525	1,53,263	0	-32,363																						
	ललीता बाबासाहेब आतकिरे	1	135/5	86/P-3	500.0	3375	16,87,500	16,87,500			4894	12,23,438	12,23,438	7959	19,89,750	19,89,750	-464063	7,66,313	3,83,156	0	-80,906																						
The action on the application of applicant Shri Satish Malegaonkar Shri Mahadev Pote, Shri Jitendra Tiwari, Shri Arvind Shinde, Shri Pravin Ashok Sabre, Shrimati Rupali Makdum and others, will be taken subject to production of his ownership on updated 7/12 extract.																																											

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

Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+ compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+ or Deduction from (-) contribution to be made under other sections	Net demand from(+ or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
124	विश्वास भगवान आतकिरे	1	137/2	77	2744.0	2925	80,26,200	80,26,200	135	3100.0	4680	64,20,960	64,20,960	9,465	1,29,85,980	1,29,85,980	-1605240	65,65,020	32,82,510	0	16,77,270				
	विजयालक्ष्मी नारायण भांबुरे				185.0	2925	5,41,125	5,41,125			4680	4,32,900	4,32,900	9,465	8,75,513	8,75,513	-108225	4,42,613	2,21,306	0	1,13,081				
	सुधा अजितकुमार देशपांडे				119.0	2925	3,48,075	3,48,075			4680	2,78,460	2,78,460	9,465	5,63,168	5,63,168	-69615	2,84,708	1,42,354	0	72,739				
	यशवंत हरीभाऊ नरवडे				278.0	2925	8,13,150	8,13,150			4680	6,50,520	6,50,520	9,465	13,15,635	13,15,635	-162630	6,65,115	3,32,558	0	1,69,928				
	भिकाजी आबाजी उगळे				185.0	2925	5,41,125	5,41,125			4680	4,32,900	4,32,900	9,465	8,75,513	8,75,513	-108225	4,42,613	2,21,306	0	1,13,081				
	शैलजा बालाजी गायकवाड				100.0	2925	2,92,500	2,92,500			5265	2,63,250	2,63,250	9,465	4,73,250	4,73,250	-29250	2,10,000	1,05,000	0	75,750				
	हनुमंत आर इंगळे				278.0	2925	8,13,150	8,13,150			4680	6,50,520	6,50,520	9,465	13,15,635	13,15,635	-162630	6,65,115	3,32,558	0	1,69,928				
	चन्नाप्पा सिध्दलिंगाप्पा भतगौड				278.0	2925	8,13,150	8,13,150			4680	6,50,520	6,50,520	9,465	13,15,635	13,15,635	-162630	6,65,115	3,32,558	0	1,69,928				
	चंद्रकांत यशवंत मोरे				1200.0	2925	35,10,000	35,10,000			4680	28,08,000	28,08,000	9,465	56,79,000	56,79,000	-702000	28,71,000	14,35,500	0	7,33,500				
	रामदास दत्तात्रय मोरे																								
	स्वप्निल संजय मोरे																								
	विठ्ठल ज्ञानोबा भिसे				185.0	2925	5,41,125	5,41,125			4680	4,32,900	4,32,900	9,465	8,75,513	8,75,513	-108225	4,42,613	2,21,306	0	1,13,081				
	मनिषा विठ्ठल भिसे																								
	इतर अधिकारातील नावे																								
	जिजाबाई महादेव झांबरे																								
	बोजा- सहकारी सोसायटी इकरार																								
	श्री काळभैरवनाथ वि का स सा																								
125	अशोक भैरु लकडे	1	134/2	84	464.0	2250	10,44,000	10,44,000	136	5500.0	3488	8,09,100	8,09,100	7,328	16,99,980	16,99,980	-234900	8,90,880	4,45,440	0	2,10,540				
	शंकर भैरु लकडे				278.0	2250	6,25,500	6,25,500			3488	4,84,763	4,84,763	7,328	10,18,523	10,18,523	-140738	5,33,760	2,66,880	0	1,26,143				
	अरविंद केशव पैठणकर				836.0	2250	18,81,000	18,81,000			3488	14,57,775	14,57,775	7,328	30,62,895	30,62,895	-423225	16,05,120	8,02,560	0	3,79,335				
	खुशरु सोराबजी अंकलेसरिया				185.0	2250	4,16,250	4,16,250			3488	3,22,594	3,22,594	7,328	6,77,794	6,77,794	-93656	3,55,200	1,77,600	0	83,944				
	जयश्री दिनकर जंजीरे																								
	शरद दिनकर जंजीरे				557.0	2250	12,53,250	12,53,250			3488	9,71,269	9,71,269	7,328	20,40,709	20,40,709	-281981	10,69,440	5,34,720	0	2,52,739				
	जगदिश मनाजी गोपाळे				187.0	2250	4,20,750	4,20,750			3488	3,26,081	3,26,081	7,328	6,85,121	6,85,121	-94669	3,59,040	1,79,520	0	84,851				
	नारायण हरिभाऊ मोहोळ				557.0	2250	12,53,250	12,53,250			3488	9,71,269	9,71,269	7,328	20,40,709	20,40,709	-281981	10,69,440	5,34,720	0	2,52,739				
	पुष्पा विठ्ठल गुजर																								
	नागेश विठ्ठल गुजर				371.0	2250	8,34,750	8,34,750			3488	6,46,931	6,46,931	7,328	13,59,251	13,59,251	-187819	7,12,320	3,56,160	0	1,68,341				
	रोहन प्रमोद वाघमारे																								
	स्वप्निल प्रमोद वाघमारे																								
	अश्विनी प्रमोद वाघमारे अपाक स्वतः अनिता प्रमोद वाघमारे				185.0	2250	4,16,250	4,16,250			3488	3,22,594	3,22,594	7,328	6,77,794	6,77,794	-93656	3,55,200	1,77,600	0	83,944				
	प्रतिभा गोरख शेळखे																								
	बेन्नी बॅप्टीस रिबेलो				206.0	2250	4,63,500	4,63,500			3488	3,59,213	3,59,213	7,328	7,54,733	7,54,733	-104288	3,95,520	1,97,760	0	93,473				
	शामराव बबन जगताप				557.0	2250	12,53,250	12,53,250			3488	9,71,269	9,71,269	7,328	20,40,709	20,40,709	-281981	10,69,440	5,34,720	0	2,52,739				
	सुनंदा शमराव जगताप				278.0	2250	6,25,500	8,64,963			3488	4,84,763	7,24,226	7,328	10,18,523	12,57,986	-140738	5,33,760	2,66,880	0	1,26,143				
मनिषा वसंतराव पवार																									
राजेंद्र वसंतराव पवार	278.0	2250	6,25,500	6,25,500			3488	4,84,763	4,84,763	7,328	10,18,523	10,18,523	-140738	5,33,760	2,66,880	0	1,26,143								
मंजुषा लक्ष्मण तांबोळकर																									
उमेश लक्ष्मण तांबोळकर																									

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

Form 1:(see rules 6(v) and 21 (1))																																					
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																																					
Redistribution and Valuation Statement																																					
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark															
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																										
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed																							
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure																					
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16															
	राजेंद्र रामकृष्ण परदेशी				278.0	2250	6,25,500	6,25,500			3488	4,84,763	4,84,763	7,328	10,18,523	10,18,523	-140738	5,33,760	2,66,880	0	1,26,143																
	विश्वास भगवान आतकिरे				4281.0	2250	96,32,250	96,32,250			3488	74,64,994	74,64,994	7,328	1,56,84,514	1,56,84,514	-2167256	82,19,520	41,09,760	0	19,42,504																
	विमल वामन कारंजकर				278.0	2250	6,25,500	6,25,500			3488	4,84,763	4,84,763	7,328	10,18,523	10,18,523	-140738	5,33,760	2,66,880	0	1,26,143																
	अशोक वामन कारंजकर																																				
	निलम अशोक कारंजकर																																				
	स्मिता परशुराम लघाटे				278.0	2250	6,25,500	6,25,500			3488	4,84,763	4,84,763	7,328	10,18,523	10,18,523	-140738	5,33,760	2,66,880	0	1,26,143																
	दत्तात्रय परशुराम लघाटे																																				
	सुभद्रा फर्तेसिंग मासाळकर																																				
	रुपराम मानाजी चौधरी				334.0	2250	7,51,500	7,51,500			3488	5,82,413	5,82,413	7,328	12,23,693	12,23,693	-169088	6,41,280	3,20,640	0	1,51,553																
	राजाराम सयाजी चौधरी				334.0	2250	7,51,500	7,51,500			3488	5,82,413	5,82,413	7,328	12,23,693	12,23,693	-169088	6,41,280	3,20,640	0	1,51,553																
The action on the application of applicant Shri A.V. karanjkar, Ravindra Vasant Rao Pawar, Umesh Tambolkar, Shrimati Pushpa Gujar and Shri Nagesh Vitthal Gujar, Shrimati Anita Waghmare and others, will be taken subject to production of his ownership on updated 7/12 extract.																																					
	महाराष्ट्र राज्य भु विकास बँक	1	133/1	85/P-1	7100.0	3375	2,39,62,500	2,39,62,500			5400	1,91,70,000	1,91,70,000	10,545	3,74,34,750	3,74,34,750	-4792500	1,82,64,750	91,32,375	0	43,39,875																
	इतर अधिकारातील नावे																																				
	किसन ज्ञानोबा झांबरे																						1120.0	3375	37,80,000	37,80,000	5400	30,24,000	30,24,000	10,545	59,05,200	59,05,200	-756000	28,81,200	14,40,600	0	6,84,600
	बोजा- सहकारी सोसायटी इकरार दिगंबरचे हि.																																				
	श्री काळाभैरवनाथ वि का स सो इ.																																				
	विश्वास भगवान आतकिरे	1180.0	3375	39,82,500	39,82,500	5400	31,86,000	31,86,000			10,545	62,21,550	62,21,550	-796500	30,35,550	15,17,775	0	7,21,275																			
	सिमा शशिकांत कुलकर्णी	1615.0	3375	54,50,625	54,50,625	5400	43,60,500	43,60,500			10,545	85,15,088	85,15,088	-1090125	41,54,588	20,77,294	0	9,87,169																			
	आनंद मोहन सिंह																																				
	विठ्ठल अनंता झांबरे																																				
	रामचंद्र अनंता झांबरे																																				
	कविता वर्सेत न्हावले																																				
	रेखा राजेंद्र जगताप	1	133/2	85/P-2	6000.0	3375	54,50,625	54,50,625			5400	43,60,500	43,60,500	10,545	85,15,088	85,15,088	-1090125	41,54,588	20,77,294	0	9,87,169																
	लक्ष्मण सुभाष झांबरे																																				
	संजय सुभाष झांबरे																																				
	इतर अधिकारातील नावे																																				
	बोजा- सहकारी सोसायटी इकरार विठ्ठलचे हि.श्रीकाळ भैरवनाथ वि का स सो इकरार																																				
	भगवान लक्ष्मण भाडळे	1	133/3	85/P-3	6000.0	3375	2,02,50,000	2,02,50,000			5400	1,62,00,000	1,62,00,000	10,545	3,16,35,000	3,16,35,000	-4050000	1,54,35,000	77,17,500	0	36,67,500																
	इतर अधिकारातील नावे																																				
	बोजा- सहकारी सोसायटी इकरार श्रीकाळ भैरवनाथ वि का स सो इकरार																																				
	महाराष्ट्र राज्य भु विकास बँक																																				
	इतर अधिकारातील नावे																																				
दादासो ज्ञानोबा झांबरे	1	133/5	85/P-5	3400.0	3375	1,14,75,000	1,14,75,000	5400	91,80,000	91,80,000	10,545	1,79,26,500	1,79,26,500	-2295000	87,46,500	43,73,250	0	20,78,250																			
बेबी ज्ञानोबा झांबरे																																					
गणेश काशिनाथ शिंदे																																					
कैलास काशिनाथ शिंदे																																					
डोमीनिक के सालमीन																																					
बाबासाहेब भगवान आतकिरे				464.0	3375	15,66,000	15,66,000			5400	12,52,800	12,52,800	10,545	24,46,440	24,46,440	-313200	11,93,640	5,96,820	0	2,83,620																	
185.0				3375	6,24,375	6,24,375	5400			4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081																		
462.0				3375	15,59,250	15,59,250	5400			12,47,400	12,47,400	10,545	24,35,895	24,35,895	-311850	11,88,495	5,94,248	0	2,82,398																		

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

Form 1:(see rules 6(v) and 21 (1))																							
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees												
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure							
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16	
126	माधवी प्रेमानंद जाधव	1	133/7	85/P-7	185.0	3375	6,24,375	6,24,375	137	20300.0	5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	राजश्री महादेव जगताप				278.0	3375	9,38,250	9,38,250			5400	7,50,600	7,50,600	10,545	14,65,755	14,65,755	-187650	7,15,155	3,57,578	0	1,69,928		
	राजेंद्र महादेव जगताप				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	वंदना संजीव सहगल				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	सुनिल बापु घाटगे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	मधुकर बापु घाटगे				371.0	3375	12,52,125	12,52,125			5400	10,01,700	10,01,700	10,545	19,56,098	19,56,098	-250425	9,54,398	4,77,199	0	2,26,774		
	प्रमिला हरीचंद्र बाठे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	विजय हरिचंद्र बाठे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	नितीन हरिदास काळे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	इतर अधिकारातील नावे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	बोजा- सहकारी सोसायटी इकरार श्रीकाळ भैरवनाथ वि का स सो इकरार				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	भगवान लक्ष्मण भाडळे	1	133/8	85/P-8	2000.0	3375	67,50,000	67,50,000			5400	54,00,000	54,00,000	10,545	1,05,45,000	1,05,45,000	-1350000	51,45,000	25,72,500	0	12,22,500		
	अरुणा अरविंद तिवरखेडे	1	133/9	85/P-9	185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	अरविंद केशव तिवरखेडे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	उमा हरिचरणसिंग ठाकूर				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	किसन वामन देशमुख				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	कौसर जहान हिदामत सुंडके				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	जाहिद हुसेन बाबामियाँ हकिम				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	बाबासाहेब भगवान आतकिरे				764.0	3375	25,78,500	25,78,500			5400	20,62,800	20,62,800	10,545	40,28,190	40,28,190	-515700	19,65,390	9,82,695	0	4,66,995		
	मुनवर सुलतान जाहिदहक्कीम				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	शरद नामदेव घरत				278.0	3375	9,38,250	9,38,250			5400	7,50,600	7,50,600	10,545	14,65,755	14,65,755	-187650	7,15,155	3,57,578	0	1,69,928		
	शमला शहाजी फडतरे				278.0	3375	9,38,250	9,38,250			5400	7,50,600	7,50,600	10,545	14,65,755	14,65,755	-187650	7,15,155	3,57,578	0	1,69,928		
	शहाजी शंकर फडतरे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	राजेंद्र उत्तमचंद दुगड				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	विकास देविदास हांडे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	इतर अधिकारातील नावे				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	बोजा- सहकारी सोसायटी इकरार श्रीकाळ भैरवनाथ वि का स सो इकरार				185.0	3375	6,24,375	6,24,375			5400	4,99,500	4,99,500	10,545	9,75,413	9,75,413	-124875	4,75,913	2,37,956	0	1,13,081		
	अंजली दत्तात्रय कुंभारे	1	133/10	85/P-10	929.0	3375	31,35,375	31,35,375			5400	25,08,300	25,08,300	10,545	48,98,153	48,98,153	-627075	23,89,853	11,94,926	0	5,67,851		
	अरुण दत्तात्रय कुंभारे				493.0	3375	16,63,875	16,63,875			5400	13,31,100	13,31,100	10,545	25,99,343	25,99,343	-332775	12,68,243	6,34,121	0	3,01,346		
	बाळासाहेब भगवान आतकिरे				278.0	3375	9,38,250	9,38,250			5400	7,50,600	7,50,600	10,545	14,65,755	14,65,755	-187650	7,15,155	3,57,578	0	1,69,928		
	श्वेता प्रदीप नाईक	1	133/11	85/P-11	4100.0	3375	1,38,37,500	1,38,37,500			5400	1,10,70,000	1,10,70,000	10,545	2,16,17,250	2,16,17,250	-2767500	1,05,47,250	52,73,625	0	25,06,125		
	इतर अधिकारातील नावे				4100.0	3375	1,38,37,500	1,38,37,500			5400	1,10,70,000	1,10,70,000	10,545	2,16,17,250	2,16,17,250	-2767500	1,05,47,250	52,73,625	0	25,06,125		
दादासो जानोबा झांबरे	1	133/12/1	85/P-12	600.0	3375	20,25,000	20,25,000	5400	16,20,000	16,20,000	10,545	31,63,500	31,63,500	-405000	15,43,500	7,71,750	0	3,66,750					
किसन नारायण झांबरे				600.0	3375	20,25,000	20,25,000	5400	16,20,000	16,20,000	10,545	31,63,500	31,63,500	-405000	15,43,500	7,71,750	0	3,66,750					
इंदुबाई चंद्रकांत ठाकर	1	133/12/2	85/P-13	2900.0	3375	97,87,500	97,87,500	5400	78,30,000	78,30,000	10,545	1,52,90,250	1,52,90,250	-1957500	74,60,250	37,30,125	0	17,72,625					

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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Form 1:(see rules 6(v) and 21 (1))																											
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																											
Redistribution and Valuation Statement																											
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark						
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed													
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure					
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16					
127	अभय सुरेश अजनाडकर	1	129/8/1	160/P-1	278.0	3375	9,38,250	9,38,250	138	5780.5	3881	5,39,494	5,39,494	7,491	10,41,197	10,41,197	-398756	5,01,703	2,50,852	0	-1,47,905						
	दिपक सुभाषचंद्र राठोड				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	बाबासाहेब भगवान आतकिरे				2436.0	3375	82,21,500	82,21,500			3881	47,27,363	47,27,363	7,491	91,23,581	91,23,581	-3494138	43,96,219	21,98,109	0	-12,96,028						
	रणधीर यादव				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	सुशिला यादव				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	विकास शंकर लोणकर				371.0	3375	12,52,125	12,52,125			3881	7,19,972	7,19,972	7,491	13,89,511	13,89,511	-532153	6,69,539	3,34,770	0	-1,97,384						
	संजय चमण चव्हाण				371.0	3375	12,52,125	12,52,125			3881	7,19,972	7,19,972	7,491	13,89,511	13,89,511	-532153	6,69,539	3,34,770	0	-1,97,384						
	राम सोमनाथ अवघडे				278.0	3375	9,38,250	9,38,250			3881	5,39,494	5,39,494	7,491	10,41,197	10,41,197	-398756	5,01,703	2,50,852	0	-1,47,905						
	शशीकला सुरेश सोनावणे				371.0	3375	12,52,125	12,52,125			3881	7,19,972	7,19,972	7,491	13,89,511	13,89,511	-532153	6,69,539	3,34,770	0	-1,97,384						
	संगीता शशांक पारखे				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	अर्चना नितिन साबळे				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	दिपक सुभाषचंद्र राठोड				400.0	3375	13,50,000	13,50,000			3881	7,76,250	7,76,250	7,491	14,98,125	14,98,125	-573750	7,21,875	3,60,938	0	-2,12,813						
	अपेक्षा अभय भालेराव				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	पराग अशोक कोठावळे																										
	प्रांजली पराग कोठावळे																										
	किरण महादेव रणदिवे																										
	विनोद महादेव रणदिवे																										
	नितीन महादेव रणदिवे																										
	इतर अधिकारातील नावे																										
	बोंजा-सहकारी सोसायटी इकरार																										
	साधना सहकारी बँक लॉ.हडपसर																										
	विकास लोणकर																										
	जिजाबाई महादेव झांबरे																										
	बोंजा-सहकारी सोसायटी इकरार																										
	श्री.काळभैरवनाथ वि.का.स.सो.इ.																										
	अभय सुरेश अजनाडकर	1	129/8/2/1	160/P-2	278.0	3375	9,38,250	9,38,250			3881	5,39,494	5,39,494	7,491	10,41,197	10,41,197	-398756	5,01,703	2,50,852	0	-1,47,905						
	बाबासाहेब भगवान आतकिरे				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	विलास मारुती शिलवंत				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	भगतसिंग दत्तुसिंग राजपुत				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	सुरजसिंग दत्तुसिंग राजपुत				743.0	3375	25,07,625	25,07,625			3881	14,41,884	14,41,884	7,491	27,82,767	27,82,767	-1065741	13,40,883	6,70,441	0	-3,95,299						
	सत्यजीत राजाराम खाडे				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	सुरेद्र रामस्वरुप सारवान				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	शंकरराव रामचंद्र लकडे				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	आनंदराव रामचंद्र लकडे				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	ज्योती विल्यम जॉन पीटर	1	129/8/2/2	160/P-3	185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						
	बाबासाहेब भगवान आतकिरे				3008.0	3375	1,01,52,000	1,01,52,000			3881	58,37,400	58,37,400	7,491	1,12,65,900	1,12,65,900	-4314600	54,28,500	27,14,250	0	-16,00,350						
	लता दिनानाथ निखारे				288.0	3375	9,72,000	9,72,000			3881	5,58,900	5,58,900	7,491	10,78,650	10,78,650	-413100	5,19,750	2,59,875	0	-1,53,225						
	चंद्रकांत गंगाधर जोशी				334.0	3375	11,27,250	11,27,250			3881	6,48,169	6,48,169	7,491	12,50,934	12,50,934	-479081	6,02,766	3,01,383	0	-1,77,698						
	प्रमोद चंद्रकांत पोटे				185.0	3375	6,24,375	6,24,375			3881	3,59,016	3,59,016	7,491	6,92,883	6,92,883	-265359	3,33,867	1,66,934	0	-98,426						

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

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95
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(c) Final Value means the value of Final Plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (Section 9)

Form 1:(see rules 6(v) and 21 (1))																								
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																								
Redistribution and Valuation Statement																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+/-) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees													
						Rate of Original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure								
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16		
131	लक्ष्मण चुन्याबा झांबरे	1	101/2/P-1	167	22100.0	3150	6,96,15,000	6,96,15,000	142	25275.0	3867	4,27,33,006	4,27,33,006	7,859	8,68,43,458	8,68,43,458	-26881994	4,41,10,452	2,20,55,226	0	-48,26,768			
	तुकाराम अनंता झांबरे																							
	इतर अधिकारातील नावे																							
	बँक बोजा - सहकारी बँक																							
	केदारेश्वर नागरी सह.पत शाखा कॉढवा																							
	सतिश शिंदे																							
	केदारेश्वर नागरी सह.पत शाखा कॉढवा																							
	सतिश शिंदे हिस्सा	1	101/3	191	3900.0	3150	1,22,85,000	1,22,85,000			3867	75,41,119	75,41,119	7,859	1,53,25,316	1,53,25,316	-4743881	77,84,197	38,92,099	0	-8,51,783			
	तुकाराम अनंता झांबरे	1	101/4/P-1	192	10450.0	3150	3,29,17,500	3,29,17,500			3867	2,02,06,331	2,02,06,331	7,859	4,10,63,988	4,10,63,988	-12711169	2,08,57,657	1,04,28,829	0	-22,82,340			
	लक्ष्मण चुन्याबा झांबरे																							
	तुकाराम अनंता झांबरे																							
इतर अधिकारातील नावे	1	102	168	14100.0	3825	5,39,32,500	5,39,32,500			4696	3,31,06,340	3,31,06,340	9,019	6,35,86,126	6,35,86,126	-20826160	3,04,79,786	1,52,39,893	0	-55,86,267				
सेना भैरू झांबरे																								
लक्ष्मण चुन्याबा झांबरे																								
तुकाराम अनंता झांबरे																								
132	महाराष्ट्र राज्य भू विकास बँक	1	103	169	17600.0	3825	6,73,20,000	6,73,20,000	143	8800.0	5355	4,71,24,000	4,71,24,000	9,407	8,27,77,200	8,27,77,200	-20196000	3,56,53,200	1,78,26,600	0	-23,69,400			
	इतर अधिकारातील नावे																							
	सेना भैरू झांबरे																							
133	बाबासाहेब भगवान आतकिरे	1	96	189	3149.0	3825	1,20,44,925	1,20,44,925	144	7200.0	4208	66,24,709	66,24,709	7,915	1,24,61,774	1,24,61,774	-5420216	58,37,065	29,18,533	0	-25,01,684			
	मे रणजीत डेव्हलपर्स तर्फे				7200.0	3825	2,75,40,000	2,75,40,000			4208	1,51,47,000	1,51,47,000	7,915	2,84,93,100	2,84,93,100	-12393000	1,33,46,100	66,73,050	0	-57,19,950			
	धोंडिबा पांडुरंग झांबरे				372.0	3825	14,22,900	14,22,900			4208	7,82,595	7,82,595	7,915	14,72,144	14,72,144	-640305	6,89,549	3,44,774	0	-2,95,531			
	कै सलीम नाजमल हुसेन शेख				279.0	3825	10,67,175	10,67,175			4208	5,86,946	5,86,946	7,915	11,04,108	11,04,108	-480229	5,17,161	2,58,581	0	-2,21,648			
	परिक्षीत केवल सुरी				200.0	3825	7,65,000	7,65,000			4208	4,20,750	4,20,750	7,915	7,91,475	7,91,475	-344250	3,70,725	1,85,363	0	-1,58,888			
	श्री रायजोतीनाथ सहाय				200.0	3825	7,65,000	7,65,000			4208	4,20,750	4,20,750	7,915	7,91,475	7,91,475	-344250	3,70,725	1,85,363	0	-1,58,888			
	जय नारायण प्रसाद				200.0	3825	7,65,000	7,65,000			4208	4,20,750	4,20,750	7,915	7,91,475	7,91,475	-344250	3,70,725	1,85,363	0	-1,58,888			
	मोहजीक सुरी				200.0	3825	7,65,000	7,65,000			4208	4,20,750	4,20,750	7,915	7,91,475	7,91,475	-344250	3,70,725	1,85,363	0	-1,58,888			
	रुस्तुम खोदादाद शुक्रखोडा			2800.0	3825	1,07,10,000	1,07,10,000				4208	58,90,500	58,90,500	7,915	1,10,80,650	1,10,80,650	-4819500	51,90,150	25,95,075	0	-22,24,425			
	करिश्मा रुस्तुम शुक्रखोडा																							
	इतर अधिकारातील नावे																							
	रघुनाथ पांडुरंग झांबरे																							
	गेनबा पांडुरंग झांबरे																							
	दत्तात्रय पांडुरंग झांबरे																							
	धोंडिबा पांडुरंग झांबरे																							
	लिलाबाई नारायण औताडे																							
	लिलाबाई नारायण औताडे																							
रघुनाथ पांडू झांबरे																								
134	रघुनाथ पांडुरंग झांबरे	1	104	170	3750.0	3825	1,43,43,750	1,43,43,750	145	5900.0	4973	93,23,438	93,23,438	8,909	1,67,04,844	1,67,04,844	-5020313	73,81,406	36,90,703	0	-13,29,609			
	धोंडिबा पांडुरंग झांबरे				2850.0	3825	1,09,01,250	1,09,01,250			4973	70,85,813	70,85,813	8,909	1,26,95,681	1,26,95,681	-3815438	56,09,869	28,04,934	0	-10,10,503			
	गेनबा पांडुरंग झांबरे				2200.0	3825	84,15,000	84,15,000			4973	54,69,750	54,69,750	8,909	98,00,175	98,00,175	-2945250	43,30,425	21,65,213	0	-7,80,038			
	दत्तात्रय पांडुरंग झांबरे				3000.0	3825	1,14,75,000	1,14,75,000			4973	74,58,750	74,58,750	8,909	1,33,63,875	1,33,63,875	-4016250	59,05,125	29,52,563	0	-10,63,688			
135	महाराष्ट्र राज्य भु विकास बँक	1	95/2	187	9800	3825	37485000	37485000	146	4900	4398.75	21553875	21553875	8163.375	40000537.5	40000537.5	-15931125	18446662.5	9223331.25	0	-6707793.75			
	इतर अधिकारातील नावे																							
	सेना भैरू झांबरे																							

Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
136	दामु कोंडिबा झांबरे	1	94/11	186	7299.0	3825	2,79,18,675	2,79,18,675	147	10950.0	5355	1,95,43,073	1,95,43,073	9,407	3,43,29,022	3,43,29,022	-8375603	1,47,85,949	73,92,975	0	-9,82,628				
	राजश्री शंकर झेंडे				1000.0	3825	38,25,000	38,25,000			5355	26,77,500	26,77,500	9,407	47,03,250	47,03,250	-1147500	20,25,750	10,12,875	0	-1,34,625				
	संतोष दामोदर झांबरे				6200.0	3825	2,37,15,000	2,37,15,000			5355	1,66,00,500	1,66,00,500	9,407	2,91,60,150	2,91,60,150	-7114500	1,25,59,650	62,79,825	0	-8,34,675				
	दत्तात्रय दामोदर झांबरे				3000.0	3825	1,14,75,000	1,14,75,000			5355	80,32,500	80,32,500	9,407	1,41,09,750	1,41,09,750	-3442500	60,77,250	30,38,625	0	-4,03,875				
	नितीन किशोर शहा																								
	निर्मला किशोर शहा				3301.0	3825	1,26,26,325	1,26,26,325			5355	88,38,428	88,38,428	9,407	1,55,25,428	1,55,25,428	-3787898	66,87,001	33,43,500	0	-4,44,397				
	सुदाम कोंडिबा झांबरे																								
	यशराज मंगेश घोडके				1100.0	3825	42,07,500	42,07,500			5355	29,45,250	29,45,250	9,407	51,73,575	51,73,575	-1262250	22,28,325	11,14,163	0	-1,48,088				
	श्रीमती प्रियंका मंगेश घोडके																								
137	लक्ष्मण चुन्याबा झांबरे	1	94/12	188	5800.0	3825	2,21,85,000	2,21,85,000	148	2900.0	4399	1,27,56,375	1,27,56,375	8,163	2,36,73,788	2,36,73,788	-9428625	1,09,17,413	54,58,706	0	-39,69,919				
	तुकाराम अनंता झांबरे																								
138	अनिता कचरावत दुगड	1	157/1	45/P-1	1100.0	3150	34,65,000	34,65,000	149-1	3400.0	4095	22,52,250	22,52,250	6,950	38,22,225	38,22,225	-1212750	15,69,975	7,84,988	0	-4,27,763				
	निता महेंद्र सुराणा																								
	हेमलता अशोक कुंकुलोळ																								
	रतन लालचंद पारेख																								
	विजय उत्तम टकले				5700.0	3150	1,79,55,000	1,79,55,000			4095	1,16,70,750	1,16,70,750	6,950	1,98,06,075	1,98,06,075	-6284250	81,35,325	40,67,663	0	-22,16,588				
	संदीप देविदास खांडेकर																								
139	रतन लालचंद पारेख	1	157/1/1	45/P-2	6800.0	3150	2,14,20,000	2,14,20,000	149-2	3400.0	4095	1,39,23,000	1,39,23,000	6,950	2,36,28,300	2,36,28,300	-7497000	97,05,300	48,52,650	0	-26,44,350				
	अनिता कचरावत दुगड																								
	निता महेंद्र सुराणा																								
	हेमलता अशोक कुंकुलोळ																								
140	महेश रामस्वरुप अग्रवाल	1	156/2	50	2000.0	3150	63,00,000	88,76,498	150	3150	4095	40,95,000	66,71,498	6,950	69,49,500	95,25,998	-2205000	28,54,500	14,27,250	0	-7,77,750				
	सत्यनारायण रामस्वरुप अग्रवाल				4300.0	3150.0	13545000.0	13545000.0			4095.0	8804250.0	8804250.0	6949.5	14941425.0	14941425.0	-4740750.0	6137175.0	3068587.5	0.0	-1672162.5				
	ज्ञानोबा श्रीपती झांबरे																								
	हिरु खंडू झांबरे																								
	इतर अधिकारातील नावे																								
शेरमल रामचंद्र बी.क.ख.																									
141	बाजीराव नामदेव शेडगे	1	155	51	0.0	3150	0	0	151	6800.0	3780	0	0	6603	0	0	0	0	0	0.00	0				
	सखाराम नामदेव शेडगे																								
	काळूराम तुकाराम शेडगे																								
	शांताबाई बबन वाडकर																								
	नंदा सोपान पठारे																								
	अर्जनाबाई तुकाराम शेडगे																								
	बाळू तुकाराम शेडगे																								
	सिंधुबाई बापू शेडगे																								

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

Form 1:(see rules 6(v) and 21 (1)																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
	शंकर बापु शेडगे																								
	बाळासाहेब तुकाराम शेडगे				1366.0	3150	43,02,900	43,02,900			3780	25,81,740	25,81,740	6,603	45,09,849	45,09,849	-1721160	19,28,109	9,64,055	0	-7,57,106				
	मे पुना फोर्ज प्रा लि डायरेक्टर अनिल बाबुराव जावळेकर				8500.0	3150	2,67,75,000	2,67,75,000			3780	1,60,65,000	1,60,65,000	6,603	2,80,62,750	2,80,62,750	-10710000	1,19,97,750	59,98,875	0	-47,11,125				
	पार्वती कैलास गिरी				1000.0	3150	31,50,000	31,50,000			3780	18,90,000	18,90,000	6,603	33,01,500	33,01,500	-1260000	14,11,500	7,05,750	0	-5,54,250				
	शंकर बापु शेडगे				1367.0	3150	43,06,050	43,06,050			3780	25,83,630	25,83,630	6,603	45,13,151	45,13,151	-1722420	19,29,521	9,64,760	0	-7,57,660				
	लक्ष्मण उर्फ सुनिल काळुराम शेडगे				1367.0	3150	43,06,050	43,06,050			3780	25,83,630	25,83,630	6,603	45,13,151	45,13,151	-1722420	19,29,521	9,64,760	0	-7,57,660				
142	बाळासाहेब तुकाराम शेडगे	1	153	53	1100.0	3150	34,65,000	34,65,000	152	1650.0	4095	22,52,250	22,52,250	6,950	38,22,225	38,22,225	-1212750	15,69,975	7,84,988	0	-4,27,763				
	शंकर बापु शेडगे				1100.0	3150	34,65,000	34,65,000			4095	22,52,250	22,52,250	6,950	38,22,225	38,22,225	-1212750	15,69,975	7,84,988	0	-4,27,763				
	लक्ष्मण उर्फ सुनिल काळुराम शेडगे				1100.0	3150	34,65,000	34,65,000			4095	22,52,250	22,52,250	6,950	38,22,225	38,22,225	-1212750	15,69,975	7,84,988	0	-4,27,763				
	सुरेखा ज्ञानेश्वर खराडे				500.0	3150	15,75,000	15,75,000			4095	10,23,750	10,23,750	6,950	17,37,375	17,37,375	-551250	7,13,625	3,56,813	0	-1,94,438				
	सत्यमोहन राव				3150						4095			6950											
	व्यंकटेश बाळु भंडेरा																								
	श्रीकुमार श्रीनिवास भंडेरा																								
	विनायक डेव्हलपर्स तर्फे भागीदार																								
	फैसल इनीफ अन्सारी				900.0	3150	28,35,000	28,35,000			4095	18,42,750	18,42,750	6,950	31,27,275	31,27,275	-992250	12,84,525	6,42,263	0	-3,49,988				
	नितीन वसंतराव पिगळे				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888				
	दादासो वैजनाथ जाधव				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888				
	किशोर बाळकृष्ण दुधाळ				150.0	3150	4,72,500	4,72,500			4095	3,07,125	3,07,125	6,950	5,21,213	5,21,213	-165375	2,14,088	1,07,044	0	-58,331				
	वंदना अरुण कांबळे				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888				
	जयंत सुर्यकांत आमले				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888				
	जि अे संपतकुमार सन ऑफ जि आर आश्वध नारायण शेठी				250.0	3150	7,87,500	7,87,500			4095	5,11,875	5,11,875	6,950	8,68,688	8,68,688	-275625	3,56,813	1,78,406	0	-97,219				
	अमोल ओमप्रकाश दिक्षीत				150.0	3150	4,72,500	4,72,500			4095	3,07,125	3,07,125	6,950	5,21,213	5,21,213	-165375								
	अशोक ओमप्रकाश दिक्षीत																								
	सुनिता अतुल मेश्रामकर				200.0	3150	6,30,000	6,30,000			4095	4,09,500	4,09,500	6,950	6,94,950	6,94,950	-220500	2,85,450	1,42,725	0	-77,775				
	सिध्दार्थ डी भरेकर				200.0	3150	6,30,000	6,30,000			4095	4,09,500	4,09,500	6,950	6,94,950	6,94,950	-220500								
	कुणाल डी भरेकर																								
	राजस डी भरेकर				100	3150	315000	3,15,000			4095	204750	204750	6950	347475	347475	-110250								
	कुणाल डी भरेकर																								
	राजस डी भरेकर				0	3150	0																		
	सिध्दार्थ डी भरेकर				400.0	3150	12,60,000	12,60,000			4095	8,19,000	8,19,000	6,950	13,89,900	13,89,900	-441000								
	राजस डी भरेकर																								
	रामकुमारी देवी झा				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888				
	दिपक अंबाजी नारायणकर				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888				
	माधवी संजय उत्तुरे				200.0	3150	6,30,000	6,30,000			4095	4,09,500	4,09,500	6,950	6,94,950	6,94,950	-220500	2,85,450	1,42,725	0	-77,775				

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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Form 1:(see rules 6(v) and 21 (1))																								
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																								
Redistribution and Valuation Statement																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees													
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure								
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16		
143	किरण पशुपतीनाथ पाठक	1	152/1/P-2	55	100.0	3150	3,15,000	3,15,000	153	3750.0	4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	सुनंदा रमेश शिंदे				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	अॅलेकझंडर डेव्हीड मणिकम				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	बळीराम गुलाब देकणे				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	अमित अशोक बोराटे				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	विजय बाबुराव दळवी				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	दाक्षायनी शशिधर खडबडी				400.0	3150	12,60,000	12,60,000			4095	8,19,000	8,19,000	6,950	13,89,900	13,89,900	-441000	5,70,900	2,85,450	0	-1,55,550			
	नितीन वसंतराव पिगळे				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	शकिर हैदरअली खान				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	गणेश अशोक जाधव				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	सोनीया धीर वाईफ ऑफ अजयकुमार धीर				200.0	3150	6,30,000	6,30,000			4095	4,09,500	4,09,500	6,950	6,94,950	6,94,950	-220500	2,85,450	1,42,725	0	-77,775			
	सिध्देश्वर भिकाजी जाधव				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	किशोर बाळकृष्ण दुधाळ				50.0	3150	1,57,500	1,57,500			4095	1,02,375	1,02,375	6,950	1,73,738	1,73,738	-55125	71,363	35,681	0	-19,444			
	अंजना शंतनु यादव				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	प्रकाश रमेश नारायणे				200.0	3150	6,30,000	6,30,000			4095	4,09,500	4,09,500	6,950	6,94,950	6,94,950	-220500	2,85,450	1,42,725	0	-77,775			
	चंद्रकांत रमेश नारायणे																							
	सरला प्रमोद वाघमारे				250.0	3150	7,87,500	7,87,500			4095	5,11,875	5,11,875	6,950	8,68,688	8,68,688	-275625	3,56,813	1,78,406	0	-97,219			
	रत्नमाला दिगंबर सोनटक्के				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	राजेंद्र पांडुरंग डोरले				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	अनिल गोविंद देसाई				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	आप्पासाहेब नारायण खंदारे				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	कासम मेहबुब शेख																							
	रमेश बळवंत जावळे				150.0	3150	4,72,500	4,72,500			4095	3,07,125	3,07,125	6,950	5,21,213	5,21,213	-165375	2,14,088	1,07,044	0	-58,331			
	उमेश सोमनाथ राठोड																							
	रमेश सोमनाथ राठोड				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
	शिवाजी माधवराव सलगर				800.0	3150	25,20,000	25,20,000			4095	16,38,000	16,38,000	6,950	27,79,800	27,79,800	-882000	11,41,800	5,70,900	0	-3,11,100			
	विश्वास बबन दुशिंग				100.0	3150	3,15,000	3,15,000			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888			
शहानवाज हाफिज शेख																								
बालाजी लिंबाजी कुमटे	100.0	3150	3,15,000	3,15,000	4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888									
प्रमोदकुमार शरद घाडगे	100.0	3150	3,15,000	3,15,000	4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	-110250	1,42,725	71,363	0	-38,888									
हर्षाली मोहन बागडे																								
विक्रम धर्मराज शिंदे																								

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

Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
144	कार्यकारी अभियंता	1	151	56	3500.0	3150	1,10,25,000	1,16,80,821	154	7250.0	3780	66,15,000	72,70,821	6603	1,15,55,250	1,22,11,071	-4410000	49,40,250	24,70,125	0	-19,39,875				
	मायनर इरिगेशन																								
	जि प पुणे एक																								
	पाझर तलाव																								
	शिवानंद पुंडलिक नाईक				3650.0	3150	1,14,97,500	1,21,53,321			3780	68,98,500	75,54,321	6603	1,20,50,475	1,27,06,296	-4599000	51,51,975	25,75,988	0	-20,23,013				
	.उमा मोहनराव वाईफ एस मोहनराव				500.0	3150	15,75,000				3780	9,45,000	16,00,821	6603	16,50,750	23,06,571	-630000	7,05,750	3,52,875	0	-2,77,125				
	वेंकटेश बाबूराव ऑफ संप्पगी रामय्या																								
	प्रतिक्षा अशोक भोसले				3650.0	3150	1,14,97,500	1,21,53,321			3780	68,98,500	75,54,321	6603	1,20,50,475	1,27,06,296	-4599000	51,51,975	25,75,988	0	-20,23,013				
	निलम हणुमंत पवार				100.0	3150	3,15,000	9,70,821			3780	1,89,000	8,44,821	6603	3,30,150	9,85,971	-126000	1,41,150	70,575	0	-55,425				
	बाळासाहेब भाऊसाहेब पाटील				1000.0	3150	31,50,000				3780	18,90,000	25,45,821	6603	33,01,500	39,57,321	-1260000	14,11,500	7,05,750	0	-5,54,250				
	संदीप बाळासाहेब पाटील																								
	संजय सत्यपाल मलहोत्रा				600.0	3150	18,90,000				3780	11,34,000	17,89,821	6603	19,80,900	26,36,721	-756000	8,46,900	4,23,450	0	-3,32,550				
	संगिता संजय मलहोत्रा																								
	गजानन विश्वासराव पाटील				300.0	3150	9,45,000	16,00,821			3780	5,67,000	12,22,821	6603	9,90,450	16,46,271	-378000	4,23,450	2,11,725	0	-1,66,275				
	अनिसा नुरमोहम्मद इनामदार				100.0	3150	3,15,000	9,70,821			3780	1,89,000	8,44,821	6603	3,30,150	9,85,971	-126000	1,41,150	70,575	0	-55,425				
	कर्नल रुबेन पिटर्स				200.0	3150	6,30,000	12,85,821			3780	3,78,000	10,33,821	6603	6,60,300	13,16,121	-252000	2,82,300	1,41,150	0	-1,10,850				
	कमल के यादव				200.0	3150	6,30,000	12,85,821			3780	3,78,000	10,33,821	6603	6,60,300	13,16,121	-252000	2,82,300	1,41,150	0	-1,10,850				
	संजय भागाजी पवार				300.0	3150	9,45,000	16,00,821			3780	5,67,000	12,22,821	6603	9,90,450	16,46,271	-378000	4,23,450	2,11,725	0	-1,66,275				
	फारुख इसाख शेख				400.0	3150	12,60,000	19,15,821			3780	7,56,000	14,11,821	6603	13,20,600	19,76,421	-504000	5,64,600	2,82,300	0	-2,21,700				
145	छाया उत्तम बाबर	1	152/1/P-1	55	50.0	3150	1,57,500	22,22,185	155	100.0	4095	2,04,750	22,69,435	6,950	3,47,475	24,12,160	47250	1,42,725	71,363	0	1,18,613				
	रेखा उत्तम बाबर				50.0	3150	1,57,500	1,57,500			4095	2,04,750	2,04,750	6,950	3,47,475	3,47,475	47250	1,42,725	71,363	0	1,18,613				
FP AREA IS GIVEN SAME AS OP AREA DUE TO STRUCTURE																									
	विनायक डेव्हलपर्स तर्फे भागीदार				1400.0	3150	44,10,000	64,01,227			4568	31,97,250	51,88,477	7469	52,28,300	72,19,527	-1212750	20,31,050	10,15,525	0	-1,97,225				
	सत्यमोहन राव																								
	व्यंकटेश बाळु भंडेरा																								
	श्रीकुमार श्रीनिवास भंडेरा																								
	फराहत मोहम्मद हसन मोमीन				900.0	3150	28,35,000	28,35,000			4568	20,55,375	20,55,375	7469	33,61,050	33,61,050	-779625	13,05,675	6,52,838	0	-1,26,788				
	जि अे संपतकुमार सन ऑफ जि आर आश्वध नारायण शेठी				500.0	3150	15,75,000	15,75,000			4568	11,41,875	11,41,875	7469	18,67,250	18,67,250	-433125	7,25,375	3,62,688	0	-70,438				
	कुणाल डी भरेकर				300.0	3150	9,45,000	15,75,000			4568	6,85,125	6,85,125	7469	11,20,350	11,20,350	-433125	4,35,225	2,17,613	0	-2,15,513				
	राजस डी भरेकर				100.0	3150	3,15,000	3,15,000			4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088				
	रामकुमारी देवी झा																								
	चंद्रकांत विलासराव माने				200.0	3150	6,30,000	6,30,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-173250	2,90,150	1,45,075	0	-28,175				
	सुनिल रामविलास माने				200.0	3150	6,30,000	6,30,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-173250	2,90,150	1,45,075	0	-28,175				
	निलेश आनंद लोमटे				100.0	3150	3,15,000	3,15,000			4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088				
	सबीनो डेव्हीड मणिकम				100.0	3150	3,15,000	3,15,000			4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088				

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

Form 1:(see rules 6(v) and 21 (1))																							
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+ compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees												
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure							
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16	
146	मार्था ॲलेक्झांडर मणिकम	1	152/2	54	100.0	3150	3,15,000	3,15,000	156	3850.0	4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088		
	योगेश शामराव परब				100.0	3150	3,15,000	3,15,000			4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088		
	रविंद्र मारुती टंकसाळे				200.0	3150	6,30,000	6,30,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-173250	2,90,150	1,45,075	0	-28,175		
	शेख नासीर मोहम्मद ताहेर																						
	शेख सनोबर नासीर				500.0	3150	15,75,000	15,75,000			4568	11,41,875	11,41,875	7469	18,67,250	18,67,250	-433125	7,25,375	3,62,688	0	6,54,938		
	राजेश नारायण मोसकर				100.0	3150	3,15,000	3,15,000			4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088		
	सिद्राम नागनाथ जाधव				50.0	3150	1,57,500	1,57,500			4568	1,14,188	1,14,188	7469	1,86,725	1,86,725	-43313	72,538	36,269	0	-7,044		
	शैला शेखर पांगीरकर				100.0	3150	3,15,000	3,15,000			4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088		
	सुगराबी हामीद शेख				200.0	3150	6,30,000	15,75,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-433125	2,90,150	1,45,075	0	-2,88,050		
	याकुब इसाक सय्यद																						
	गुरुसिध्दपा काशिनाथ नारायणकर																						
	भक्ती गुरुसिध्दपा नारायणकर				100.0	3150	3,15,000	3,15,000			4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088		
	कार्तिक गुरुसिध्दपा नारायणकर																						
	लीला सी पटवर्धन				200.0	3150	6,30,000	6,30,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-173250	2,90,150	1,45,075	0	-28,175		
	शैला सुदाम कुंभारे				200.0	3150	6,30,000	15,75,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-433125	2,90,150	1,45,075	0	-2,88,050		
	सुदाम किसन कुंभारे																						
	मिना अतुल तोरडे				200.0	3150	6,30,000	6,30,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-173250	2,90,150	1,45,075	0	-28,175		
	वंदना दिपक कांबळे																						
	हर्ष दिपक कांबळे अपाक आई वंदना				200.0	3150	6,30,000	6,30,000			4568	4,56,750	4,56,750	7469	7,46,900	7,46,900	-173250	2,90,150	1,45,075	0	-28,175		
	दिशा दिपक कांबळे अपाक आई वंदना																						
	शिवपुत्र विरुपाक्ष कुलकर्णी																						
	विरुपाक्ष शिवाप्पा कुलकर्णी				400.0	3150	12,60,000	15,75,000			4568	9,13,500	9,13,500	7469	14,93,800	14,93,800	-433125	5,80,300	2,90,150	0	-1,42,975		
हिंदुराव निवृत्ती शिंदे	600.0	3150	18,90,000	18,90,000	4568	13,70,250	13,70,250	7469	22,40,700	22,40,700	-519750	8,70,450	4,35,225	0	-84,525								
हिरालाल सिताराम व्हाटकर	50.0	3150	1,57,500	1,57,500	4568	1,14,188	1,14,188	7469	1,86,725	1,86,725	-43313	72,538	36,269	0	-7,044								
सुनिलकुमार शिळ्वाणा जाधव	400.0	3150	12,60,000	12,60,000	4568	9,13,500	9,13,500	7469	14,93,800	14,93,800	-346500	5,80,300	2,90,150	0	-56,350								
रुषिकेश हरिभाऊ सोणवणे	100.0	3150	3,15,000	3,15,000	4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088								
संजय शिवाजी गवळी	100.0	3150	3,15,000	3,15,000	4568	2,28,375	2,28,375	7469	3,73,450	3,73,450	-86625	1,45,075	72,538	0	-14,088								
147	मे पुना फोर्ज प्रा लि डायरेक्टर अनिल बाबुराव जावळेकर	1	154	52	300.0	3150	9,45,000	9,45,000	157	11800.0	5355	8,03,250	8,03,250	8,336	12,50,325	12,50,325	-141750	4,47,075	2,23,538	0	81,788		
	भाऊसाहेब बाबुराव दामगुडे				8300.0	3150	2,61,45,000	2,61,45,000			5355	2,22,23,250	2,22,23,250	8,336	3,45,92,325	3,45,92,325	-3921750	1,23,69,075	61,84,538	0	22,62,788		
	तुकाराम बाबुराव दामगुडे				7500.0	3150	2,36,25,000	2,36,25,000			5355	2,00,81,250	2,00,81,250	8,336	3,12,58,125	3,12,58,125	-3543750	1,11,76,875	55,88,438	0	20,44,688		
	रामदास बाबुराव दामगुडे				7500.0	3150	2,36,25,000	2,36,25,000			5355	2,00,81,250	2,00,81,250	8,336	3,12,58,125	3,12,58,125	-3543750	1,11,76,875	55,88,438	0	20,44,688		

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Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
148	शंकर महादु झांबरे	1	144/2	62/P-1	1050.0	2925	30,71,250	30,71,250	158	3350.0	4534	23,80,219	23,80,219	7,432	39,01,866	39,01,866	-691031	15,21,647	7,60,823	0	69,792	
	दिलीप काळूराम झांबरे				1050.0	2925	30,71,250	30,71,250			4534	23,80,219	23,80,219	7,432	39,01,866	39,01,866	-691031	15,21,647	7,60,823	0	69,792	
	राजेंद्र काळूराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
	शंकर महादु झांबरे	1	144/3	62/P-2	1200.0	2925	35,10,000	35,10,000			4534	27,20,250	27,20,250	7,432	44,59,275	44,59,275	-789750	17,39,025	8,69,513	0	79,763	
	दिलीप काळूराम झांबरे				1200.0	2925	35,10,000	35,10,000			4534	27,20,250	27,20,250	7,432	44,59,275	44,59,275	-789750	17,39,025	8,69,513	0	79,763	
	राजेंद्र काळूराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
	शंकर महादु झांबरे	1	144/4	62/P-3	1100.0	2925	32,17,500	32,17,500			4534	24,93,563	24,93,563	7,432	40,87,669	40,87,669	-723938	15,94,106	7,97,053	0	73,116	
	दिलीप काळूराम झांबरे				1100.0	2925	32,17,500	32,17,500			4534	24,93,563	24,93,563	7,432	40,87,669	40,87,669	-723938	15,94,106	7,97,053	0	73,116	
	राजेंद्र काळूराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
149	नामदेव विठोबा शेंडकर	1	144/1	61	800.0	2925	23,40,000	23,40,000	159	1100	3803	15,21,000	15,21,000	6,628	26,51,100	26,51,100	-819000	11,30,100	5,65,050	0	-2,53,950	
	हिराबाई ज्ञानोबा शेंडकर																					
	अनंता ज्ञानोबा शेंडकर																					
	चिंतामण ज्ञानोबा शेंडकर																					
	कांताबाई बाळासाहेब जगदाळे																					
	पारुबाई दत्तात्रय भापकर																					
	भागुबाई ज्ञानोबा शिंदे																					
	एकनाथ निवृत्ती भाडळे																					
	सुधाकर निवृत्ती भाडळे																					
	रंजना विठ्ठल दुर्गे																					
	तुकाराम विठोबा शेंडकर																					
	शंकर महादु झांबरे				700.0	2925	20,47,500	20,47,500			3803	13,30,875	13,30,875	6,628	23,19,713	23,19,713	-716625	9,88,838	4,94,419	0	-2,22,206	
	दिलीप काळूराम झांबरे				700.0	2925.0	2047500.0	2047500.0			3802.5	1330875.0	1330875.0	6627.8	2319712.5	2319712.5	-716625.0	988837.5	494418.8	0.0	-222206.3	
	राजेंद्र काळूराम झांबरे																					
	निराबाई तान्हाजी बांदल																					
	इतर अधिकारातील नावे																					
	बोजा- सहकारी सोसायटी इकरार																					
	श्री काळभैरवनाथ विकास सो इकरार																					
	भाऊसाहेब घमाजी टेमघर				300.0	3150	9,45,000	9,45,000			3623	5,43,375	5,43,375	6,430	9,64,463	9,64,463	-401625	4,21,088	2,10,544	0	-1,91,081	
	राम गजानन कुलकर्णी				200.0	3150	6,30,000	6,30,000			3623	3,62,250	3,62,250	6,430	6,42,975	6,42,975	-267750	2,80,725	1,40,363	0	-1,27,388	
	भागश्री राम कुलकर्णी				200.0	3150	6,30,000	6,30,000			3623	3,62,250	3,62,250	6,430	6,42,975	6,42,975	-267750	2,80,725	1,40,363	0	-1,27,388	
	लिपस संबेस्टिन				100.0	3150	3,15,000	3,15,000			3623	1,81,125	1,81,125	6,430	3,21,488	3,21,488	-133875	1,40,363	70,181	0	-63,694	
	अनुराधा अनिल क्षीरसागर				100.0	3150	3,15,000	3,15,000			3623	1,81,125	1,81,125	6,430	3,21,488	3,21,488	-133875	1,40,363	70,181	0	-63,694	

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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																											
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Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark					
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed													
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure											
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16					
150	विजय बाळासाहेब दगडे	1	156/1/1	49/P-1	2200.0	3150	69,30,000	69,30,000	160	3300.0	3623	39,84,750	39,84,750	6,430	70,72,725	70,72,725	-2945250	30,87,975	15,43,988	0	-14,01,263						
	प्प प्रसाद सुभाष होले																										
	शिवाणी राहुल काकडे																										
	अविराज बाळासो काकडे																										
	राजेंद्र काशिनाथ काकडे																										
	इतर अधिकारातील नावे	बोजा- सहकारी सोसायटी इकरार	200.0	3150.0	630000.0	630000.0	3622.5	362250.0			362250.0	6429.8	642975.0	642975.0	-267750.0	280725.0	140362.5	0.0	-127387.5								
	कानिफनाथ विकास सो इकरार																										
	बोजा- सहकारी सोसायटी इकरार																										
	कानिफनाथ विकास सो इकरार																										
	बबन झांबरे हिस्सा																										
	महेश रामस्वरुप अग्रवाल	1	156/1/2	49/P-2	1300.0	3150	40,95,000	40,95,000			3623	23,54,625	23,54,625	6,430	41,79,338	41,79,338	-1740375	18,24,713	9,12,356	0	-8,28,019						
	सत्यनारायण रामस्वरुप अग्रवाल																										
	केलास कोंडिबा जगताप				2000.0	3150.0	6300000.0	14286012.0			3622.5	3622500.0	11608512.0	6429.8	6429750.0	14415762.0	-2677500.0	2807250.0	1403625.0	0.0	-1273875.0						
	इतर अधिकारातील नावे																										
	बोजा- सहकारी सोसायटी इकरार																										
उरुळीदेवाची विकास सो इकरार																											
कानिफनाथ विकास सो इकरार																											
151	लक्ष्मण रामचंद्र मोरे	1	157/2	46	1600.0	3150	50,40,000	50,40,000	161	3400.0	3623	28,98,000	28,98,000	7,879	63,03,000	63,03,000	-2142000	34,05,000	17,02,500	0.00	-4,39,500						
	यशवंत नाना चव्हाण				1500.0	3150	47,25,000	47,25,000			3623	27,16,875	27,16,875	7,879	59,09,063	59,09,063	-2008125	31,92,188	15,96,094	0.00	-4,12,031						
	निखिल यशवंत चव्हाण				-																						
	संगिता यशवंत चव्हाण	1	157/3	47	3700.0	3150	1,16,55,000	1,16,55,000			3623	67,01,625	67,01,625	7,879	1,45,75,688	1,45,75,688	-4953375	78,74,063	39,37,031	0.00	-10,16,344						
	सुलोचना दत्तात्रय काळ्याणे																						-				
152	अशोक रत्नाकर रासकर	1	158/1	48	300.0	3150	9,45,000	9,45,000	162	3050	5355	8,03,250	8,03,250	10,478	15,71,625	15,71,625	-141750	7,68,375	3,84,188	0	2,42,438						
	निवृत्ती शंकरराव हगवणे				300.0	3150	9,45,000	9,45,000			5355	8,03,250	8,03,250	10,478	15,71,625	15,71,625	-141750	7,68,375	3,84,188	0	2,42,438						
	गोपाळ विनायक ढवळे				200.0	3150	6,30,000	6,30,000			5355	5,35,500	5,35,500	10,478	10,47,750	10,47,750	-94500	5,12,250	2,56,125	0	1,61,625						
	जगदिश अर्जुन कैरजेकर				200.0	3150	6,30,000	6,30,000			5355	5,35,500	5,35,500	10,478	10,47,750	10,47,750	-94500	5,12,250	2,56,125	0	1,61,625						
	शुभांगी संजु कदम				200.0	3150	6,30,000	6,30,000			5355	5,35,500	5,35,500	10,478	10,47,750	10,47,750	-94500	5,12,250	2,56,125	0	1,61,625						
	सुनिता विलास बोरवणकर				200.0	3150	6,30,000	6,30,000			5355	5,35,500	5,35,500	10,478	10,47,750	10,47,750	-94500	5,12,250	2,56,125	0	1,61,625						
	वसंत रघुनाथ माने				100.0	3150	3,15,000	3,15,000			5355	2,67,750	2,67,750	10,478	5,23,875	5,23,875	-47250	2,56,125	1,28,063	0	80,813						
	चिंतामणी वसंत माने				100.0	3150	3,15,000	3,15,000			5355	2,67,750	2,67,750	10,478	5,23,875	5,23,875	-47250	2,56,125	1,28,063	0	80,813						
	ज्ञानेश्वर नारायण आंद्रे				100.0	3150	3,15,000	3,15,000			5355	2,67,750	2,67,750	10,478	5,23,875	5,23,875	-47250	2,56,125	1,28,063	0	80,813						
	वसंत शंकर जगताप				100.0	3150	3,15,000	3,15,000			5355	2,67,750	2,67,750	10,478	5,23,875	5,23,875	-47250	2,56,125	1,28,063	0	80,813						
	सुरेश शंकर परदेशी				100.0	3150	3,15,000	3,15,000			5355	2,67,750	2,67,750	10,478	5,23,875	5,23,875	-47250	2,56,125	1,28,063	0	80,813						
	मंगेश दत्तात्रय कुलकर्णी				100.0	3150	3,15,000	3,15,000			5355	2,67,750	2,67,750	10,478	5,23,875	5,23,875	-47250	2,56,125	1,28,063	0	80,813						
	सुनिल भिवा भोसले				100.0	3150	3,15,000	3,15,000			5355	2,67,750	2,67,750	10,478	5,23,875	5,23,875	-47250	2,56,125	1,28,063	0	80,813						
	रविंद्र सुंदरलाल कासट				0.0	3150	-	-			5355	-	-	10,478	-	-	0	-	-	0	-						
	राजेंद्रसिंह भालेराव पवार				200.0	3150	6,30,000	6,30,000			5355	5,35,500	5,35,500	10,478	10,47,750	10,47,750	-94500	5,12,250	2,56,125	0	1,61,625						
	श्रीपाद भागवतराव परंडकर				200.0	3150	6,30,000	6,30,000			5355	5,35,500	5,35,500	10,478	10,47,750	10,47,750	-94500	5,12,250	2,56,125	0	1,61,625						
	सुप्रिया विवेक भागवत				200.0	3150	6,30,000	6,30,000			5355	5,35,500	5,35,500	10,478	10,47,750	10,47,750	-94500	5,12,250	2,56,125	0	1,61,625						
	शिवाणी राहुल काकडे																										
	अविराज बाळासो काकडे																										

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

Form 1:(see rules 6(v) and 21 (1))																								
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																								
Redistribution and Valuation Statement																								
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees													
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed										
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure								
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16		
	राजेंद्र काशिनाथ काकडे	1	158/2	48	500.0	3150	15,75,000	-			5355	13,38,750	13,38,750	10,478	26,19,375	26,19,375	-236250	12,80,625	6,40,313	0.00	4,04,063			
	इतर अधिकारातील नावे																							
	बोजा- सहकारी सोसायटी इकरार																							
	कानिफनाथ विकास सो इकरार																							
	बबन झांबरे हिस्सा																							
	पुणे जिल्हा मध्य सह बँकेच्या कर्जासाठी																							
	जमीनजप्त बबन बगाजी झांबरे																							
	शिवाणी राहुल काकडे							91,35,000																
	अविराज बाळासो काकडे							-																
	राजेंद्र काशिनाथ काकडे							-																
	इतर अधिकारातील नावे							91,35,000																
	बोजा- सहकारी सोसायटी इकरार																							
	कानिफनाथ विकास सो इकरार होळकरवाडी																							
	बोजा- सहकारी सोसायटी इकरार																							
	श्री काळभरवनाथ विकास सो इकरार																							
153	विश्वास भगवान आतकिरे	1	142/3	64	2515.0	2925	73,56,375	73,56,375	163	2550.0	3364	42,29,916	42,29,916	7,491	94,19,461	94,19,461	-3126459	51,89,545	25,94,773	0	-5,31,687			
	डेव्हीड सुधाकर गायकवाड				185.0	2925	5,41,125	5,41,125			3364	3,11,147	3,11,147	7,491	6,92,883	6,92,883	-229978	3,81,736	1,90,868	0	-39,110			
	आशिष शिरीष तुपे				2400.0	2925	70,20,000	70,20,000			3364	40,36,500	40,36,500	7,491	89,88,750	89,88,750	-2983500	49,52,250	24,76,125	0	-5,07,375			
	इतर अधिकारातील नावे																							
	बोजा- सहकारी सोसायटी इकरार																							
	कानिफनाथ विकास सो इकरार																							
	बोजा- सहकारी सोसायटी इकरार																							
	उरुळी देवाची वि का से सो इकरार																							
	रामा झांबरे																							
	बोजा- सहकारी सोसायटी इकरार																							
	श्री काळभौवनाथ वि का स सो इ.																							
154	शरयु दळवी गायकवाड	1	138/1	74	2900.0	2925	84,82,500	84,82,500	164	4550.0	4095	59,37,750	59,37,750	8,588	1,24,51,875	1,24,51,875	-2544750	65,14,125	32,57,063	0	7,12,312			
	बहिरु हरी झांबरे					2925					4095			8,588										
	बाबासाहेब भगवान आतकिरे				2079.0	2925	60,81,075	60,81,075			4095	42,56,753	42,56,753	8,588	89,26,706	89,26,706	-1824323	46,69,954	23,34,977	0	5,10,654			
	मंगल दिपक गांधी				105.0	2925	3,07,125	3,07,125			4095	2,14,988	2,14,988	8,588	4,50,844	4,50,844	-92138	2,35,856	1,17,928	0	25,791			
	शेखर दिपक गांधी				438.0	2925	12,81,150	12,81,150			4095	8,96,805	8,96,805	8,588	18,80,663	18,80,663	-384345	9,83,858	4,91,929	0	1,07,584			
	अजय रामचंद्र सदाफळ																							
	सुधाराणी अरुणकुमार अब्राहम																						278.0	2925
	आनंद अरुणकुमार अब्राहम				400.0	2925	11,70,000	11,70,000			4095	8,19,000	8,19,000	8,588	17,17,500	17,17,500	-351000	8,98,500	4,49,250	0	98,250			
	तुषारकोना हालदार																							
	ले कर्नल अभिजित हालदार																							
	सतिश साहेबराव बांदल	1	138/3	2900.0	2925	84,82,500	84,82,500	4095	59,37,750	59,37,750	8,588	1,24,51,875	1,24,51,875	-2544750	65,14,125	32,57,063	0	7,12,312						

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+/-) compensation (-)(Column 9 (c)) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark				
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure			
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
158	मेथॉडिस्ट चॅय इन इंडिया ट्रस्ट असोसिएट्स	1	142/1/P-2	65	2000	2925	5850000	5850000	168	1000	3802.5	3802500	3802500	6627.75	6627750	6627750	-2047500	2825250	1412625	0	-634875				
	रेव्ह कर्नेनिलयम सी																								
	रेव्ह सी सुलभा पी आटाळे																								
	इतर अधिकारातील नावे																								
	बोजा- सहकारी सोसायटी इकरार																								
	कानिफनाथ विकास सो इकरार																								
	जमीनजप्त तुकाराम बगाजी झांबरे हिस्सा																								
	पुणे जिल्हा मध्य सह बँकेच्या कर्जासाठी बँक बोजा- सहकारी बँक																								
	समर्थ सहकारी बँक लि.सोलापूर शाखा हडपसर																								
	बाळासाहेब झांबरे हिस्सा																								
159	विश्वास भगवान आतकिरे	1	145/3	58	722.0	2925	21,11,850	21,11,850	169	1150.0	3803	13,72,703	13,72,703	6,628	23,92,618	23,92,618	-739148	10,19,915	5,09,958	0	-2,29,190				
	विनायक चिंतामण तोंडे				278.0	2925	8,13,150	8,13,150			3803	5,28,548	5,28,548	6,628	9,21,257	9,21,257	-284603	3,92,710	1,96,355	0	-88,248				
	राजेंद्र शिवाजीराव माळवदकर				300.0	2925	8,77,500	8,77,500			3803	5,70,375	5,70,375	6,628	9,94,163	9,94,163	-307125	4,23,788	2,11,894	0	-95,231				
	सिध्दराज कृष्णा लोहकरे				1000.0	2925	29,25,000	29,25,000			3803	19,01,250	19,01,250	6,628	33,13,875	33,13,875	-1023750	14,12,625	7,06,313	0	-3,17,438				
	इतर अधिकारातील नावे																								
	बोजा- सहकारी सोसायटी इकरार																								
	श्री काळभैरवनाथ विकास सो इकरार																								
160	सुभाशीनी व्यंकटेशन	1	145/2/1	59/P-1	185.0	2925	5,41,125	5,41,125	170	1000.0	3364	3,11,147	3,11,147	6,145	5,68,424	5,68,424	-229978	2,57,277	1,28,639	0	-1,01,340				
	विना प्रविण सिधये				185.0	2925	5,41,125	5,41,125			3364	3,11,147	3,11,147	6,145	5,68,424	5,68,424	-229978	2,57,277	1,28,639	0	-1,01,340				
	तसनीम अकील सईद				260.0	2925	7,60,500	7,60,500			3364	4,37,288	4,37,288	6,145	7,98,866	7,98,866	-323213	3,61,579	1,80,789	0	-1,42,423				
	महेश सदानंद नाईक				185.0	2925	5,41,125	5,41,125			3364	3,11,147	3,11,147	6,145	5,68,424	5,68,424	-229978	2,57,277	1,28,639	0	-1,01,340				
	अविनाश अनंत नाईक				185.0	2925	5,41,125	5,41,125			3364	3,11,147	3,11,147	6,145	5,68,424	5,68,424	-229978	2,57,277	1,28,639	0	-1,01,340				
	प्रिती वेणुगोपाळ	1	145/2/2	59/P-2	258.0	2925	7,54,650	7,54,650			3364	4,33,924	4,33,924	6,145	7,92,721	7,92,721	-320726	3,58,797	1,79,399	0	-1,41,328				
	वैद्यनाथन रामानूजम				232.0	2925	6,78,600	6,78,600			3364	3,90,195	3,90,195	6,145	7,12,835	7,12,835	-288405	3,22,640	1,61,320	0	-1,27,085				
	निरज निळकंठ अय्यर				232.0	2925	6,78,600	6,78,600			3364	3,90,195	3,90,195	6,145	7,12,835	7,12,835	-288405	3,22,640	1,61,320	0	-1,27,085				
	रुक्मीणी चंद्र मुरली				278.0	2925	8,13,150	8,13,150			3364	4,67,561	4,67,561	6,145	8,54,172	8,54,172	-345589	3,86,611	1,93,306	0	-1,52,283				
161	बाबासाहेब भगवान आतकिरे	1	145/2/3	59/P-3	452.0	2925	13,22,100	13,22,100	171	1000.0	3364	7,60,208	7,60,208	6,145	13,88,798	13,88,798	-561893	6,28,591	3,14,295	0	-2,47,597				
	भरतकुमार बाबुराव बोरलिकर				300.0	2925	8,77,500	8,77,500			3364	5,04,563	5,04,563	6,145	9,21,769	9,21,769	-372938	4,17,206	2,08,603	0	-1,64,334				
	अमित भरतकुमार बोरलिकर				300.0	2925	8,77,500	8,77,500			3364	5,04,563	5,04,563	6,145	9,21,769	9,21,769	-372938	4,17,206	2,08,603	0	-1,64,334				
	के के मुर्थी																								
	आशा मुर्थी																								
	मोहन रामचंद्र हडपसरकर				300.0	2925	8,77,500	8,77,500			3364	5,04,563	5,04,563	6,145	9,21,769	9,21,769	-372938	4,17,206	2,08,603	0	-1,64,334				
	रागीणी आर हडपसरकर				278.0	2925	8,13,150	8,13,150			3364	4,67,561	4,67,561	6,145	8,54,172	8,54,172	-345589	3,86,611	1,93,306	0	-1,52,283				
	शिला डी नाईक																								
	सत्यम विनायक कुंभार																								
	कमला पुखराज गोदा				185.0	2925	5,41,125	5,41,125			3364	3,11,147	3,11,147	6,145	5,68,424	5,68,424	-229978	2,57,277	1,28,639	0	-1,01,340				
	मुरलीधर शेष्मागिरी सुंकसाळकर				185.0	2925	5,41,125	5,41,125			3364	3,11,147	3,11,147	6,145	5,68,424	5,68,424	-229978	2,57,277	1,28,639	0	-1,01,340				

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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Form 1:(see rules 6(v) and 21 (1))																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
162	लक्ष्मण ज्ञानोबा झांबरे	1	143	63	200.0	2925	5,85,000	5,85,000	172	1300.0	3510	3,51,000	3,51,000	6,306	6,30,600	6,30,600	-234000	2,79,600	1,39,800	0	-94,200	
	रामदास ज्ञानोबा झांबरे																					
	भरत ज्ञानोबा झांबरे																					
	सरुबाई ज्ञानोबा झांबरे																					
	संदीप ज्ञानोबा भिसे				450.0	2925	13,16,250	13,16,250			3510	7,89,750	7,89,750	6,306	14,18,850	14,18,850	-526500	6,29,100	3,14,550	0	-2,11,950	
	विकास बाळु होले																					
	सोमनाथ दत्तात्रय लोखंडे																					
	हेमा दिपक अवचार																					
	अंजना दत्तात्रय नेवसे				100.0	2925	2,92,500	2,92,500			3510	2,19,375	2,19,375	6,306	3,94,125	3,94,125	-146250	1,74,750	87,375	0	-58,875	
	संतोष जनार्दन करावडे				150.0	2925	4,38,750	4,38,750			3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100	
	नवनाथ रामचंद्र वाघमारे				150.0	2925	4,38,750	4,38,750			3510	2,63,250	2,63,250	6,306	4,72,950	4,72,950	-175500	2,09,700	1,04,850	0	-70,650	
	किरण रखमाजी गायकवाड				150.0	2925	4,38,750	4,38,750			3510	2,63,250	2,63,250	6,306	4,72,950	4,72,950	-175500	2,09,700	1,04,850	0	-70,650	
	गर्जेन्द्र लक्ष्मण तारटे				300.0	2925	8,77,500	8,77,500			3510	5,26,500	5,26,500	6,306	9,45,900	9,45,900	-351000	4,19,400	2,09,700	0	-1,41,300	
	शंकर भिकोबा शेलार				100.0	2925	2,92,500	2,92,500			3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100	
	चंद्रकांत लक्ष्मण तारटे				125.0	2925	3,65,625	3,65,625			3510	2,19,375	2,19,375	6,306	3,94,125	3,94,125	-146250	1,74,750	87,375	0	-58,875	
	दत्तात्रय सुदाम अंबवले				200.0	2925	5,85,000	5,85,000			3510	3,51,000	3,51,000	6,306	6,30,600	6,30,600	-234000	2,79,600	1,39,800	0	-94,200	
	सतिश संभाजी कांबळे				100.0	2925	2,92,500	2,92,500			3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100	
	व्यंकटेश भिमा पवार				100.0	2925	2,92,500	2,92,500			3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100	
	माधव हरीराम जाधव				100.0	2925	2,92,500	2,92,500			3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100	
	पार्वतीबाई माधव जाधव				100.0	2925	2,92,500	2,92,500			3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100	
सदानंद पांडुरंग गायकवाड	100.0	2925	2,92,500	2,92,500	3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100							
सुरेखा पांडुरंग गायकवाड	100.0	2925	2,92,500	2,92,500	3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100							
राजेश्री जयपाल जिनवाला	100.0	2925	2,92,500	2,92,500	3510	1,75,500	1,75,500	6,306	3,15,300	3,15,300	-117000	1,39,800	69,900	0	-47,100							
163	सतिश तुकाराम झांबरे	1	142/1/P-3	65	2700.0	2925	78,97,500	1,92,99,333	173	2450.0	3510	47,38,500	1,35,66,333	6306	85,13,100	2,04,16,533	-5733000	37,74,600	18,87,300	0	-23,07,900	
	इतर अधिकारातील नावे																					
	बोजा- सहकारी सोसायटी इकरार																					
	कानिफनाथ विकास सो इकरार																					
	जमीनजप्त तुकाराम बगाजी झांबरे हिस्सा																					
	पुणे जिल्हा मध्य सह बँकेच्या कर्जासाठी बँक बोजा- सहकारी बँक																					
	समर्थ सहकारी बँक लि.सोलापूर शाखा हडपसर																					
	बाळासाहेब झांबरे हिस्सा	1	145/1	60	2200.0	2925	64,35,000				3510	38,61,000	6306	69,36,600			30,75,600	15,37,800	0			
	सतिश तुकाराम झांबरे																					
	इतर अधिकारातील नावे																					
	बोजा- सहकारी सोसायटी इकरार																					
	कानिफनाथ विकास सो इकरार																					

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95
(b)Semi-final Value means the value of Final Plot without reference to any improvements contemplated in the scheme other than improvements due to alteration of its boundaries i.e. Value of the final plot as a result of improvement in its shape [Clause (f)
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Form 1:(see rules 6(v) and 21 (1))																													
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																													
Redistribution and Valuation Statement																													
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+/-) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+/-) or by (-) owner, being the addition of columns 11,13,14	Remark						
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees																		
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed															
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure													
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16							
164	तुकाराम बगाजी झांबरे	1	146	57	6200.0	2925	1,81,35,000	2,70,42,275	174	4600.0	3071.25	95,20,875	1,42,60,025	5823	1,80,51,300	2,69,18,075	-12782250	85,30,425	42,65,213	0	-64,53,225								
	विश्वास भगवान आतकिरे				1700.0	2925	49,72,500				3071.25	26,10,563		5823	49,49,550			23,38,988	11,69,494	0									
	ज्ञान प्रकाश				1000.0	2925	29,25,000				3071.25	15,35,625		5823	29,11,500			13,75,875	6,87,938	0									
	मनोज शशिकांत कुलकर्णी				300.0	2925	8,77,500				3071.25	4,60,688		5823	8,73,450			4,12,763	2,06,381	0									
	इतर अधिकारातील नावे																												
	बोजा- सहकारी सोसायटी इकरार																												
	कानिफनाथ विकास सो इकरार																												
	पुणे जिल्हा मध्य यह बँकेच्या कर्जासाठी																												
	जमीनजप्त तुकाराम बगाजी झांबरे हिस्सा																												
	माधवी संजय गायकवाड				371.0	2925	10,85,175	13,43,447			3803	7,05,364	9,63,636	7,432	13,78,659	16,36,931	-379811	6,73,295	3,36,648	0	-43,164								
	अजय रामचंद्र नागपुरे				185.0	2925	5,41,125	7,99,397			3803	3,51,731	3,51,731	7432	6,87,460	9,45,732	-447666	3,35,729	1,67,864	0	-2,79,801								
	ॲन्थोनीजॉन बॅप्स्टीट भोसले				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	इलड्रिन एडविन लॉयस				464.0	2925	13,57,200	16,15,472			3803	8,82,180	8,82,180	7432	17,24,224	19,82,496	-733292	8,42,044	4,21,022	0									
	आशा पिराजी खवले				464.0	2925	13,57,200	16,15,472			3803	8,82,180	11,40,452	7432	17,24,224	19,82,496	-475020	8,42,044	4,21,022	0									
	ऑगस्टीन ए.विलमेन राज				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	पॉलिन ए.विलमेन राज				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	चंद्रकांत गुणजी साठले				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	विनोद गुणजी साठले				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	जयलक्ष्मी पूनिता चेंडियार				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	जयबिन घनश्यामभाई द्विवेदी				557.0	2925	16,29,225	18,87,497			3803	10,58,996	13,17,268	7432	20,69,812	23,28,084	-570229	10,10,816	5,05,408	0									
	जयश्री विजय तुपे				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	शैलेश विजय तुपे				278.0	2925	8,13,150	10,71,422			3803	5,28,548	5,28,548	7432	10,33,048	12,91,320	-542875	5,04,501	2,52,250	0									
	दिनेश कोंडिराम माळशिरसे				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	दिनेश सिवइसे साळवे				278.0	2925	8,13,150	10,71,422			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-284603	5,04,501	2,52,250	0									
	पुजा कार्तिक चेटियार				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	प्रविण सावळाराम शिंदे				464.0	2925	13,57,200	13,57,200			3803	8,82,180	11,40,452	7432	17,24,224	19,82,496	-216748	8,42,044	4,21,022	0									
	तेजराम सावळाराम शिंदे				557.0	2925	16,29,225	16,29,225			3803	10,58,996	13,17,268	7432	20,69,812	23,28,084	-311957	10,10,816	5,05,408	0									
	प्रकाश अशोक गायकवाड				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0									
	प्रशांत भिमाण्णा आवळे				278.0	2925	8,13,150	10,71,422			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-284603	5,04,501	2,52,250	0									
	रामा भिमाण्णा आवळे				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	प्रसाद प्रदिप ओमणवार				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	प्रेमा बाळ भोसले				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	दत्तात्रय बाळ भोसले				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	प्रियाली प्रदिप कांबळे				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	माधवी सारंग महिपतकर				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	माधुरी प्रमोद संभुस				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0									
	अलिंगा रंगराज चेड्डीयार				242.0	2925	7,07,850	7,07,850			3803	4,60,103	7,18,375	7432	8,99,272	11,57,544	-10525	4,39,170	2,19,585	0									

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

Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
165	मिराबाई हिमंताल शर्मा	1	140	67					175	14100.0															
	अरुणा नंदकुमार शर्मा				278.0	2925	8,13,150	10,71,422			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-284603	5,04,501	2,52,250	0					
	मिशन जॉन्सन				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	मोहिजल जाफरअली				185.0	2925	5,41,125	16,29,225			3803	3,51,731	7,86,820	7432	6,87,460	9,45,732	-842406	3,35,729	1,67,864	0					
	राजेद्र इमॅन्युअल उमप				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	रुपाली बाबा मोरे				185.0	2925	5,41,125	5,41,125			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-68878	3,35,729	1,67,864	0					
	रुचिरा गणेश पुराणिक				232.0	2925	6,78,600	9,36,872			3803	4,41,090	6,99,362	7432	8,62,112	11,20,384	-237510	4,21,022	2,10,511	0					
	उदय गणेश पुराणिक				278.0	2925	8,13,150	10,71,422			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-284603	5,04,501	2,52,250	0					
	रंजना गोपीनाथ चाळके																								
	सुरेश गोपीनाथ चाळके																								
	विलास रामकृष्ण नवाळी				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	विजय बापुराव कोंढाळकर				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	विद्या वसंत गायकवाड				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	वैशाली रमाकांत देशपांडे				185.0	2925	5,41,125	7,99,397			3803	3,51,778	6,10,050	7432	6,87,460	9,45,732	-189348	3,35,683	1,67,841	0					
	ओंकार रमाकांत देशपांडे				185.0	2925	5,41,125	5,41,125			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-68878	3,35,729	1,67,864	0					
	सत्यम विनायक कुंभार				192.0	2925	5,61,600	5,41,125			3803	3,65,040	6,23,312	7432	7,13,472	9,71,744	-82187	3,48,432	1,74,216	0					
	शिल्पा उमेश भोसले				185.0	2925	5,41,125	7,99,397			3803	3,51,778	6,10,050	7432	6,87,460	9,45,732	-189348	3,35,683	1,67,841	0					
	सतिश रामचंद्र नागपुरे				185.0	2925	5,41,125	5,41,125			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-68878	3,35,729	1,67,864	0					
	दिलीप रामचंद्र गायकवाड				185.0	2925	5,41,125	5,41,125			3803	3,51,778	6,10,050	7432	6,87,460	9,45,732	-189348	3,35,683	1,67,841	0					
	साधना जोंगेदर पांडे				185.0	2925	5,41,125	5,41,125			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-68878	3,35,729	1,67,864	0					
	सिमा नामदेव धरत				638.0	2925	18,66,150	21,24,422			3803	12,13,157	14,71,429	7432	23,70,808	26,29,080	-652993	11,57,651	5,78,826	0					
	रमेश नामदेव धरत				278.0	2925	8,13,150	10,71,422			3803	5,28,617	7,86,889	7432	10,33,048	12,91,320	-284533	5,04,431	2,52,216	0					
	सुनिल यशवंत हेंद्रे																								
	प्रमोद मुरलीधर सुभेदार				371.0	2925	10,85,175	10,85,175			3803	7,05,364	9,63,636	7432	13,78,636	16,36,908	-121539	6,73,272	3,36,636	0					
	सुलोचना अशोक तोदळबाजी				185.0	2925	5,41,125	10,85,175			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-475172	3,35,729	1,67,864	0					
	सुनंदा रमेश शेलार				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	सुनिता वसंत गायकवाड				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	सुभाष केशव इनामदार				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	सुभाष रंजनिनाथ बगाळे				278.0	2925	8,13,150	8,13,150			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-26331	5,04,501	2,52,250	0					
	अतिक रहेमान अन्सारी				557.0	2925	16,29,225	16,29,225			3803	10,58,996	13,17,268	7432	20,69,812	23,28,084	-311957	10,10,816	5,05,408	0					
	हास्पेला विन्सेट जॉन				185.0	2925	5,41,125	7,99,397			3803	3,51,778	6,10,050	7432	6,87,460	9,45,732	-189348	3,35,683	1,67,841	0					
	जॉन विन्सेट विल्यम				1118.0	2925	32,70,150	35,28,422			3803	21,25,598	23,83,870	7432	41,54,488	44,12,760	-1144553	20,28,891	10,14,445	0					
	माणिकप्रभु नानासाहेब धानोरकर				278.0	2925	8,13,150	10,71,422			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-284603	5,04,501	2,52,250	0					
	संतोष एकनाथ काकडे				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0					
	अशोक पंढरीनाथ अन्नदाते				187.0	2925	5,46,975	8,05,247			3803	3,55,581	6,13,853	7432	6,94,892	9,53,164	-191395	3,39,312	1,69,656	0					
	राजु प्रभाकर तेलगोटे				278.0	2925	8,13,150	10,71,422			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-284603	5,04,501	2,52,250	0					
महादेव जिजाबा माने	8230.0	2925	2,40,72,750	2,43,31,022	3803	1,56,47,288	1,59,05,560	7432	3,05,82,680	3,08,40,952	-8425463	1,49,35,393	74,67,696	0											

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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Form 1:(see rules 6(v) and 21 (1))																									
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																									
Redistribution and Valuation Statement																									
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees														
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed											
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure									
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16			
	मालावती महादेव देव				185.0	2925	5,41,125	2,43,31,022			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-23721019	3,35,729	1,67,864	0					
	व्ही एम नागराजन				1000.0	2925	29,25,000	16,76,897			3803	19,01,250	21,59,522	7432	37,16,000	39,74,272	482625	18,14,750	9,07,375	0					
	संदीप चंद्रकांत कारंजकर				485.0	2925	14,18,625	16,76,897			3803	9,22,106	11,80,378	7432	18,02,260	20,60,532	-496519	8,80,154	4,40,077	0					
	मोजा हिसलहक्क खान				311.0	2925	9,09,675	11,67,947			3803	5,91,367	8,49,639	7432	11,55,676	14,13,948	-318309	5,64,310	2,82,155	0					
	हिसरतजहा हिसलहक्क खान																								
	मिनाक्षी राजेंद्र पालकर				1200.0	2925	35,10,000	37,68,272			3803	22,81,800	25,40,072	7432	44,59,200	47,17,472	-1228200	21,77,400	10,88,700	0					
	ज्ञानदा राजेंद्र पालकर																								
	ईशान राजेंद्र पालकर																								
	मुदलीयार नंदकुमार										1000.0	2925	29,25,000	31,83,272	3803	19,01,250	21,59,522	7432	37,16,000	39,74,272	-1023750		18,14,750	9,07,375	0
	शिल्पा उमेश भोसले				192.0	2925	5,61,600	31,83,272			3803	3,65,040	6,23,312	7432	7,13,472	9,71,744	-2559960	3,48,432	1,74,216	0					
	सईदा जाफर खान				200.0	2925	5,85,000	8,43,272			3803	3,80,250	6,38,522	7432	7,43,200	10,01,472	-204750	3,62,950	1,81,475	0					
	विनायक विश्वनाथ नाइरे				185.0	2925	5,41,125	7,99,397			3803	3,51,731	6,10,003	7432	6,87,460	9,45,732	-189394	3,35,729	1,67,864	0					
	शाहुराव शेषराव काकडे				278.0	2925	8,13,150	10,71,422			3803	5,28,548	7,86,820	7432	10,33,048	12,91,320	-284603	5,04,501	2,52,250	0					
	इतर अधिकारातील नावे																								
	बोजा- सहकारी सोसायटी इकरार																								
	श्री काळभैरवनाथ वि का स सा																								
The action on the application of applicant Shri Poonam Sharma, Shri Bharat Ratanlal Sharma, Shrimati jayaban Ganshamji Trividi, Jaye Masmuklal Trividi, Shrimati Aruna Kishor Sharma and others, will be taken subject to production of his ownership on updated 7/12 extract.																									
166	मोसेस मासी	1	138/4/P-1	73	371.0	2925	10,85,175	38,78,500	176	371.0	4534	16,82,021	44,75,346	7,432	27,57,318	55,50,643	596846	10,75,297	5,37,649	0	11,34,495				
FP Given same as OP due to structure (Area: 371 Sq.M.)																									
167	बहिरु हरी झांबरे	1	138/4/P-2	73	0.0	2925	-	-	177	1414.5	4534	-	-	7,432											
	बाबासाहेब भगवान आतकिरे	1			2272.0	2925	66,45,600	66,45,600			4534	51,50,340	51,50,340	7,432	84,42,894	84,42,894	-1495260	32,92,554	16,46,277	0	1,51,017				
	विवेक रघुराज बर्वे	1			185.0	2925	5,41,125	5,41,125			4534	4,19,372	4,19,372	7,432	6,87,472	6,87,472	-121753	2,68,100	1,34,050	0	12,297				
	बाबसाहेब श्रीमंत गायकवाड	1			185.0	2925	5,41,125	5,41,125			4534	4,19,372	4,19,372	7,432	6,87,472	6,87,472	-121753	2,68,100	1,34,050	0	12,297				
	बाळू रामचंद्र करडे	1			187.0	2925	5,46,975	5,46,975			4534	4,23,906	4,23,906	7,432	6,94,904	6,94,904	-123069	2,70,998	1,35,499	0	12,430				
168	सरिता सुरेश नलावडे	1	139/4	72	5300.0	2925	1,55,02,500	1,55,02,500	178	2650.0	3364	89,13,938	89,13,938	6,145	1,62,84,581	1,62,84,581	-6588563	73,70,644	36,85,322	0	-29,03,241				
	उज्वला वसंतराव सोनवणे																								
	इतर अधिकारातील नावे																								
	बोजा- सहकारी सोसायटी इकरार																								
	श्री काळभैरवनाथ वि का स सा																								
169	यमुना भानुदास झांबरे	1	139/2	98	3000.0	2925	87,75,000	87,75,000	179	3000.0	3656	54,84,375	54,84,375	6,467	97,00,313	97,00,313	-3290625	42,15,938	21,07,969	0	-11,82,656				
	शेखर मधुकर क्षिरसागर				3000.0	2925	87,75,000	87,75,000			3656	54,84,375	54,84,375	6,467	97,00,313	97,00,313	-3290625	42,15,938	21,07,969	0	-11,82,656				
170	किसन भिकु झांबरे	1	139/3	69	7900.0	2925	2,31,07,500	2,31,07,500	180	3950.0	3364	1,32,86,813	1,32,86,813	6,145	2,42,73,244	2,42,73,244	-9820688	1,09,86,431	54,93,216	0	-43,27,472				
	इतर अधिकारातील नावे																								
	यमुनाबाई भगवान तरवडे																								
	सुरेखा नारायण तरवडे																								

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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Form 1:(see rules 6(v) and 21 (1)																						
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																						
Redistribution and Valuation Statement																						
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)-Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees											
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
171	शरयु दळवी गायकवाड	1	139/1	70	6800.0	2925	1,98,90,000	1,98,90,000	181	6700.0	4095	1,39,23,000	1,39,23,000	8,588	2,91,97,500	2,91,97,500	-5967000	1,52,74,500	76,37,250	0	16,70,250	
	इतर अधिकारातील नावे																					
	बोजा- सहकारी सोसायटी इकरार																					
	श्री काळभैरवनाथ वि का स सा																					
	दि महाराष्ट्र लॅ.डे.को.ऑ.बँक																					
	शरयु दळवी गायकवाड		139/5	71	6600.0	2925	1,93,05,000	1,93,05,000			4095	1,35,13,500	1,35,13,500	8,588	2,83,38,750	2,83,38,750	-5791500	1,48,25,250	74,12,625	0	16,21,125	
	इतर अधिकारातील नावे																					
	बोजा- सहकारी सोसायटी इकरार																					
	श्री काळभैरवनाथ वि का स सा																					
	शालन सुदाम झांबरे																					
	ललीता सुदाम झांबरे																					
	सुवर्णा सुदाम झांबरे																					
	पिकू सुदाम झांबरे																					
	संदीप सुदाम झांबरे																					
	होसाबाई सुदाम झांबरे																					
	बोजा- सहकारी सोसायटी इकरार																					
	बाबू पिराचे																					
	श्री काळभैरवनाथ वि का स सा																					
UNKNOWN OWNER				0.0	0.0	0.0	2,97,601			0.0	0.0	0.0	2445	0	0	-297601	0	0	0	0		
The action on the application of applicant Shri Irfan Jamadar and others, will be taken subject to production of his ownership on updated 7/12 extract.																						
ONE STRUCTURE IS AFFECTED BY 18 M ROAD AND THE OWNER OF THE THE STRUCTURE IS NOT IDENTIFIED AND COMPENSATION WILL BE GIVEN TO THE CONCERNED OWNER AFTER NECESSARY ENQUIRY																						
172	सत्यनारायण रामस्वरुप अग्रवाल	1	100	162	17600.0	3150	5,54,40,000	5,54,40,000	182	8800.0	4410	3,88,08,000	3,88,08,000	9,060	7,97,28,000	7,97,28,000	-16632000	4,09,20,000	2,04,60,000	0	38,28,000	
	शितल सत्यनारायण अग्रवाल																					
	सुरभी सत्यनारायण अग्रवाल																					
	प्रथमेश सत्यनारायण अग्रवाल																					
	महेश रामस्वरुप अग्रवाल																					
	कल्पना महेश अग्रवाल																					
	स्नेहा महेश अग्रवाल																					
	श्रुती महेश अग्रवाल																					
173	पराग आण्णासाहेब तुपे	1	99/2	164	10600.0	3150	3,33,90,000	3,33,90,000	183	5300.0	5670	3,00,51,000	3,00,51,000	8,682	4,60,14,600	4,60,14,600	-3339000	1,59,63,600	79,81,800	0	46,42,800	
	प्रसाद रमेश लायगुडे																					
	विशाल आण्णासाहेब तुपे																					
	शरद नारायण जगताप																					
	संजय नारायण जगताप																					
174	विशाल आण्णासाहेब तुपे	1	99/3	165	5200.0	3150	1,63,80,000	1,63,80,000	184	2600.0	4095	1,06,47,000	1,06,47,000	6,950	1,80,68,700	1,80,68,700	-5733000	74,21,700	37,10,850	0	-20,22,150	
	पराग आण्णासाहेब तुपे																					
	संजय नारायण जगताप																					
	शरद नारायण जगताप																					
	प्रसाद रमेश लायगुडे																					

*Note: - (a) Original Value means the value of original plot without reference to any improvement contemplated in the scheme [Clause (f) of subsection 1 of Section 97] 95

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

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

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Form 1:(see rules 6(v) and 21 (1))																							
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4																							
Redistribution and Valuation Statement																							
Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-) Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark		
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.M.	Value in Rupees												
						Rate of original Value per Sq.M2	Without Reference to value of structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value per Sq.M.	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure	
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6 (c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16	
175	महाराष्ट्र राज्य भू विकास बँक	1	101/4/P-2	192	10450.0	3150	3,29,17,500	3,29,17,500	185	5225.0	4253	2,22,19,313	2,22,19,313	8,399	4,38,82,163	4,38,82,163	-1,06,98,188	2,16,62,850	1,08,31,425	-	1,33,238		
	इतर अधिकारातील नावे																						
	सेना भैरू झांबरे																						
176	रघुनाथ रंगनाथ चित्रे	1	101/5/P-1	194	7700.0	3150	2,42,55,000	2,42,55,000	186	3850.0	5670	2,18,29,500	2,18,29,500	8,682	3,34,25,700	3,34,25,700	-2425500	1,15,96,200	57,98,100	0	33,72,600		
	विजय नारायण पवार					3150																	
177	अनिल बाबुराव जवळकर	1	101/5/P-2	194	7900.0	3150	2,48,85,000	2,48,85,000	187	3950.0	4095	1,61,75,250	1,61,75,250	6,950	2,74,50,525	2,74,50,525	-8709750	1,12,75,275	56,37,638	0	-30,72,113		
178	विशाल आण्णासाहेब तुपे	1	99/1	163	3300.0	3150	1,03,95,000	1,03,95,000	188	1650.0	4095	67,56,750	67,56,750	8,178	1,34,93,700	1,34,93,700	-3638250	67,36,950	33,68,475	0	-2,69,775		
	पराग आण्णासाहेब तुपे																						
	संजय नारायण जगताप																						
	शरद नारायण जगताप																						
	प्रसाद रमेश लायगुडे																						
179	सतिश निवृत्ती शिंदे	1	101/2/P-2	167	4000.0	3150	1,26,00,000	1,26,00,000	189	2050.0	3623	72,45,000	72,45,000	7,517	1,50,33,000	1,50,33,000	-5355000	77,88,000	38,94,000	0	-14,61,000		
	राजु नेताजी कामटे				100.0	3150	3,15,000	3,15,000			3623	1,81,125	1,81,125	7,517	3,75,825	3,75,825	-133875	1,94,700	97,350	0	-36,525		
180	लक्ष्मण चुन्याबा झांबरे	1	98	193	5300.0	3150	1,66,95,000	1,66,95,000	190	2650.0	4883	1,29,38,625	1,29,38,625	9,281	2,45,93,325	2,45,93,325	-3756375	1,16,54,700	58,27,350	0	20,70,975		
	तुकाराम अनंता झांबरे																						
181	महाराष्ट्र राज्य भु विकास बँक	1	97	190	16500.0	3150	5,19,75,000	5,19,75,000	191	8250.0	3623	2,98,85,625	2,98,85,625	7,154	5,90,22,563	5,90,22,563	-22089375	2,91,36,938	1,45,68,469	0	-75,20,906		
	इतर अधिकारातील नावे																						
	सेना भैरू झांबरे																						
FP 192 to FP 241 Deleted																							
182	Government Kuran	1	83/Part	78/Part	35300.00		0	0	242 -1	11891.999		0	0	0	0	0	0	0	0	0	0		
Since the land is being affected by proposed 110m wide Ring road , the balance land will be allocated for non-remunerative purpose Garden.																							
1498583.0					770914.0										-1528280902			3053277934.2	1526638967	0	80,58,679		

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure							
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
PUBLIC PLOTS ALLOTED TO APPROPRIATE AUTHORITY																							
Plots Under Economical Weaker Section /Lower Income Group/ Dispossessed Persons																							
1	PMRDA		174/4/Part	9/Part	32.80				192	12582.81				17474	219872048.2							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-1	
			174/1/Part	6/Part	854.61																		
			174/7/Part	7/Part	3904.50																		
			175/2/Part	5/Part	7021.60																		
			175/1/Part	4/Part	926.44																		
2	PMRDA		170/3/Part	12/Part	142.82				193	11495.07				13520	155413278.8							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-2	
			170/1/Part	11/Part	4755.01																		
			174/5/Part	10/Part	5692.04																		
3	PMRDA		133/Part	85/Part	4637.55				194	4637.55				14872	68969643.6							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-3	
4	PMRDA		166/Part	19/Part	9032.45				195	7872.73				12729	100211980.2							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-4	
			167/Part	18/Part	730.20																		
5	PMRDA		165/Part	20/Part	1426.51				196	10827.059				13520	146381837.7							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-5	
			166/Part	19/Part	8910.30																		
			167/Part	18/Part	490.25																		
6	PMRDA		162/Part	23/Part	1398.31				197	5229.506				14311	74839460.37							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-6	
			163/Part	22/Part	2688.62																		
			164/Part	21/Part	327.89																		
7	PMRDA		152/1/Part	55/Part	531.4647				198	9414.42				11938	112387467.9							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-7	
			146/Part	57/Part	4562.270																		
			152/2/Part	54/Part	713.0174																		
			145/3/Part	58/Part	566.4648																		
			145/2/Part	59/Part	994.4541																		
			153/Part	53/Part	926.3747																		
8	PMRDA		146/Part	57/Part	333.8565				199	7985.85				11938	95335077.3							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-8	
			145/3/Part	58/Part	861.8305																		
			142/2/Part	66/Part	2968.6451																		
			145/2/Part	59/Part	1312.2511																		
			145/1/Part	60/Part	697.3179																		
			144/1/Part	61/Part	149.2049																		
			142/1/Part	65/Part	1221.6358																		
	140/Part	67/Part	441.1082																				

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Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
9	PMRDA		139/4/Part	73/Part	1303.69				200	5526.103				15101	83449681.4							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-9
			139/5/Part	71/Part	62.18																	
			139/4/Part	72/Part	1399.16																	
			138/1+2+3/ Part	74/Part	2551.51																	
			140/Part	67/Part	209.55																	
10	PMRDA		136/2/Part	79/Part	221.69				201	6762.8802				14311	96783578.54							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-10
			135/1/Part	82/Part	2189.18																	
			136/1/Part	80/Part	13.75																	
			134/1/Part	83/Part	34.35																	
			135/2/Part	81/Part	4703.45																	
11	PMRDA		125/Part	103/Part	108.52				202	3718.57				11938	44392300.6							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-11
			127/3/Part	111/Part	378.91																	
			127/1/Part	109/Part	2231.94																	
			127/2/Part	110/Part	887.56																	
12	PMRDA		129/4/Part	156/Part	95.7877				203	3234.61				12729	41173350.69							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-12
			111/4/Part	154/Part	1718.32																	
			111/2/Part	152/Part	516.89																	
			106/Part	173/Part	115.73																	
			113/5/Part	145/Part	295.56																	
			129/1/Part	155/Part	3706.20																	
13	PMRDA		111/4/Part	154/Part	1663.09				204	14155.78				12729	180188923.6							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-13
			111/3/Part	153/Part	605.77																	
			111/2/Part	152/Part	1359.24																	
			106/Part	173/Part	39.93																	
			112/1/Part	151/Part	545.12																	
			112/2/Part	150/Part	519.99																	
			112/3/Part	149/Part	786.75																	
			110/6/Part	147/Part	961.32																	
			113/5/Part	145/Part	865.03																	
			110/5/Part	146/Part	616.11																	
			111/1/Part	148/Part	1373.83																	
			113/4/Part	138/Part	22.54																	
			110/4/Part	144/Part	426.67																	
			110/2/Part	142/Part	699.23																	
			110/1/Part	141/Part	44.69																	
			109/3/Part	140/Part	61.96																	
			107/1/Part	174/Part	3244.86																	
			110/3/Part	143/Part	319.64																	

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Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot									Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark			
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees															
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed												
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure										
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16				
14	PMRDA		94/11/Part	186/Part	5934.57				205	5934.57				13520	80235426.96							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-14				
15	PMRDA		99/1/Part	163/Part	2927.1065				206	31224.58				11938	372759036							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-15				
			98/Part	193/Part	5245.9361																					
			99/2/Part	164/Part	922.5895																					
			101/5/Part	194/Part	8019.7104																					
			101/4/Part	192/Part	14109.24																					
16	PMRDA		160/2/Part	43/Part	379.48				207	7219.32				13520	97605169.9							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-16				
			160/1/Part	42/Part	1424.09																					
			161/17/Part	41/Part	3334.68																					
			161/12/Part	40/Part	921.37																					
			161/11/Part	39/Part	569.11																					
			161/10/Part	38/Part	386.91																					
			161/9/Part	37/Part	197.17																					
			161/8/Part	36/Part	6.34																					
			162/Part	23/Part	0.17																					
17	PMRDA		174/3/Part	8/Part	829.40				208	1835.58				13520	24817001.04							For Pune Metropolitan Region Development Authority (PMRDA) ECONOMICAL WEAKER SECTION / DISPOSSESSED PEOPLE-17				
			175/2/Part	5/Part	1006.17																					
TOTAL AREA									149656.98									1994815262.7								
Plots Under Green Area																										
18	PMRDA		176/1+4+5+6+ 7/Part	2/Part	3340.57				209	3340.57				11938	39879772.41							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-1				
19	PMRDA		175/1/Part	4/Part	2326.43				210	11096.87				14311	158807306.6							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-2				
			176/3/Part	3/Part	4166.79																					
			176/2/Part	1/Part	1583.73																					
			176/1+4+5+6+ 2/Part	2/Part	3019.92																					
20	PMRDA		175/1/Part	4/Part	1899.49				211	3456.93				16683	57671913.14							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-3				
			176/3/Part	3/Part	1429.25																					
			176/1+4+5+6+ 2/Part	2/Part	128.19																					
21	PMRDA		174/5/Part	10/Part	552.22				212	932.33				16683	15554028.02							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-4				
			174/4/Part	9/Part	1963.69																					
22	PMRDA		128/1+2/Part	116/Part	849.69				213	3317.87				12729	42233103.59							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-5				
			128/5/Part	117/Part	1460.91																					
			127/4/Part	115/Part	1007.26																					

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Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees												
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											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure							
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
23	PMRDA		109/4/Part	131/Part	224.25				214	4210.31				12729	53592979.98							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-6	
			109/5/Part	129/Part	447.97																		
			102/6/Part	130/Part	305.43																		
			107/1/Part	174/Part	992.47																		
			108/1/Part	128/Part	1057.38																		
			108/2/Part	127/Part	896.23																		
			108/3/Part	126/Part	536.03																		
			108/4/Part	125/Part	516.55																		
24	PMRDA		171/Part	107/Part	1166.97				215	1744.0407				16683	29095831							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-7	
			172/1/Part	197/Part	1817.10																		
			172/2/Part	106/Part	2043.15																		
			124/1/Part	105/Part	341.27																		
25	PMRDA		171/Part	107/Part	1166.97				216	1399.4579				16683	23347156.15							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-8	
			172/1/Part	197/Part	1817.10																		
			172/2/Part	106/Part	2043.15																		
			124/1/Part	105/Part	341.27																		
26	PMRDA		131/1/Part	97/Part	1192.06				217	3591.35				16683	59914408.64							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-9	
			130/4+5/Part	99/Part	2399.29																		
27	PMRDA		130/7/Part	98/Part	343.823618				218	1331.37				15101	20105033.47							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-10	
			129/4/Part	156/Part	347.85207																		
			130/2+3/Part	100/Part	260.337251																		
			130/1/Part	101/Part	379.358061																		
28	PMRDA		105/1/Part	171/Part	274.17				219	19010.04				11938	226941809.8							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-11	
			105/2/Part	172/Part	2285.64																		
			111/4/Part	154/Part	75.26																		
			111/3/Part	153/Part	473.62																		
			94/8/Part	182/Part	2612.56																		
			106/Part	173/Part	12975.04																		
			94/1/Part	176/Part	313.75																		
29	PMRDA		162/Part	23/Part	669.28				220	10712.03				15101	161762334.8							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-12	
			163/Part	22/Part	3390.12																		
			164/Part	21/Part	5695.42																		
			165/Part	20/Part	957.20																		
30	PMRDA		135/3+4+5/Part	86/Part	634.33				221	7827.00				15892	124386731.7							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-13	
			133/Part	85/Part	2204.66																		
			132/2/Part	89/Part	2214.68																		
			132/1/Part	90/Part	1311.75																		
			131/2/Part	96/Part	811.80																		
			130/8/Part	95/Part	649.78																		

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot			Final Plot										Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
31	PMRDA		132/1/Part	90/Part	1483.94				222	2879.75				13520	38934192.96							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-14
		131/2/Part	96/Part	102.66																		
		130/8/Part	95/Part	1293.14																		
32	PMRDA		130/9/Part	94/Part	180.07				223	2119.66				15101	32009030.96							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-15
		129/3/Part	157/Part	321.18																		
		130/8/Part	95/Part	1618.41																		
33	PMRDA		154/Part	52/Part	2122.79				224	5434.83				11147	60582005.42							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-16
		155/Part	51/Part	3085.93																		
34	PMRDA		154/Part	52/Part	1611.11				225	6545.43				15101	98842518.8							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-17
			156/2/Part	50/Part	2996.88																	
			156/1/Part	49/Part	778.49																	
			157/3/Part	47/Part	136.73																	
			158/Part	48/Part	2987.96																	
			157/2/Part	46/Part	119.48																	
35	PMRDA		144/1/Part	61/Part	14.61				226	5948.82				14311	85133505.78							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-18
			144/2+3+4/Part	62/Part	932.84																	
			154/Part	52/Part	905.56																	
			143/Part	63/Part	455.93																	
			142/1/Part	65/Part	153.14																	
			142/3/Part	64/Part	564.25																	
			158/Part	48/Part	2869.04																	
			159/Part	44/Part	53.45																	
36	PMRDA		144/2+3+4/Part	62/Part	1514.73				227	3763.27				11147	41949158.43							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-19
			143/Part	63/Part	2355.32																	
			142/1/Part	65/Part	1246.30																	
37	PMRDA		113/5/Part	145/Part	1223.43				228	5113.88				11147	57004365.74							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-20
			129/1/Part	155/Part	676.57																	
38	PMRDA		139/3/Part	69/Part	1343.18				229	1922.05				11147	21425140.4							For Pune Metropolitan Region Development Authority (PMRDA) GARDEN-21
			139/1/Part	70/Part	578.88																	

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
39	PMRDA		175/1/Part	4/Part	941.11				230	1098.24				11147	12242069.02							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-1
40	PMRDA		176/3/Part	3/Part	34.03				231	1361.57				13520	18408453.44							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-2
			176/2/Part	1/Part	630.42																	
			176/1+4+5+6+ 7/Part	2/Part	697.12																	
41	PMRDA		172/1/Part	197/Part	94.51				232	3819.57				11147	42576724.5							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-3
			172/2/Part	106/Part	1982.32																	
			124/1/Part	105/Part	875.12																	
			174/3/Part	8/Part	80.53																	
			175/2/Part	5/Part	702.91																	
			175/1/Part	4/Part	84.17																	
42	PMRDA		114/5/Part	120/Part	469.67				233	1507.02				12729	19182857.58							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-4
			114/1/Part	121/Part	271.22																	
			114/2/Part	122/Part	0.23																	
43	PMRDA		124/4/Part	104/Part	453.98				234	751.96				13520	10166527.59							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-5
			172/2/Part	106/Part	33.96																	
			124/1/Part	105/Part	402.54																	
44	PMRDA		160/2/Part	43/Part	458.97				235	2262.40				16683	37743579.16							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-6
			160/1/Part	42/Part	293.00																	
45	PMRDA		101/4/Part	192/Part	501.55				236	890.48				13520	12039267.97							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-7
			101/3/Part	191/Part	1223.40																	
46	PMRDA		128/1+2/Part	116/Part	841.67				237	841.67				11147	9382073.196							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-8
47	PMRDA		129/3/Part	157/Part	579.92				238	1657.13				13520	22404375.97							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-9
			129/4/Part	156/Part	281.34																	
48	PMRDA		134/1/Part	83/Part	907.49				239	1307.03				15892	20771284.21							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-10

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+/-) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure						
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
49	PMRDA		160/1/Part	42/Part	1145.70				240	1310.52				14311	18754851.72							For Pune Metropolitan Region Development Authority (PMRDA) CHILDREN'S PLAY GROUND-11
			161/18/Part	28/Part	164.82																	
50	PMRDA		94/9/Part	183/Part	1460.85				241	7403.40				12729	94237842.96							For Pune Metropolitan Region Development Authority (PMRDA) PLAY GROUND-1
			94/3/Part	178/Part	5943.11																	
51	PMRDA		129/2+5+6/Part	158/Part	4927.44				242	4927.44				12729	62721332.84							For Pune Metropolitan Region Development Authority (PMRDA) PLAY GROUND-2
52	PMRDA		83/Part	78/Part	35300				242-1	11892				15099	179557308							For Pune Metropolitan Region Development Authority (PMRDA) Government Kuran
52	PMRDA		170/3/Part	12/Part	752.66				243	5116.36				12729	65126132.44							For Pune Metropolitan Region Development Authority (PMRDA) PLAY GROUND-3
			170/1/Part	11/Part	597.34																	
53	PMRDA		94/9/Part	183/Part	1460.85				244	3695.83				12729	47044227.71							For Pune Metropolitan Region Development Authority (PMRDA) PLAY GROUND-4
			94/3/Part	178/Part	5943.11																	
54	PMRDA		129/2+5+6/Part	158/Part	4927.44				245	5950.00				12729	75737487.63							For Pune Metropolitan Region Development Authority (PMRDA) PLAY GROUND-5
55	PMRDA		170/3/Part	12/Part	752.66				246	598.54				12729	7618753.288							For Pune Metropolitan Region Development Authority (PMRDA) PLAY GROUND-6
			170/1/Part	11/Part	597.34																	
56	PMRDA		94/7/Part	186/Part	1358.46				247	1590.43				12729	20244600.02							For Pune Metropolitan Region Development Authority (PMRDA) OPEN SPACE-1
			95/1/Part	185/Part	168.35																	
57	PMRDA		167/Part	18/Part	339.44				248	410.91				15101	6205135.299							For Pune Metropolitan Region Development Authority (PMRDA) GREEN BELT-1
58	PMRDA		141/Part	76/Part	364.41				249	2367.38				16683	39495050.59							For Pune Metropolitan Region Development Authority (PMRDA) GREEN BELT-2
			136/1/Part	80/Part	883.46																	
			135/2/Part	81/Part	1119.51																	

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees												
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed									
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure							
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
59	PMRDA		160/2/Part	43/Part	309.73				250	2053.56				15101	31010749.16							For Pune Metropolitan Region Development Authority (PMRDA) GREEN BELT-3	
			160/1/Part	42/Part	241.70																		
			161/17/Part	41/Part	429.81																		
			161/12/Part	40/Part	362.69																		
			162/Part	23/Part	376.66																		
			163/Part	22/Part	318.77																		
			165/Part	20/Part	14.19																		
60	PMRDA		166/Part	19/Part	897.93				251	1889.93				15101	28539832.93							For Pune Metropolitan Region Development Authority (PMRDA) GREEN BELT-4	
			165/Part	20/Part	798.86																		
			167/Part	18/Part	193.13																		
	TOTAL									170401.17						2330382845							
Plots Under Public Amenities and Utilities																							
61	PMRDA		94/3/Part	178/Part	2.61				252	3233.88				11938	38606023.63							For Pune Metropolitan Region Development Authority (PMRDA) FIRE STATION	
			94/4+5/Part	177/Part	3231.26																		
62	PMRDA		151/Part	56/Part	2878.76				253	10888.16				11938	129982829							For Pune Metropolitan Region Development Authority (PMRDA) WATER TREATMENT PLAN	
			152/1/Part	55/Part	3890.24																		
			152/2/Part	54/Part	2878.34																		
			154/Part	52/Part	1290.81																		
63	PMRDA		119/3/Part	114/Part	1.77				254	3437.27				11147	38315270.98							For Pune Metropolitan Region Development Authority (PMRDA) SEWAGE TREATMENT PLAN	
			119/2/Part	113/Part	1336.66																		
			119/1/Part	112/Part	1227.52																		
			127/3/Part	111/Part	982.98																		
64	PMRDA		167/Part	18/Part	869.82				255	1349.01				17474	23572560.55							For Pune Metropolitan Region Development Authority (PMRDA) SHOPPING CENTER- 1	
			168/Part	17/Part	2277.47																		
			169/2/Part	16/Part	477.02																		
			169/1/Part	15/Part	1088.71																		
			170/2/Part	13/Part	196.12																		
65	PMRDA		129/7/Part	159/Part	2247.93				256	9927.11				17474	173466390							For Pune Metropolitan Region Development Authority (PMRDA) SHOPPING CENTER- 2	
			103/Part	169/Part	14.99																		
			129/2+5+6/ Part	158/Part	7664.20																		
66	PMRDA		167/Part	18/Part	406.39				257	405.87				11147	4524262.987							For Pune Metropolitan Region Development Authority (PMRDA) INFORMAL MARKET- 1	

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot								Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark							
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees																		
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed															
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure	Inclusive of Structure													
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16							
67	PMRDA		106/Part	173/Part	354.20				258	354.20				13520	4788811.04							For Pune Metropolitan Region Development Authority (PMRDA) INFORMAL MARKET- 2							
68	PMRDA		174/4/Part	9/Part	718.76				259	1547.18				14311	22141650.05							For Pune Metropolitan Region Development Authority (PMRDA) VEGETABLE MARKET							
			172/1/Part	197/Part	514.75																								
			174/3/Part	8/Part	313.67																								
69	PMRDA		129/3/Part	157/Part	1317.13				260	522.71				15101	7893457.301							For Pune Metropolitan Region Development Authority (PMRDA) BUS STOP							
			129/4/Part	156/Part	1.45																								
70	PMRDA		133/Part	85/Part	1807.39				261	16497.42				13520	223045077.8							For Pune Metropolitan Region Development Authority (PMRDA) PRIMARY SCHOOL / HIGH SCHOOL-1							
			130/12/Part	87/Part	5919.91																								
			130/13/Part	91/Part	3331.44																								
			130/11/Part	92/Part	3119.83																								
			129/2+5+6 /Part	158/Part	321.17																								
			130/10/Part	93/Part	1997.68																								
71	PMRDA		94/9/Part	183/Part	4172.26				262	7414.78				13520	100247839.1							For Pune Metropolitan Region Development Authority (PMRDA) PRIMARY SCHOOL / HIGH SCHOOL-2							
			94/7/Part	180/Part	246.73																								
			94/3/Part	178/Part	2995.80																								
72	PMRDA		125/Part	103/Part	3324.29				263	3324.29				13520	44944400.8							For Pune Metropolitan Region Development Authority (PMRDA) DISPENSARY/ MATERNITY HOME/ HOSPITAL-1							
73	PMRDA		154/Part	52/Part	203.28				264	7270.52				11938	86795443.88							For Pune Metropolitan Region Development Authority (PMRDA) DISPENSARY/ MATERNITY HOME/ HOSPITAL-2							
			155/Part	51/Part	5995.81																								
			156/Part	50/Part	1071.43																								
TOTAL										66172.40										898324017.2									
Plots Under Authority																													
74	PMRDA		175/1/Part	4/Part	252.30				265	450.59				11938	5379143.42							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 1							
			176/3/Part	3/Part	198.29																								
75	PMRDA		174/5/Part	10/Part	186.51				266	2515.9111				17474	43963030.56							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 2							
			174/4/Part	9/Part	2624.54																								

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
76	PMRDA		170/2/Part	13/Part	184.03				267	16292.5711				14311	233162985							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT-3
			170/3/Part	12/Part	718.16																	
			170/4/Part	14/Part	293.15																	
				Unknown	138.43																	
77	PMRDA		102/Part	168/Part	3843.90				268	5850.763				19056	111492139.7							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT-4
			129/7/Part	159/Part	335.91																	
			103/Part	169/Part	1431.42																	
			129/2+5+6 / Part	158/Part	239.52																	
78	PMRDA		157/3/Part	47/Part	226.73				269	4075.6239				17474	71217452.03							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 5
			157/2/Part	46/Part	352.57																	
			157/1/Part	45/Part	799.24																	
			159/Part	44/Part	420.51																	
79	PMRDA		152/2/Part	54/Part	653.86				270	839.424				13520	11349012.48							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 6
			154/Part	52/Part	185.56																	
80	PMRDA		139/2/Part	68/Part	1726.77				271	3142.043				13520	42480421.36							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 7
			138/4/Part	73/Part	533.16																	
			140/Part	67/Part	882.11																	
81	PMRDA		139/5/Part	71/Part	857.82				272	2134.436				19056	40673812.42							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 8
			139/4/Part	72/Part	1245.67																	
			139/1+2+3 / Part	74/Part	30.95																	
82	PMRDA		130/8/Part	95/Part	54.05				273	3081.919				16683	51415654.68							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 9
			130/7/Part	98/Part	1821.21																	
			130/4+5/Part	99/Part	1080.68																	
			130/2+3/Part	100/Part	125.98																	
83	PMRDA		130/4+5/Part	99/Part	485.92				274	2450.004				15892	38935463.57							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 10
			130/2+3/Part	100/Part	1964.08																	
84	PMRDA		100/Part	162/Part	9348.32				275	9372.258				17474	163770836.3							For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 11
			101/1/Part	166/Part	23.94																	

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

Form 1:(see rules 6(v) and 21 (1))
HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 4
Redistribution and valuation statement

Serial Number	Name of Owner	Tenure of Land	Survey Number	Original Plot					Final Plot							Contribution(+) compensation (-)Column 9 (c) - Column 6 (c)	Increment Column 10 (b) - Column 9 (b)	Contribution 50% of Column 12	Addition to(+) or Deduction from (-) contribution to be made under other sections	Net demand from(+) or by (-) owner, being the addition of columns 11,13,14	Remark	
				Number	Area in Sq.M.	Values in Rupees			Number	Area in Sq.m.	Value in Rupees											
						Rate of Original Value Per Sq.M.	Without Reference to value of Structure	Inclusive of Structure			Undeveloped			Developed								
											Rate of Semi-Final Value Per Sq. M	Without Reference to value of Structure	Inclusive of Structure	Rate of Final Plot Value	Without Reference to value of Structure							Inclusive of Structure
1	2	3(a)	3(b)	4	5	6(a)	6 (b)	6 (c)	7	8	9(a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
85	PMRDA		101/5/Part	194/Part	88.66				276	4480.349				19056	85377530.54						For Pune Metropolitan Region Development Authority (PMRDA) AUTHORITY PLOT- 12	
			101/1/Part	166/Part	3094.47																	
			101/3/Part	191/Part	114.78																	
			101/2/Part	167/Part	1089.74																	
			97/Part	190/Part	92.70																	
TOTAL				54685.89										899217482.1								

Sr. No.	Plots	Area	Value in Rs	Value in Cr.
1	EWS/DP	149656.98	1,99,48,15,262.71	199.48
2	AUTHORITY PLOTS	54685.8921	89,92,17,482.09	89.92
3	COMMERCIAL PLOTS	48090.3794	68,35,26,436.30	68.35
	TOTAL	252433.2549	3,57,75,59,181.10	357.76

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

11 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 is 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.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04
12 10 FINANCE OF SCHEME “FORM 2”

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

Form-II		
Sr.No.	Particulars	Cost (in Cr.)
1	Estimated expenses of works included in the scheme under section 59 (b)	191.65
	Other expenses -	
2	Expenses shown in the redistribution and valuation statement (total of column 11 of Form 1)	152.83
3	cost of preparation and publication of the draft scheme under section 60 (2) and 61(1), 61(2) or 63(2)	0.60
4	Compensation under section 102	0.00
5	Legal expenses under section 97 (1) (e)	0.25
6	Compensation under sections -----	0.00
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	345.78
9	Total of increments (column 12 of Form 1)	305.33
10	Proportion of increment to be charged under section 99 ----- 50 % Per cent	152.66
	(B) Total of the contribution under section 99	152.66
	Net cost of scheme to the Planning Authority (A)- (B)	193.12

Note: -- The infrastructure cost of the scheme at **Rs. 191.65 Cr.**, the compensation shown in col. No. 11 at Rs. **152.83 Cr.**, and other expenses at **Rs. 1.30 Cr.** i.e. the overall cost of scheme is **Rs. 345.78 Cr.** and it is proposed to be met by sale of Final Plots allotted to the Authority for different purposes which cost works out to **Rs. 357.76 Cr.** (Authority Plots **Rs. 89.92 Cr.**+ EWS Plot **Rs. 199.48 Cr.**+ Commercial Plots **Rs. 68.35 Cr.**) Net balance with Authority is **11.98 Cr.** The total contribution to be waived at **Rs. 152.66 Cr** and the notional contribution of Rs. 1 to be taken from the respective land owners vide PMRDA's Resolution No. 2 Dated 17.12.2018.

(VIJAYKUMARGOSWAMI)
METROPOLITAN PLANNER
(DEVELOPMENT PERMISSION)
PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

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

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

13 SPECIAL DEVELOPMENT CONTROL REGULATIONS

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

In addition to the Development Control and Promotion Regulations in force in the area of PMR which have been sanctioned vide Urban Development Department Notification No. TPS-1817/1246/CR-40/18/20(4) / UD-13, dated 11th December 2018 (hereinafter called as DCPR-2018), the following Special Regulations are framed which are supplementary to DCPR-2018, or in future that DCPR which prevails shall apply to the development of any sort to be carried out in the Final Plots of the Town Planning Scheme No.4 (Holkarwadi). 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 = $\frac{\text{Area of original plot}}{\text{Area of final plot}}$ 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 :-

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04

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 (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 recretational 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.

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 04
14 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 THE BOUNDARY OF 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 ROAD NETWORK WITH PUBLIC PURPOSE PLOT, UTILITY AND SERVICES.

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

PLAN No. 7(a): SHOWING ROAD NETWORK

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

PLAN No. 8: PLAN SHOWING SEWERAGE NETWORK.

PLAN No. 9: PLAN SHOWING SOLID WASTE MANAGEMENT.

PLAN No. 10: PLAN SHOWING STORM WATER NETWORK.

PLAN No. 11: PLAN SHOWING WATER SUPPLY NETWORK.