

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE AT PUNE  
ORIGINAL APPLICATION NO. 181 OF 2023 (WZ)

IN THE MATTER OF

Hridaynath Yashwant Tawade

..... APPLICANT

Versus

Union of India & Ors.

..... RESPONDENTS

AFFIDAVIT IN REPLY OF RESPONDENT NO. 3 - CITY AND  
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA  
LIMITED (CIDCO)

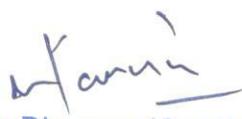
I, Raja Bhaguji Waghmare, Senior Planner (South), the authorized representative of Respondent No.3, Age- 46 Years, Occupation-Service, Office At - CIDCO Bhavan, CBD Belapur, District Thane - 400614, after verifying all the records do hereby state on the solemn affirmation that -

Respondent No. 3 states that it is a company duly incorporated on the 17th day of March 1970, under the Companies Act, 1956. Respondent No. 3 is a Government Company as defined under Section 617 of the Companies Act, with its entire share capital subscribed wholly and exclusively by the State Government and its seven nominees. Further, Respondent No. 3 states that it has been designated as the New Town Development Authority for Navi Mumbai pursuant to sub-section 3A of Section 113 of the Maharashtra Regional

*Raja Bhaguji Waghmare*  
Senior Planner (South)

& Town Planning Act, 1966 (hereinafter referred to as "the MR&TP Act"). Thus, by virtue of the foregoing and in accordance with Section 118 of the MR&TP Act, Respondent No. 3 is vested with the power and authority to dispose of, by way of lease, land acquired under Section 113A of the MR&TP Act and vested in it by the State Government, along with its own lands, for development purposes.

- A. Respondent No. 3 further states that to regulate the exercise of its powers under Section 118 of the MR&TP Act, the Board of Directors of Respondent No. 3 with prior approval duly obtained from the State Government under Section 159 of the MR&TP Act, has promulgated the New Bombay Disposal of Land Regulations, 1975 (hereinafter referred to as "the NBDLR"). These Regulations, by their own force (proprio vigore), establish the terms and conditions governing any lease of land executed or to be executed by Respondent No. 3. While Section 118 of the MR&TP Act empowers the Authority to dispose of land "to such persons and in such manner and subject to such terms and conditions, as it considers expedient for securing the development of the new town," the Board of Directors of Respondent No. 3 possesses the additional authority to supplement or modify the NBDLR, provided such modifications are conducive to the development of Navi Mumbai.
- B. The present Application is nothing but a baseless attempt on the part of the Applicant and the Respondent No. 3 submits that the Applicant is deliberately and maliciously trying to drag Respondent No. 3 into the vexatious litigation. Also, facts put forth by the Applicant in the present Application are misleading. Moreover, the Applicant has not approached

  
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this Hon'ble Tribunal with clean hands and therefore does not deserve any equitable consideration from this Hon'ble Tribunal.

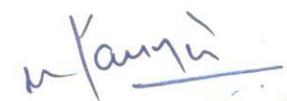
C. WITHOUT PREJUDICE TO THE AFORESAID, THE PARAWISE REPLY TO THE SAID APPLICATION OF THE APPLICANT IS AS FOLLOWS-

At the very outset, it is most respectfully submitted by Respondent No.3 that unless specifically admitted all the contentions of the Applicant in the Application may kindly be treated as specifically denied by Respondent No.3. The paragraph-wise reply to the Application of the Applicant is as follows:

1. In reply to the contents of Paragraphs No. 1 to 5 of the Application, Respondent No.3 states that the contents thereof are partially the matter of record and hence need no reply. However, any inferences drawn thereof are denied to their entirety by Respondent No.3. Respondent No. 3 states that, subsequent to securing managerial approval, an advertisement was disseminated on 15/08/2021, inviting bids for the lease of eight plots designated for fuel station development (including petrol pumps and CNG stations) at Ulwe, Pushpak Nagar, Kharghar, New Panvel, and Kalamboli Nodes within Navi Mumbai. Given the requisite accessibility of fuel stations to residential areas, the subject plots were proposed within such zones.

The guidelines about setting up New Petrol Pumps were issued by CPCB on January 07, 2020, the regulation no. H of the same is reproduced herein for ready reference:

H. Siting criteria of Retail Outlets:

  
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*In case of siting criteria for Petrol Pumps new retail outlets shall not be located within a radial distance of 50 meters (from fill point / dispensing units/vent pipe whichever is nearest) from Schools, Hospitals (10 beds and above and a residential area designated as per local laws. In case of constraints in providing 50 meters distance, the retail outlet shall implement additional safety measures as prescribed by PESO. In no case the distance between new retail outlet from schools, hospitals (10 beds and above) and residential area designated as per local laws shall be less than 30 meters. No High Tension line shall be pass over the retails outlet.*



There were no criteria about the distance from water bodies in the picture. Later CPCB vide dated 16/08/2021 issued an office memorandum about the addendum to the guidelines for setting up new Petrol Pumps earlier issued on 7 January 2020 wherein the required distance from Fuel stations is mentioned regarding water bodies. It is humbly put that the constraints to fuel location with reference to water body was came into picture after the advertisement of scheme. Therefore it is requested not to consider addendum to the subject scheme.

Based on the above a detailed analysis of land uses within a 30-meter and 50-meter radius of each fuel station plot is annexed herein and marked as **Annexure-A**. Further, Respondent No. 3 states that Annexure A demonstrates that man-made water bodies are slightly affected by fuel stations mentioned at sr. no. 7 & 8. Moreover, those are built by CIDCO as Holding Pond, a water channel for holding the stormwater which later connected to the nearest creek. Such types of water bodies are needed in the Navi Mumbai city to avoid flooding etc. It is further contended that the plots were marketed on an "as-is-where-is" basis, subject to the mandatory

  
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acquisition of a No Objection Certificate (NOC) from the Chief Controller of Explosives, Petroleum and Explosives Safety Organization (PESO) prior to the submission of a commencement certificate (building permit) as per regulation no. 6.2.2, Table No. 6E, serial no. 6 Fuel station, point no. ii ) of Chapter 6 of sanctioned Unified Development Control & Promotion Regulation 2020 (UDCPR 2020) herein annexed and marked as and marked as **Annexure -B**. The lessee shall be responsible for implementing requisite safety measures within the plot to obtain such NOC.

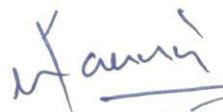
2. In reply to the allegations made against Respondent No.3 in Paragraphs No. 6 and 7 of the Application, Respondent No. 3 states the contents thereof are false and do not state the true nature of the facts and hence are denied to their entirety by Respondent No.3. Further, Respondent No. 3 contended that no statutory mandate exists requiring the solicitation of objections, research prior to designating land for fuel station purposes. The determination of suitable locations for fuel stations was a meticulous process involving comprehensive assessments of area-specific needs based on the expressed interest of individuals in purchasing fuel station plots, reviewing the distance of fuel station plots from road junction, site survey etc. Respondent No. 3 respectfully requests the Court to refer to the submissions made in Paragraph 1 for further elaboration.
3. In reply to the allegations made against Respondent No.3 in Paragraph No. 8 of the Application, Respondent No. 3 states that the information furnished to the Applicant pursuant to the Right to Information (RTI) Act was accurate and complete, and not misleading in any manner. However, any inferences drawn thereof are vehemently and expressly denied by Respondent No. 3 in their entirety.

  
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4. In reply to the allegations made against Respondent No.3 in Paragraphs No. 9, 10 and 12 of the Application, Respondent No. 3 states that the reply given by the answering Respondent No.3 in paragraph no. 1 above may kindly be read.
5. In reply to the allegations made against Respondent No.3 in Paragraph No. 11 of the Application, Respondent No. 3 states that the said legal notice was referred to the appropriate department seeking their response. However, nothing is deemed to be admitted thereof.
6. In reply to the contents of Paragraphs No. 13 and 14 of the Application, Respondent No. 3 states the contents thereof do not relate to or concern Respondent No. 3 and therefore, Respondent No.3 refrains from replying to the said paragraphs. However, any inferences drawn thereof are vehemently and expressly denied by Respondent No. 3 in their entirety.
7. In reply to the contents of Paragraph No. 15 of the Application, Respondent No. 3 states the present suit is grossly barred by the limitation clause. Respondent No. 3 states that the present suit is filed by the Applicant under section 14 of the National Green Tribunal Act, 2010 which is reproduced herein for ready reference:

*"Section 14 (3) No application for adjudication of a dispute under this section shall be entertained by the Tribunal unless it is made within a period of six months from the date on which the cause of action for such dispute first arose:*

  
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*Provided that the Tribunal may, if it is satisfied that the applicant was prevented by sufficient cause from filing the application within the said period, allow it to be filed within a further period not exceeding sixty days".*

Respondent No. 3 referring to the above-mentioned clause states that the Applicant has not provided the specific details as to when the first cause of action arose. It is also pertinent to note that the advertisement of the said tender was published on 15/08/21 however, the Applicant filed the present Application on 16/09/2023. Thus, there is a significant delay in filing of the present Application and therefore, this Application is barred by the limitation.

8. In reply to the contents of Paragraph No. 16 of the Application, Respondent No. 3 respectfully submits that Annexure A clearly demonstrates that man-made water bodies are slightly affected by the fuel station mentioned at Sr. no. 7 & 8. Moreover, those are built by CIDCO as Holding Pond, a water channel for holding the stormwater which later connected to the nearest creek. Such type of water bodies are needed of Navi Mumbai city to avoid flooding etc. However the norms for distance from water body was come into picture later after the advertisement of the scheme. Given that the plots were offered on an "as-is-where-is" basis, with a mandatory requirement for obtaining a No Objection Certificate (NOC) from the Petroleum and Explosives Safety Organization (PESO) prior to commencement of construction, Respondent No. 3 humbly requests that the tender for the fuel station should not be quashed. It is submitted that the insistence of the aforesaid NOC itself indicates that due care and caution are exercised to obtain a certificate from the expert body before commuting constructions on subject plots.

  
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9. In these circumstances, it is respectfully submitted that the Application is misconceived and the Applicant is not entitled to any relief claimed therefore, Respondent No. 3 prays that the present Application be dismissed against Respondent No. 3.

*[Handwritten signature]*

Respondent No. 3  
Senior Planner (South)

**VERIFICATION**

I, Raja Bhaguji Waghmare, Senior Planner (South), the authorised representative of Respondent No. 3, Age- 46 Years, Occupation- Service, Office At – CIDCO Bhavan, CBD Belapur, District Thane, after verifying all the records do hereby state on the solemn affirmation that whatever is stated hereinabove is true and correct to the best of my knowledge and information. Affirmed and signed on this 14<sup>th</sup> Day of August, 2024.

*[Handwritten signature]*

Respondent No. 3

Senior Planner (South)



**BEFORE ME**

*[Handwritten signature]*  
14/8/2024

**SURESH N. KAMBLE  
ADVOCATE & NOTARY  
(Govt. Of India)**

Register Sr. No. 780/2024

**14 AUG 2024**

## ANNEXURE-A

Sr. No	Node	Sector No.	Plot No.	Area (sqm) approx.	WHETHER AFFECTED WITHIN 50M OF PLOT BOUNDARY				WHETHER AFFECTED WITHIN 30M OF PLOT BOUNDARY				ALLOTMENT STATUS
					RESIDENTIAL	HOSPITAL	WATER BODY	SCHOOL	RESIDENTIAL	HOSPITAL	WATER BODY	SCHOOL	
1	ULWE	21	84	1199.87	YES	NO	NO	Very small portion within the side margin of building	YES	NO	NO	NO	Not Allotted (Allotted to Sumedh Chinmalatpure but later Terminated due to failure in making payments of installments within due dates.)
2	ULWE	3	277A	1380.19	YES	NO	Very small portion man made water tank	Very small portion within the side margin of building	YES	NO	NO	NO	Allotted to Indian Oil Co. Ltd.
3	PUSHPA K NAGAR	3	289	815.29	YES	NO	NO	NO	YES	NO	NO	NO	Not Allotted
4	PUSHPA K NAGAR	8	1	1969.96	YES	NO	NO	NO	YES	NO	NO	NO	Allotted to Indian Oil Co. Ltd.

*M. K. Singh*  
Senior Planner (South)

Sr. No.	Node	Sect or No.	Plot No.	Area (sqm) approx.	WHETHER AFFECTED WITHIN 50M OF PLOT BOUNDARY				WHETHER AFFECTED WITHIN 30M OF PLOT BOUNDARY				ALLOTMENT STATUS
					RESIDENTIAL	HOSPITAL	WATER BODY	SCHOOL	RESIDENTIAL	HOSPITAL	WATER BODY	SCHOOL	
5	KHARGH AR	34A	49	1499.35	YES	NO	NO	NO	YES	NO	NO	NO	Allotted to Bharat Petroleum C. Ltd.
6	KHARGH AR	37	2	1500	NO	NO	NO	NO	NO	NO	NO	NO	Allotted to Indian Oil Co. Ltd.
7	NEW PANVEL (E)	9	132+143+144	1421	YES	NO	Partly small portion man made Holding Pond	NO	YES	NO	Partly small portion man made Holding Pond	NO	Allotted to Bharat Petroleum C. Ltd.
8	KALAMBOLI	12	C-6	2255.15	YES	NO	Partly small portion man made diversions on channel.	NO	YES	NO	Partly small portion man made diversions on channel.	NO	Not Allotted (as zero bids received)

*M. Anand*  
Senior Planner (South)

## CHAPTER - 6

## GENERAL BUILDING REQUIREMENTS - SETBACK, MARGINAL DISTANCE, HEIGHT AND PERMISSIBLE FSI

## 6.0 GENERAL

Following regulations shall be applicable for the lands included in congested area (or core area) as shown on the Development Plan. These regulations shall also be applicable for the gaothan areas in Regional Plans (including the areas of Local Bodies and Special Planning Authorities where Development Plan or Planning Proposal is not sanctioned).

However, in congested area, if the original land holding is more than 0.40 Hectare, then regulations of non-congested area, except FSI, shall apply. FSI in such cases shall be as per the Regulation No.6.1.1

## 6.1 REGULATIONS FOR CONGESTED AREA IN DEVELOPMENT PLANS / GAOTHANS OF VILLAGE SETTLEMENTS IN METROPOLITAN REGION DEVELOPMENT AUTHORITIES AND REGIONAL PLANS

(Note - In Nashik Municipal Corporation, the term 'Core Area' is synonymous to 'Congested Area'.)

## 6.1.1 Residential Buildings / Residential Buildings with mixed-use

## i) Floor Space Index :-

The maximum permissible basic floor space index, FSI on payment of premium, permissible TDR loading shall be as per the following Table No.6-A.

## Note for Table No.6-A :

- 1) In addition to what is mentioned in Table No.6-A, ancillary area FSI upto the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.6.8) shall be allowed with the payment of premium at the rate as specified below on the land rate in Annual Statement of Rates of the said land without considering the guidelines therein. This shall be applicable to all buildings in all zones.

Sr. No.	Authority / Area	Rate of Premium
1	Pune and Thane Municipal Corporation	15%
2	Nagpur, Nashik Municipal Corporation and Municipal Corporations in M.M.R. (except Thane) and Metropolitan Development Authority area <sup>(1)</sup> and CIDCO as Planning Authority by virtue of NTDA.	10%
3	All other Municipal Corporations.	10%
4	Municipal Councils, Nagar Panchayats and R.P. area.	10%

Provided that in case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein.

<sup>(1)</sup> Inserted vide Notification u/s.37(1AA)(c) No.CR.236/18 (Part 6), dt.12<sup>th</sup> October, 2022

Provided further that, the above mentioned rates shall not exceed the rate of premium mentioned in column 4 of Table 7-A under Chapter - 7 where the development permission is sought for the uses mentioned in the said table.

Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except <sup>(1)</sup> Rehabilitation component in SRA. In the result, free of FSI items in the said schemes, if any, other than mentioned in UDCPR, shall stand deleted.

- 2) All notes mentioned below Table 6-G of Regulation No.6.3 shall be applicable, mutatis-mutandis.
- 3) Utilisation of ancillary area FSI is optional. It can be used fully / partly.
- 4) In case of composite building of mixed users premium and ancillary area FSI shall be on prorata basis.

Table No.6-A								
Sr. No.	Road width in meter	Basic FSI	For all Municipal Corporations and <sup>(2)</sup> CIDCO as Planning Authority by Virtue of NTDA			For remaining authorities / areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot
1	2	3	4	5	6	7	8	9
1	Below 9.0 m.	1.50	--	--	1.50	--	--	1.50
2	9.0 m. and below 18.0 m.	2.00	0.30	0.30	2.60	0.30	0.10	2.40
3	18.0 m. and below 30.0 m.	2.00	0.30	0.50	2.80	0.30	0.20	2.50
4	30.0 m. and above	2.00	0.30	0.70	3.00	0.30	0.20	2.50

ii) Front Marginal Distances / Setback / Roadside Margin/s in Congested Area

The minimum front setback from the existing or proposed road / roads shall be as per the following Table No.6-B.

Table No.6-B			
Sr. No.	Road width	For Residential building	For Residential Buildings with mixeduse
(i)	For streets / lane less than 4.5 m. width	2.25 m. from the centre of the street / lane	2.25 m. + 1.50 m. from the centre of the street / lane
(ii)	For streets 4.5 m. to less than 6.0 m. in width	NIL	1.50 m.
(iii)	For streets 6.0 m. to less than 12.0 m. in width	1.00 m.	2.00 m.
(iv)	For streets 12.0 m. in width and above	2.00 m.	2.50 m.

<sup>(1)</sup> Inserted Vide Addendum No. CR.236/18, dt.14<sup>th</sup> January, 2021

<sup>(2)</sup> Inserted vide Notification u/s.37(1AA)(c) No.CR.236/18 (Part 6), dt.12<sup>th</sup> October, 2022

**iii) Side and Rear Marginal Distances in Congested Area**

The minimum side and rear marginal distances shall be as per the following Table No.6-C.

<b>Plot Area</b>	<b>Side</b>	<b>Rear</b>
Up to 1000 Sq.m.	0.00	0.00
Above 1000 & upto 4000 Sq.m.	1.00 m.	1.00 m.
Above 4000 Sq.m.	As per Regulation for non-congested area	

**Note :-**

- 1) For light and ventilation, provisions about interior & exterior chowks shall apply.
  - 2) Irrespective of the area of a plot, if the width thereof is 7.0 m. or less, then the side margin shall be nil.
  - iv) For the lanes having width less than 4.5 m. abutting to any side of plot, a setback of 2.25 m. from the centre of lane shall be provided to make such lane 4.5 m. wide. No projections shall be permissible on such widened lane.
  - v) Excepting the FSI and its maximum loading limit & marginal distances as prescribed above, all other regulations shall be applicable for development permission in congested area.
  - vi) **Height** : Above setback and marginal distances shall be applicable for buildings less than 15.0 m. in height. Marginal distances shall be increased by 1.0 m. for buildings having height 15.0 m. and more but less than 24.0 m. For buildings having height 24.0 m. and more, marginal distances shall be as per regulations of non-congested area.
- 6.1.2 Other buildings like Public / Semi-Public, Educational, Medical, Institutional, Commercial, Mercantile, etc.**
- (a) **Floor Space Index** - The FSI permissible for these buildings shall be as per Regulation No.6.1.1.
  - (b) **Marginal Distances** - For these buildings marginal distances shall be 3.0 m. on all sides including front up to 24.0 m. height.  
 Provided that for building more than 24.0 m. height, regulations of non-congested area shall apply.  
 Provided further that, for buildings like cinema theatres, multiplex, assembly buildings, shopping malls etc., regulations for outside congested area, except FSI, shall apply.
- 6.1.3** Pathway for access to internal building or interior part of the building shall not be less than 3.6 m. in width.
- 6.1.4** Front setback (marginal distance) as prescribed under highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.

**6.2 REGULATIONS FOR OUTSIDE CONGESTED AREA (NON-CONGESTED AREA)****6.2.1 Marginal Distances and set-back for Residential Buildings and mixed use with Height up to 15.0 m. or as mentioned in the Table No.6-D.**

The provisions for minimum marginal distances as given in **Table No.6-D** below shall apply for the Residential buildings, Residential with mixed uses permissible in Residential Zone and Residential buildings permissible in other zones.

Table No.6-D							
Sr. No	Description of the road	Min. Plot Size in sq.m.	Min. width of plot in meters	Min. setback from road side in meters	Min. side margins in meters	Min. rear margins in meters	Remarks
1	2	3	4	5	6	7	8
1	Roads of width 30.0 m. and above in local authority area.	450	15	6.0 in case of A, B, C class Municipal Corporations and 4.50 in case of other areas.	3.0	3.0	Side and Rear Margins for building upto 15.0 m. height (excluding parking floor upto 6 m. height)
2	In case of Regional Plan area. NH / SH	450	15	4.5 or as specified by Highway rules whichever is more.	3.0	3.0	Side and Rear Margins for building upto 15.0 m. height (excluding parking floor upto 6.0 m. height)
3	Roads of width 18.0 m. and above but below 30.0 m.	250	10	4.5	2.0	2.0	Side and Rear Margins for building upto 10.0 m. height (excluding parking floor upto 6.0 m. height)
4	Roads of width 15.0 m. and above but below 18.0 m.	200	10	3.0	1.5	1.5	Margins for buildings G + 2 or stilt + 3 structure

5	Roads of width less than 15.0 m.	80	6	3.0	1.5 (in case of semi-detached building, only one side marginal distance shall be permissible)	1.5	Margins for buildings G + 2 or stilt + 3 structure
6	Row Housing on roads of 12.0 m. and below	30	3.5	2.25	0.0 (In case of corner plot, 1.50 or building line of adjoining road whichever is more)	1.5	-- do --
7	Row Housing for EWS / LIG / by public authority / private individual / Slum Upgradation etc. by public authority	20	3.0	0.9 from pathway or 2.25 from road boundary	0.0 (In case of corner plot, 1.5 or building line of adjoining road whichever is more)	0.9	G + 1 or stilt + 2 structure only

**Notes :-**

- (1) The width of the road in above table shall govern the requirements in column 3 to 8.
- (2) In case of Sr.No.1 to 6 structures having higher height may be permitted subject to marginal distance mentioned in Regulation No.6.2.3.
- (3) The minimum area of plots fronting on service roads along highways shall be with reference to the actual width of the service road.
- (4) For semi-detached buildings, side margin shall be on one side only. Plots for semi-detached buildings shall be in pairs.
- (5) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 3 plots shall be allowed in each block of row housing. Each block shall be separated from the other by a 4.5 m. wide road / pathway or 4.5 m. side marginal distance within the plot or space including side marginal distance of the plot.

- (6) No garage shall be permitted in a building having still or basement provided for parking.
- (7) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in minimum front marginal distances. However, steps may be permitted within 1.2 m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
- (8) In case of Regional Plan areas, ribbon development rules shall not be relaxed without consent of the Highway Authority.
- (9) In case of special building, marginal distances shall be as per regulations for such buildings.
- (10) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5, as far as possible in plotted layout.
- (11) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal distances shall be as per the respective schemes and rules.
- (12) The front setback set-out in already approved and partially developed layouts/ schemes, may be retained as per original approval, so as to maintain the building line.
- (13) The pattern of development like semi-detached, row housing etc. in already approved layout shall be as per said approved layout.
- (14) Where commencement certificate is granted prior to publication of draft development plan or sanction of Development Plan and the plot gets affected by new road / road widening, proposed in the development plan, the front margin shall stand relaxed to that extent.
- (15) In case of redevelopment proposal affected by line of street up to 9.0 m. width under Municipal Council or Municipal Corporation Act or development plan road of up to 9.0 m. width, the front margin shall stand relaxed to the extent of land affected by such proposal <sup>(1)</sup> subject to minimum setback of 1.0 m. for roads having width 12.0 m. or less and 2.0 m. for roads having width more than 12.0 m., from the final line of the street.
- (16) Subsidiary structure such as garage (limited to one), outhouse and independent sanitary block may be permitted only in plots having area 250 sq.m. or more.
- (17) Rear or side marginal distances for development along nallah or watercourses shall be subject to Regulation regarding "Sites Not Eligible for Construction of Building" and "Construction Within Flood Line". (Chapter 3)
- (18) The plots which are substandard in area shall be developed as per marginal distances mentioned in the above table with reference to road width.
- (19) In case of plots having approach by dead-end road, (point access) front margin shall be limited to width of point access.
- <sup>(2)</sup> (20) Building Line along classified roads as mentioned in Regulation No.3.1.6 shall be applicable for residential buildings defined in Regulation No.1.3.93(i) and Control Line along classified roads shall be applicable for other uses or for commercial uses as mentioned in Regulation No.3.1.6 or for mixed use buildings where non-residential uses are proposed at least 50% or more of total proposed built-up area.

### 6.2.2 Other Buildings

The Provision in respect of minimum road width, minimum marginal distances etc., as given in **Table No.6-E** below shall apply for different categories of other buildings.

<sup>(1)</sup> Inserted vide Corrigendum / Addendum No.CR.79/2021, dt.02<sup>nd</sup> December, 2021

<sup>(2)</sup> Inserted vide Corrigendum / Addendum No.CR.121/21, dt.02<sup>nd</sup> December, 2021

Table No.6-E				
Sr. No	Type of building	Minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
<b>1</b>	<b>Medical buildings</b>			
	a) Hospital, Maternity Homes, Health Club, Clinics etc. buildings not being special buildings	9.0 m. in case of A, B, C class Municipal Corporation, Metropolitan Authority Area and 7.5 m. in case of other areas.	Margins as per Table No.6-D subject to side marginal distance of minimum 3.0 m.	NIL
	b) Hospital, Maternity Homes, Health Club etc. buildings under category of special building.	Road width as required for Special Buildings. (Regulation No.3.3.9)	6.0 m. on all sides	Height of building subject to provisions of Maharashtra Fire Prevention and Life Safety Measures Act 2006.
<b>2.</b>	<b>Educational buildings</b>			
	a) Pre-primary School	On any road.	Margins as per Table No.6-D	Other requirements shall be as mentioned in the Table No.7-A of Regulation No.7.1. Height of building subject to provisions of Maharashtra Fire Prevention and Life Safety Measures Act 2006.
	b) Primary School not being special building.	6.0 m.	-- do --	
	c) Other Educational Buildings not being special building.	9.0 m.	3.0 m. on all sides	
	d) Any building of category a, b, c above being special building.	Road width as required for Special Buildings	6.0 m. on all sides	
<b>3.</b>	<b>Public-Semi Public Building</b>			
	a) Public-Semi Public Building not being special building.	9.0 m.	Margins as per Table No.6-D subject to side marginal distance of minimum 3.0 m.	--
	b) Public-Semi Public Building being special building.	Road width as required for Special Buildings	6.0 m. on all sides	--

4.	Cinema Theatre	12.0 m.	Front - 12.0 m. (only on one major road). 6.0 m. on all remaining sides	<p>i) In case of cities having population more than 2.5 lakhs as per latest census, redevelopment of existing cinema theatre on plots shall be allowed subject to the condition that at least 1/3<sup>rd</sup> of the existing seats shall be retained, which shall not be below 150 seats and may be developed in combination with user permissible in R-2 zone.</p> <p>ii) For redevelopment of existing theatre, marginal distances including front margin as per these regulations shall not be insisted. Redevelopment shall be allowed as per existing set back distances. Parking area required as per these regulations shall not be insisted; however existing parking area shall be maintained.</p> <p>iii) In cases where redevelopment of existing Cinema Theatre is carried out on the same place with the capacity more than existing capacity in the form of single or multiscreen cinemas, then owner / developer shall be allowed FSI potential mentioned in column 6 or 9, as the case may be, of Table No.6-G at the rate of 20% land rate mentioned in Annual Rates of Statement without considering guidelines therein, for the additional capacity.</p> <p>iv) The existing Cinema Theatre shall be allowed to be relocated and constructed at some other place within a distance of 5 km. In such case, original site shall be allowed to be developed as per uses permissible in adjoining zone.</p> <p>Construction of Cinema Theatre / Multiplex shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 and as amended from time to time, except the provisions mentioned above.</p> <p>v) For redevelopment of Cinema plot having area less than 1000 Sq.m., and if redevelopment of existing cinema theatre on such plot is not possible considering the other requirements in these regulations, the condition of providing atleast 1/3<sup>rd</sup> of the existing seats or minimum 150 seats for cinema theatre shall not be insisted. In such case users permissible in adjoining predominant zone shall be permissible with special permission of sanctioning authority.</p>
	Cinema Theatre / Drama Theatre / Assembly Hall / Multiplex / Shopping Malls			

5. Mangal Karyalaya				
	a) Mangal karyalaya and like buildings not under the category of special building.	Road width as required for R-2 zone.	3.0 m. on all sides.	-
	b) Mangal karyalaya and like buildings under the category of special building.	12.0 m.	6.0 m. on all sides.	-
6. <sup>(6)</sup> Fuel Stations				
	Fuel Filling Stations / including Petrol / Ethanol / LPG / CNG etc., Public Charging Stations for Electric Vehicles with or without service bays	9.0 m.	4.5 m. on all sides	<p>i) In case the plot is located on any Classified road in Regional Plan area, the distance from the junction of roads as may be specified by Indian Road Congress/ Ministry of Road, Transport and Highway, shall be followed. (IRC guideline 2009 and MORTH Letter No.RW/NH-33023/19/99-DOIII, Dated 25.09.2003 as amended from time to time)</p> <p>ii) <u>NOC from Chief Controller of Explosives shall be necessary.</u></p> <p>iii) In a plot of Fuel Filling Station, other building or composite building for sales office, snack bars, restaurant, public conveniences or like activities may be permitted.</p> <p>The FSI shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI.</p>
7. Mercantile Buildings.				
	a) Mercantile / Business / Hotel / Commercial building under the category of special buildings.	Road width as required for Special Building.	Front 6.0 m. Side & rear 6.0 m.	<p>i) Shops may also face on side and rear of a plot.</p> <p>ii) Minimum width and area of Shop shall be as per convenience of the owner / developer.</p> <p>iii) In case of construction of shops / offices only on ground floor (not being special building) side and rear marginal distance shall be as per Table No.6-D.</p>
	b) Mercantile / Business / Hotel / Commercial building not under category of special buildings	Road width as required for R-2 zone.	Margins as per Table No.6-D subject to side marginal distance of minimum 3.0 m.	
	c) Convenience shopping in R-1 zone.	On any road.	Margins as per Table No.6-D.	-

<sup>(6)</sup> Clarification issued vide letter No.CR.68/2021 dt., 10<sup>th</sup> May, 2021

CIDCO/MM/PLOTS/2021/

Date 04 08 2021

**Sub: Scheme for sale of plots for Fuel Station (Petrol Pump/CNG Station etc.) in various nodes of Navi Mumbai.**

With reference to the above subject, the present proposal is initiated to launch a Scheme by inviting tenders through public advertisement for lease of plots for Fuel Station (Petrol Pump/CNG Station) in various nodes of Navi Mumbai.

02. The Planning Department has embarked 14 plots for Fuel Stations and sent the marketing drawings vide various notes dated 24.05.2021, 10.06.2021, 01.07.2021 with marketing drawings. They have informed that these plots may be marketed subject to the following conditions;

- The plots are marketed on "as is where is basis"
- The prospective bidder is requested to visit the site before submission of bids
- It will be the responsibility of the allottee to remove encumbrances, if any including trees (as per the provisions of the tree Act, 1975), etc within the plot.
- The FSI of the said plot shall not exceed 0.25 and underground structures along with the Kiosks shall not be counted towards FSI as per Unified Development Control & Promotion Regulations for Maharashtra State as approved by the GoM dated 12.02.2020.

03. Accordingly, the said notes were sent to Economist Department for price fixing of these plots. The Senior Economist has provided the Base Rates & Ready Reckoner Rates for FY 2021-22 for sale of these plots. The Senior Economist has recommended to use Base Rates for releasing public advertisement for allotment of these plots, further he has also mentioned that the LP & LDP, 2015 has permitted Commercial/Retail up to 50 sq. mtr. However, for computation of FSI, the FSI shall not exceed 0.25, as recommended by Planning Department on [N/1]. As discussed with CCUC & Engineering department, we can advertise 08 plots out of 14 in 1<sup>st</sup> phase. The details of these plots are;

Sr. No.	Node	Sector	Plot No.	Area (m2)	Base Rate (Rs/per m2)	Ready Reckoner Rate	EMD (Rs) (10% of Total LP)
1	Ulwe	21	84	1200 00	36,061	23,270	41,27,320
2	Ulwe	3	277A	1380 19	44,257	21,060	61,08,307
3	Pushpak Nagar	3	H-1	815 00	50,760	Not Available	41,36,940
4	Pushpak Nagar	8	1	1970 35	50,760	Not Available	1,00,01,497
5	Kharghar	34/A	49	1499 35	55,861	35,100	83,75,519
6	Kharghar	37	2	1500	55,861	35,100	83,79,150
7	New Panvel (E)	09	132+143 +144	1421 00	51,604	49 200	73,32,893
8	Kalamboli	12	C-6	2255 15	51,809	27,000	1,16,83,594

Proposal:

After perusing above facts, it is hereby proposed to launch the scheme for Lease out of above 08 Plots for Fuel Station (Petrol Pump, CNG Station etc.) at Ulwe, Pushpak Nagar Kharghar, New Panvel and Kalamboli Node of Navi Mumbai through E-Tender cum Auction at the Base Rate provided in Para 03 above.

Hon. JMD and Hon. VC&MD are requested to peruse and approve the aforementioned proposal with or without modifications/suggestions if any to enable us to proceed further in the matter.

Submitted for approval please.

*[Signature]*  
04/08/2021  
AMO

MM-1

*[Signature]*  
04/08/2021

Hon. JMD-III 1. Proposal to launch the scheme might be approved  
2. MM shall ensure the rates and other marketing drawings are updated before release of the advertisement.

Hon. VC&MD

*[Signature]*  
04/08/2021

*[Signature]*  
04/08/2021

JMD-III

MM  
M  
08

**LEASE OF 08 PLOTS FOR FUEL STATION  
(PETROL PUMP / CNG STATION, ETC.)  
AT  
ULWE, PUSHPAK NAGAR, KHARGHAR, NEW PANVEL  
AND KALAMBOLI NODES IN  
NAVI MUMBAI THROUGH E-TENDER CUM E-AUCTION**

# Advertisement

रविवार, दि. १५ ऑगस्ट २०२१

**सामना**

योजना क्र. एम एम-१, इंधन स्टेशन, २०२१-२२



सिडकोतर्फे नवी मुंबईच्या विविध नोड'ध्ये  
इंधन भरणा केंद्र (पेट्रोल पंप/सीएनजी स्टेशन)  
वापराकरिता भाडेपट्ट्यावर  
ई-निविदा पद्धतीने भूखंड उपलब्ध



सिडको महामंडळातर्फे इंधन (पेट्रोल पंप/सीएनजी स्टेशन) भरणा केंद्राकरिता भूखंड भाडेपट्ट्यावर देण्यासाठी योजना पुस्तिकेतील अटी व शर्तीनुसार पात्र ठरणाऱ्या पेट्रोलियम/ऑईल/नॅचुरल गॅस कंपनी/व्यक्ती/कंपनी/सर्वातित दक्षिण भारीदार/भागीदार संस्था/सार्वजनिक विद्युत संस्था/सहकारी संस्था यांच्याकडून अर्ज मागविण्यात येत आहेत.

<https://eauction.cidcoindia.com>

इंधन भरणा केंद्र (पेट्रोल पंप/सीएनजी स्टेशन) भूखंडांचा तपशील

अ. क्र.	नोड	सेक्टर क्र.	प्लॉट क्र.	क्षेत्रफळ (चौ. मी.)	आधारभूत दर (रु./चौ. मी.)	अंदाजित रक्कम (रु.)
१	उल्हे	२१	८४	१२००.००	३६,०६१/-	४३,२७,३२०/-
२	उल्हे	३	२७७४	१३८०.१९	४४,३५७/-	६१,०८,३०७/-
३	पुष्पक नगर	३	एच-१	८१५.००	५०,७६०/-	४१,३६,९४०/-
४	पुष्पक नगर	८	१	१९७०.३५	५०,७६०/-	९,९०,९१,९९०/-
५	खार्घार	३४/अ	४९	१४९९.३५	५५,८६१/-	८३,७५,५९९/-
६	खार्घार	३७	२	१५००.००	५५,८६१/-	८३,७९,९५०/-
७	नवीन पारवेल	९	१३२,१४३,१४४	१४२१.००	५१,६०४/-	७३,३२,९२८/-
८	कालंबोली	१२	सी-६	२२५५.१५	५१,६०४/-	१,१६,६३,७०५/-

अंदाजित रक्कम आणि प्रक्रिया शुल्क रु. १,१८०/- (रु. १०००/- + जीएसटी रु. १८०/-) अनिनामन रकमेच्या तपशीलानुसार देण्यात येणे आवश्यक असते. अर्ज सादर करणे, अंदाजित रकमेचा भरण, बंद निविदा आणि ई-निविदा सादर करणे याबाबतचे अधिकृत वेळापत्रक आणि योजना पुस्तिका उपरोक्त ई-निविदा संकेतस्थळावर २०.०८.२०२१ पासून उपलब्ध असणार आहे. अधिक माहितीकरिता, कृपया एमएम वेबसाइटवर जाणे आवश्यक आहे. ई-निविदा, एमएम वेबसाइट, सीबीडी बेलपुर, नवी मुंबई - ४००६१४ येथे संपर्क साधावा.

सदर घोषणेच्या अटी व शर्ती रद्द करण्याचा अथवा बदलण्याचा तसेच कोणतेही कारण न देता, पत्राटी किंवा सर्व निविदा रद्द करण्याचे अधिकार सर्वोच्च सिडको महामंडळाने राखून ठेवले आहेत. योजना रद्द झाल्यास त्याबाबत निविदाकारांचे कोणतेही हलकें विचारात घेतले जाणार नाही.

एमएम वेबसाइटवर

[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in) CIN - U99999 MH 1970 SGC-14574 CIDCO/PR/185/2021-22

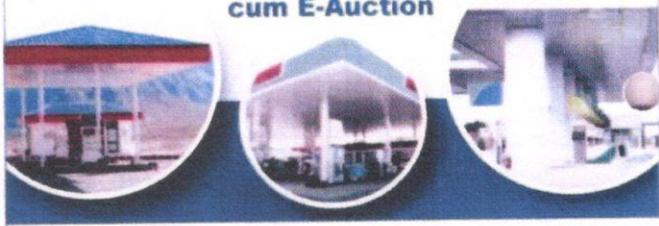
Sunday Hindustan Times

MUMBAI SUNDAY AUGUST 15, 2021

Scheme No. MM/FUELSTATION/2021-22



CIDCO Offers Lease of Plots for  
**FUEL STATION**  
(PETROL PUMP/ CNG STATION, ETC.)  
at Various Node of Navi Mumbai,  
through E-Tender  
cum E-Auction



CIDCO invites applications for lease of plots for Fuel Station to Petroleum / Oil / Natural Gas Company OR any Person/Company/LLP/Partnership Firm/Charitable Trust/Co-operative Society, to establish Petrol Pump/CNG Station, etc. at various nodes in Navi Mumbai and eligibility as per the terms and conditions prescribed in the scheme booklet.

<https://eauction.cidcoindia.com>

Details of Fuel Station (Petrol Pump/CNG Station/ Etc.) Plots

Sr. No.	Node	Sector No.	Plot No.	Area (m2) approx.	Base Rate (Rs/per m2)	Amount of EMD (Rs.)
1	Ulwe	21	84	1200.00	36,061/-	43,27,320/-
2	Ulwe	3	277A	1380.19	44,257/-	61,08,307/-
3	Pushpak Nagar	3	H-1	815.00	50,760/-	41,36,940/-
4	Pushpak Nagar	8	1	1970.35	50,760/-	1,00,01,497/-
5	Kharghar	34/A	49	1499.35	55,861/-	83,75,519/-
6	Kharghar	37	2	1500.00	55,861/-	83,79,150/-
7	New Panvel(E)	9	132,143,144	1421.00	51,604/-	73,32,928/-
8	Kalamboli	12	C-6	2255.15	51,809/-	1,16,83,707/-

Earnest Money Deposit (EMD) and Processing fee Rs. 1,180/- (Rs. 1,000/- + GST Rs. 180/-) shall be paid online. The detail information regarding timelines of bidder registration, application submission, payment of EMD, close bid and e-auction submission and Scheme Booklet will be available on above e-auction website from 20.08.2021. For any information, please contact office of the Marketing Manager, 3rd Floor, Raigad Bhavan, CBD Belapur, Navi Mumbai - 400614.

CIDCO reserves the right to cancel, amend, revoke, modify the conditions of the scheme at its discretion or reject any or all offers without assigning any reasons thereof. In case of cancellation of the scheme, bidders will not have any say.

Marketing Manager

[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in) CIN - U99999 MH 1970 SGC-14574 CIDCO/PR/185/2021-22



# Part - A



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF  
 MAHARASHTRA LTD.**
**INVITATION OF APPLICATIONS FOR E-TENDER CUM E-AUCTION FOR LEASE OF 08  
 (Eight) PLOTS FOR Fuel Station (Petrol Pump / CNG Station, etc.) at various nodes in  
 Navi Mumbai.**

The Marketing Manager (Commercial), CIDCO Ltd invites applications for E-TENDER cum E-AUCTION for Lease of Eight Fuel Station Plots at Ulwe, Pushpak Nagar, Kharghar, New Panvel and Kalamboli Nodes in NAVI MUMBAI as described in the Annexure-I.

**1) Scheme Details:**

Scheme No.: MM/FUELSTATION/2021-2022

Location of Plots: Ulwe, Pushpak Nagar, Kharghar, New Panvel and Kalamboli.

**2) Time Table:**

Sr. No.	CIDCO Stage	Bidder Stage	Start Date & Time		Expiry Date & Time	
			(dd.mm.yy)	(hh:mm)	(dd.mm.yy)	(hh:mm)
1	Publish advertisement		15.08.2021			
2		Online Registration	20.08.2021	10.00 Hrs		
3		Submit application, Payment of EMD and Processing fee etc. on e-Tender cum e-Auction Website	20.08.2021	11.00 Hrs.	13.09.2021	17.00 Hrs
4		Submit CLOSED BID (e-TENDER)	20.08.2021	11.00 Hrs	14.09.2021	23.59 Hrs
5		e-Auction	15.09.2021	11.00 Hrs.	15.09.2021	17.00 Hrs
6	Publish Result		16.09.2021	15.00 Hrs		

**3) Who are eligible to make an offer:**

- a. A company incorporated under the Indian Companies Act, 1956 authorized by Government of India to establish Petrol Pump/CNG station or distribute petrol/CNG/Petroleum Products
- b. Any person competent to contract under the Indian Contract Act, 1872
- c. Company incorporated under the Indian Companies Act, 1956 and 2013
- d. Partnership Firm registered under Indian Partnership Act 1932
- e. Limited Liability Partnership (LLP)
- f. Charitable Trust registered with Charitable Commissioner
- g. Society registered under Societies Registration Act 1860 or societies registered under Co-operative Societies Act, 1912
- h. Bids received from Proposed Company / Public Trust / Co-op. Society/ Partnership firm/LLP not registered will be treated as individual applicant.

**4) How to Apply For e-Tender cum e-Auction**

**Step 1:** Register on home page menu by clicking "Bidder Registration".

- A) Full Name (In Capital)
- B) Address with Pin Code.
- C) Mobile Number
- D) PAN Card No.
- E) AADHAR No.
- F) E-Mail ID.
- G) Bank account Number & IFSC Number.

**Step 2:** Login with user credentials and Verify OTP sent to registered email id and mobile number for secure Login.

**Step 3:** Select Live Tender from Dashboard

**Step 4:** Pay e-Tender cum e-Auction Processing fee of Rs. 1000 + Applicable GST Non-Refundable through online mode.

**Step 5:** Pay e-Tender cum e-Auction EMD Amount through online mode.

**Step 6:** Submission of CLOSED BID (e-Tender) by bidder.

(Note: "CLOSED BID (e-Tender)" means the best price OR offer amount offered by the bidder in advance, such that none of the bidder know how much the other participants have bid. The bidder shall participate in e-auction during the prescribed time schedule. If bidder does not wish to participate in e-auction, the closed bid (e-Tender) shall be considered as final offer.)

**Step 7:** Conduct of e-Auction/ Online auction:

As per time schedule, bidder shall participate in e-Auction by logging in the website. Please note that no time extension will be given after closing time. During e-Auction every bidder can bid in multiple of **Rs. 1000/- per sq mtr only**.

**Step 8: e-Auction Final Result:**

After completion of e-Tender cum e-Auction process, for the particular plots, the highest e-auction bid amount will be compared with highest closed bid (e-Tender) amount submitted and the highest of the two, will be declared as the successful bidder.

**Step 9: Refund of EMD:**

After completion of e-Auction and approval of Competent Authority, the EMD amount received from Bidders other than the highest Bidder will be returned without interest, online into the Bank Account provided by the bidder at the time of Registration. In case the number of bidders during the process are less than 3 then, the decision of the Corporation may take some time. Hence, the EMD refund may take extra time in such situation.

**5) Important terms and conditions:**

- a) The information contained in this Bid Document or subsequently provided to Bidders, whether verbally or in documentary form or otherwise by or on behalf of CIDCO, or any of its employees, authorized for this purpose is provided to Bidders on the terms and conditions set out in this BID document and such other terms and conditions subject to which such information is provided.
- b) The purpose of this BID document is to provide interested parties with information and to select the highest bidders for advertised plots through e-Tender cum e-Auction process.
- c) CIDCO may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, its assessment or assumptions contained in this BID document. Such changes shall be intimated to all the Bidders. In case additional period for submission, if required due to such amendments, is necessitated the same shall be intimated to all the Bidders.
- d) The issue of this BID document does not imply that CIDCO is bound to allot the said Plots to the Bidder and it reserves the right to reject all or any of the Bids without assigning any reasons in respect thereof.
- e) CIDCO reserves the right not to proceed with the Bidding Process as per time table without liability or to reject any or all Bid(s) without assigning any reasons in respect thereof.
- f) The Complete e-Tender cum e-Auction bidding process is online. Bidders shall submit CLOSED BID (e-Tender). Then, bidder shall participate in e-Auction/ online bidding as per prescribed time schedule.
- g) The payment for e-Tender cum e-Auction processing fee is Rs. 1000 + Applicable GST Non-Refundable (One Thousand Plus Applicable GST) & Earnest Money Deposit (EMD) shall be paid online separately for every bid.
- h) Allotment of the Plot will be made in accordance with the provision of NMDL (A) R 2008 and as may be amended from time to time.

- i) Bank Information: Bidder shall submit information of Bank Account Number, Bank Name, Branch Name, Bank MICR / IFSC Number and upload scanned copy of cancelled cheque. The cancelled cheque and information furnished shall match with each other. The refund in case of un-successful bidders will be made into the account details given on cancelled cheque.
- j) Kindly note that, Bidders cannot apply for e-Tender cum e-auction from other's bank account. Also, if it is found that same bank account number is provided by different bidders during registration, then both the bids shall be treated as cancelled. NRI Account holder cannot apply for E- tender cum E- auction.
- k) The Bidder can bid for one or more Plots advertised by submitting separate bid with the amount of requisite processing fee and Earnest Money Deposit (EMD) in the form of Online Payment.
- 6) The EMD deposited by bidder shall be forfeited by CIDCO, if the bidder decides to withdraw at any time after the opening of bid or refuses or otherwise fails to accept the allotment or after being allotted the Plot, commits a breach of any of the relevant terms and conditions under which the Residential Plot is offered.
- 7) The Bid once made shall remain valid for acceptance by the Corporation for period of 90 days from the last date of receipt of the Bid and it cannot be revoked or varied by the bidder. **No charge back cases shall be entertained/considered for any reason.** The EMD will be refunded to un-successful bidders without any interest only after the final approval/ decision of CIDCO on completion of e-Auction activity. EMD refund request made before completion of e-Auction will not be considered. The EMD will not be adjusted against any other scheme.
- 8) **In case if number of bids received for any particular Plot is less than three, then the final decision on such allotment will be taken by the Corporation and the same shall be binding on concerned bidders. These offers may either be accepted or rejected and until final decision is taken, the EMD amount of these bidders will not be refunded. Corporation reserves the right to cancel, amend, revoke, modify the conditions of the scheme at its discretion or reject any or all offers without assigning any reasons thereof. In case of cancellation of the scheme, bidder will not have any say.**
- 9) The Bid must be made by filling complete information prescribed in the Registration form. Any bid with incomplete or wrong information, insufficient supporting documents and/or insufficient requisite amount of EMD stands rejected.
- 10) The Bidders should upload scanned copies of required documents in PDF format for verification within the time schedule only. The online application form and uploaded documents of bidders will be then scrutinized by CIDCO. Incomplete applications will be rejected fore with and no explanation / request will be considered in this matter.

- 11) After prescribed period no bid will be accepted / considered for e-tender cum e- auction. The decision of the Corporation on approval of bidder for participation shall be final and binding.
- 12) Kindly note that the Corporation reserves the right to extend the date & time for the e-tender cum e-auction.
- 13) The BID DOCUMENT is non-transferable.
- 14) Any conditional offer is liable to be summarily rejected.
- 15) The Vice Chairman and Managing Director, CIDCO reserves all rights to reject any or all bids submitted without assigning any reason thereof.
- 16) All the Notifications, Corrigendum, Information etc and the detailed terms & conditions regarding e-tender cum e-Auction hereafter will be published online on website.
- 17) The Allotment Letter will be issued to successful bidders after approval of Vice Chairman and Managing Director.
- 18) Agreed amount of Sale price of the Plots, after adjusting the Earnest Money Deposit (EMD), shall be payable in Two equal installments as prescribed in the Allotment letter.
- 19) Prescribed time limit for payment is the essence of the contract and failure to observe the same shall render the allotment liable for cancellation with forfeiture of the Earnest Money Deposit in full. In addition to the Earnest Money Deposit, 25% of Installment/s of lease premium paid by the Plot allottee shall also stand forfeited to the Corporation and the Corporation shall further have the right to claim compensation for damage or loss, if any, suffered in consequences of default.
- 20) The Managing Director may, in deserving cases extend the period determined in the Scheme for payment of installments not exceeding 03 months for 1st installment and 10 months for 2nd installment on receipt of delayed payment charges at the rate as may be fixed by the Corporation by a general or specific order. The decision of Managing Director in this regard will be final and binding on the allottee. The allottee should apply for grant of extension in the time limit before expiry of due date for that installment. In the event of default in a payment on due date as per allotment letter without written application and subsequent approval of the Managing Director, the allotment of Plot shall be deemed to be cancelled. Allottee shall note that unless the payment for the first installment is made, the time extension for payment of second installment shall not be granted and request applications for the same will not be entertained at any cost. The present rates of interest for delayed payment of installments is 8.40% per annum. The above rates are subject to change without notice.
- 21) The No Objection Certificate for obtaining Bank loan will be issued to successful bidders after making 1<sup>st</sup> installment of Lease Premium, as per request application for the same from successful bidder.

- 22) If successful bidder's quoted amount is above Rs. 50.00 lakhs, then the bidder will be required to pay applicable rate of TDS to Income Tax Department, Government of India.
- 23) The possession of the Plot shall be given only on receipt of payments in full in accordance with the mode of payment prescribed.
- 24) All the necessary Permission, Licenses, Sanctions, etc. for carrying out construction of the Plot have to be obtained by the allottee himself. It shall be the responsibility of bidder to enquire with the concerned Govt/Local authorities for the same.
- 25) **Site inspection:** The bidder is advised to visit the site and inspect the status of the Plot before making any offer. Allotment of the Plot shall be on "**As is where is Basis**" and possession will be handed over in the same condition.
- 26) The letters communicating the acceptance of offer by the Corporation in respect of the Plot shall be sent by Registered Post A.D. on the address given in the offer. The letter shall be deemed to have been received by the offerer/ bidder at the expiry of 7 days of such dispatch.
- 27) **Validity of offer:**  
The Bidder shall keep the offer valid for acceptance by the Corporation for a period of 3 months from the date of receipt of offer by Corporation. The Bidder shall not withdraw the offer within a period of 3 months. If withdrawn, then the EMD amount paid shall be forfeited.
- 28) Sub-division of the Plot shall not be permitted.
- 29) **Acceptance of offer:** The acceptance of a Bid is at the sole discretion of the Corporation.
- 30) **Risk Factors:** The Corporation reserves the right to amend, revoke, modify the conditions of the scheme at its discretion or reject any or all offers without assigning any reasons thereof. In case of cancellation of the scheme, the bidder will not have any say.
- 31) The sale price offered by the bidder shall be **exclusive** of the following.
  - a. Goods and services tax (GST)
  - b. Municipal Taxes
  - c. Insurance Premium



- d. Stamp Duty & Registration charges as decided by concerned Dept.
  - e. Lease Rent
  - f. Charges such as Security Deposit for Electric Meters, license fees, permit Fees etc. Any other charges which may be applicable as per Govt/ CIDCO/ Municipal Corporation rules. The above mentioned charges will be liability of the successful Bidder.
  - g. Water distribution betterment charges, Documentation charges, Power supply development charges & other applicable charges.
- 32) If any litigation occurs OR pending or new litigation arises OR any previous allotment is pointed out after e-auction then, after necessary verification decision will be taken, which shall be binding on the bidder.
  - 33) The bidder shall not take any benefit of grammatical or printing mistakes, which may have occurred.
  - 34) Type of use and FSI:  
The FSI shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI. The construction on the plot will be as per the provisions of the Unified Development Control & Promotion Regulations for Maharashtra State as sanctioned by the Govt. of Maharashtra on 02.12.2020. All relevant clearances as mentioned in the UDCPRs 2020, or added or amended from time to time will have to be procured towards construction on the plot, as also other relevant fire protection or environment protection regulations.
  - 35) **General terms and condition:**
    - 1) The maximum permissible FSI shall be as per the approved Development Control Regulations of the concerned Planning Authority.
    - 2) Sub-division of the plot shall not be permitted.
    - 3) Change of use of the plot is not permissible
    - 4) The FSI shall be as specified above and in Annexure I
    - 5) The building shall be constructed for the prescribed use as per the Annexure-I & II and as specified in GDCR for CIDCO/ DCR of NMMC.
    - 6) The minimum and maximum percentage of the use shall be as specified in GDCR for CIDCO/ DCR of NMMC.
    - 7) The allottee shall comply with all provisions as specified in GDCR for CIDCO/ DCR of NMMC including the parking standards without seeking relaxation of any kind in DCRs.
    - 8) The restriction of height of buildings/ structures shall be observed as per the Obstacle Limitation Surface Map (OLS Map) for Navi Mumbai International Airport as given in the sanctioned DCRs of the respective Planning Authority.
    - 9) The NOC of Airport Authority in respect of the Height restrictions will be required to be obtained by the successful bidder/allottee before the start of construction as applicable.
    - 10) The NOC from Railway Authority for development on the plot, if required, shall be obtained before local authority grants permission for Development.
    - 11) The respective DCRs at the time of submission of development plan and proposal to the competent authority shall be applicable in addition to the above condition.
    - 12) The allottee/intending lessee shall provide necessary infrastructure including

Electric Sub-Station for Electric supply as per the requirement of MSEDCL within the plot, if necessary.

- 13) All other terms and condition mention in the allotment letter shall also be part of the Lease Agreement.
- 14) The successful bidder/ allottee shall be responsible for obtaining all the necessary Clearances/NOCs from the respective Local Authorities as required from time to time as per the respective DCRs.

**36) Special terms and conditions:**

In addition to the general terms and condition for disposal of plots of land, the allotment is subject to the following development conditions:

- 1) The Plots are marketed on "**as is where basis is**".
- 2) The respective DCRs at the time of submission of development plan and proposal to the competent authority shall be applicable in addition to the above conditions.
- 3) The prospective bidder is advised to visit the site before submission of bid, and therefore no allegation pertaining to plot will be entertained after submission of bid.
- 4) Areas of plots are approximate and subject to demarcation on site.
- 5) It will be responsibility of allottee to remove encumbrances, if any, including trees etc within the plot after obtaining necessary permission of the concern authority.
- 6) The Transplantation/ cutting of trees shall be done as per the Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
- 7) The NOTES mentioned in the Marketing drawing by the Planning department shall be applicable to the Allotment of the Plots. All the Applicants/Bidders are requested to refer to the marketing drawing before making any offer.
- 8) In case of any encroachments on site, the same will be cleared before grant of possession of the Plot.
- 9) Apart from the provisions made in the GDCR 1975, the rules pertaining to the explosive act will also have to be followed by the allottee. The allottee shall take separate approval of Explosive department, Government of India.



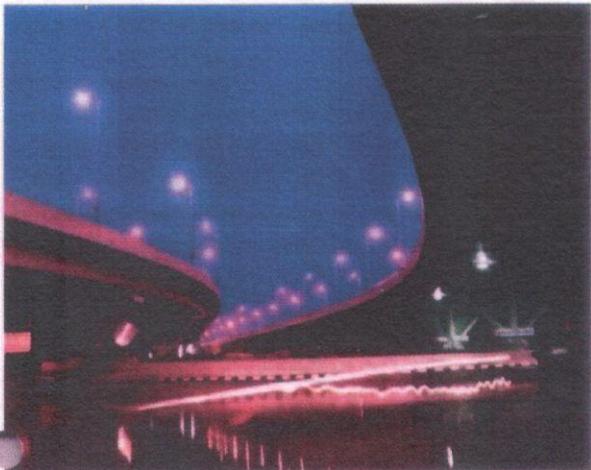
# Part - B





## CIDCO

The City and Industrial Development Corporation of Maharashtra (CIDCO) was established in March 1970 with a seed capital of Rs. 3.95 crores. CIDCO was entrusted with 344 square kilometers of land, off the west coast of Maharashtra. CIDCO was entrusted to Plan and develop an environment friendly city with full-fledged infrastructure to decongest Mumbai and to meet its residential, commercial, socio cultural and industrial needs for generations to come



Navi Mumbai is now a planned city replete with well planned roads, internal expressways, flyovers, multi-structured rail corridors, modern railway stations that house commercial complexes, state-of-the-art IT parks, excellent internet connectivity, super specialty hospitals, educational facilities, etc with proposed airport, special economic zone and proposed trans-harbour link facilities. A city that Two million people call 'home'.

## Navi Mumbai: The City of the future

Navi Mumbai (formerly New Bombay) is situated on the mainland across Mumbai harbour. It is four fifth as big as Greater Mumbai in size and has three large industrial estates and Jawaharlal Nehru Port, which is the most modern Sea Port of India. It was conceived as a counter magnet to the congested Mumbai city. There are 14 townships (also referred to as nodes) in Navi Mumbai strung along mass transport corridors, with their own residential, business and commercial areas. Airoli, Ghansoli, Koparkhairane, Vashi, Nerul, Belapur, Kharghar, Kalamboli and New Panvel are the prominent nodes.



Each node is self-sufficient in educational, health, social, religious, cultural, sports and recreational facilities. Each node is also a self contained nodal settlement. The lush green gardens, arterial roads lined with rows of trees, afforested hills, well laid out railway system are some of the salient features of the new city. The city is connected to Greater Mumbai by bridges across Thane Creek and by railway to Chhatrapati Shivaji Terminus.

## INVITATION TO OFFER

City and Industrial Development Corporation of Maharashtra Limited is pleased to invite prospective Bidders to acquire Plots described in Annexure-I & II, annexed hereto.

- Terms of offer:

Under the general terms prescribed for disposal of Plot by e-Tender cum e-Auction.

- Location of Plots:

The location of Plots for which offers are invited are shown in plans enclosed hereto at Annexure-I&II.

- Description of Plots:

Please refer to the Annexure – I&II for details. Bidder are advised to visit the site/plot before submitting rates for auction & close bid as no communication will be entertained regarding this after submission of the bid

- Agreement to Lease:

1. Lease of the Plots will be as per Navi Mumbai Disposal of Lands (Amendment) Regulations 2008.
2. The allottee shall execute, sign all necessary documents, forms, declarations, etc required for registering the Plot.
3. On payment of entire lease premium and miscellaneous charges, the Agreement to Lease shall be executed and possession of the Plot will be granted.
4. The allottee shall not be permitted to transfer or assign the rights and interest in or benefits derived under the Agreement executed between him/her and the Corporation in respect of the Plot without the prior permission of the Corporation.

5. Permission for transfer may be granted on payment of Transfer Charges as may be decided by the Corporation from time to time, only after, the allottee has paid entire lease premium and taken over possession of the Plot by execution of Agreement to Lease.

6. The Miscellaneous Charges and Payment of Stamp Duty & Registration charges are not included in the Lease Premium of the plots: -

The Allottee will bear & pay exclusively the Stamp Duty & the Registration Charges payable in accordance with the Bombay Stamp Act 1958 in respect of the Agreement to Lease to be executed between the Corporation of one part and the allottee of the other part.

- a. Applicable Water Deposit & Water charges are payable to CIDCO/ NMMC directly.
  - b. All other statutory charges levied from time to time shall be applicable and binding on allottee.
7. The possession of the Plot must be taken over within 30 days after completing all the payment.

Important: Offerer shall visit and inspect the physical condition of the Plot for which he/she intends to offer

8. Breach of any of the conditions will render the allotment liable for termination with forfeiture of the Earnest Money Deposit.

9. CIDCO reserves the rights to insert or impose any special condition which will be binding on the allottee.
10. CIDCO reserves the right to amend, revoke any or all the above condition or to cancel the scheme at any time at its sole discretion. The right to reject any or all the offers without assigning any reason whatsoever is reserved with the Corporation.
11. In the matter of dispute as regards interpretation of any of the conditions or of anything related to the Scheme, the decision of the Managing

Director (MD) of CIDCO or

Officer authorized by MD shall be final and binding upon all the concerned.

12. GST: The allottee shall pay the applicable GST and other taxes.

- Solid Waste Management

The Plot allottee shall scrupulously observe the terms and conditions in order to ensure that the directives and recommendations of the Hon'ble Supreme Court regarding Solid Waste Management and the relevant provisions prescribed in the DCR of the respective Planning Authority are complied.

## GENERAL TERMS AND CONDITIONS

prescribed for Disposal of Plots through e-tender Cum e-auction.

### 1. Schedule of payment of agreed Lease Premium

Agreed Lease Premium, after adjusting the Earnest Money Deposit (EMD), shall be payable in two equal installments in the manner as prescribed in the Acceptance / Allotment letter.

### 2. Grant of extension of time for making payment of installments

3. The Managing Director of the Corporation may extend the time prescribed for making the payment of installment not exceeding 03 months for 1st installment and not exceeding 10 months for 2nd installments. This extension is grantable upon payment of interest at the rate as may be prescribed by the Corporation from time to time. The allottee should apply for extension before the due date for payments. The present rates of interest 8.40% per annum. The above rate is subject to change without notice.

4. The Corporation may grant "No Objection Certificate" to enable the allottee to mortgage the plots to obtain loan. Such No Objection Certificate shall be granted subject to the following conditions:

- i. The allottee shall apply to the Corporation along with a letter from the Financial Institution granting the loan.

- ii. The No Objection Certificate shall enable the allottee to mortgage the said Plot to financial institutions only after the payment of entire Lease Premium and other charges and after execution of Agreement to lease.

5. Consequences of nonpayment of any of the installment of lease premium on due date

- a. If the allottee fails to pay the entire amount of first installment within its prescribed time schedule or within the extendable period as per condition number 5, the Agreement concluded shall stand terminated and the Earnest Money Deposit along with 25% of the installment/s paid by the allottee shall stand forfeited to the Corporation.

- b. On payment of first installment or part thereof, if the allottee fails to pay the balance amount of First installment and amount of subsequent installment within the prescribed period or within permissible extendable time as the case may be, the allotment shall be liable to be terminated by the Corporation. The earnest Money Deposit along with the 25% of the installment/s paid shall stand forfeited to the Corporation and the balance amount will be refunded without any interest. The Corporation also reserves the right to recover

compensation for loss or damage, if any, suffered in consequences of such default.

**6. Payment of Miscellaneous charges**

In addition to the lease premium and the applicable taxes, the allottee will have to bear the Miscellaneous Charges comprising of water distribution charges, documentation charges, PSIDC, service charges etc. as applicable.

**Mode of payment**

The payment of installment of Lease Premium, water distribution betterment charges, documentation charges and lease rent etc shall be paid separately through online process.

**8. Payment of taxes / service charges**

All Services Charges and Taxes as applicable, are payable to the Corporation/Government.

**9. Transfer or assignment of rights**

The allottee can transfer or assign his rights, interests or benefits which may accrue to him from the Agreement with the prior written permission of the Corporation and on payment of such Transfer Charges as may be prescribed by the Corporation from time to time. Such permission can however be granted only after the agreed Lease Premium and any other amount has been paid in full and after execution of agreement to Lease. Before the agreement for Lease, the allottee shall not transfer the rights, benefits and interests, he/she derives in the Plot allotted to him/her.

**10. Power connection**

Power connection, consumption deposits and other charges will be paid directly by the allottee to the Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL) from time to time. The allottee will apply directly to the MSEDCL for power connection by completing all the necessary formalities. For permanent power connection the NOC will be given after allottee owner has executed the Agreement to Lease with the Corporation and all the dues of the Corporation have been paid.

**11. Water supply**

Water supply will be made available on payment of necessary water connection and water consumption charges to the Corporation or the concerned Municipal Authority from time to time by completing formalities of concerned authority in this regard.

**12. Payment of land revenue**

The allottee shall pay land revenue and ceases, assessed or which may be assessed on the land agreed to be leased to him.

**13. Nuisance**

The allottee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

**14. Recovery of any sum due to the corporation**

Where any sum payable to the Corporation by the allottee under



the Agreement to Lease is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

**15. Execution of agreement**

Immediately within 30 days of the payment of agreed Lease Premium and Miscellaneous Charges in full, the allottee shall execute the Agreement to Lease with the Corporation and shall obtain the possession of the Plot. In case the allottee fails to execute the Agreement to lease within a period of 30 days from making the payment of total Lease Premium, the agreement so concluded shall be liable for termination and the EMD along with 25% of the installments/s paid shall be forfeited without prejudice to the rights of the corporation, to recover compensation for loss or damage if any suffered in consequence of such default. However, the Managing Director on request of the licensee can forgo period for up to 90 days on recovery of watch & ward charges at the rate of Rs.5 per

sqm per month.

**16. Format of Agreement to lease**

Format of Agreement to Lease will be made available for inspection only after payment of Lease premium in the office of the Manager Marketing-II on the 3rd Floor, Raigad Bhavan, CBD-Belapur, Navi Mumbai 400 614.

Note: The rights to reject any or all the bidder without assigning any reason are reserved by the Corporation.

The bidder shall not take benefit of any grammatical or printing mistake which may have occurred

**17. For further details please contact:**

Manager Marketing - I  
CIDCO Ltd., 3rd Floor,  
Raigad Bhavan,  
CBD Belapur,  
Navi Mumbai - 400 614.

Tel.: 022 67121178/1080

**ANNEXURE - I**
**Details of Fuel Station Plots nodes in Navi Mumbai**

Sr. No.	Node	Sector No.	Plot No.	Area in Sq. Mtr. (Approx)	Base Rate (Rs. Per Sq.Mtr)	EMD (Rs.)
1	Ulwe	21	84	1199.87	36,061	43,27,320
2	Ulwe	3	277A	1380.19	44,257	61,08,307
3	Pushpak nagar	3	H-1	815.15	50,760	41,36,940
4	Pushpak nagar	8	1	1969.35	50,760	1,00,01,497
5	Khaghar	34/A	49	1499.35	55,861	83,75,519
6	Khaghar	37	2	1500.00	55,861	83,79,150
7	New Panvel (E)	9	132+143+144	1421.00	51,604	73,32,928
8	Kalamboli	12	C-6	2255.15	51,809	1,16,83,707

\* The Base FSI shall be as mentioned above and the maximum permissible FSI shall be as per approved Unified Development Control & Promotion Regulations (UDCPR) for Maharashtra State as approved by the GoM shall be applicable.

- Please use the following link to know the Google Locations of above plots:

<https://www.google.com/maps/d/u/0/edit?mid=130aRayGqVfkcQI7cqgsNbyLPh449X5u-&usp=sharing>

OR

Scan below QR code to know the Google locations of above plots



### MARKETING DRAWING



**NOTES:**

1. The area of the plot is subject to dimensions available on site.
2. This drawing is valid upto 6 months from the issue date of the drawing.
3. Development of plot is subject to provisions of UDCPRs and other applicable rules and regulations.

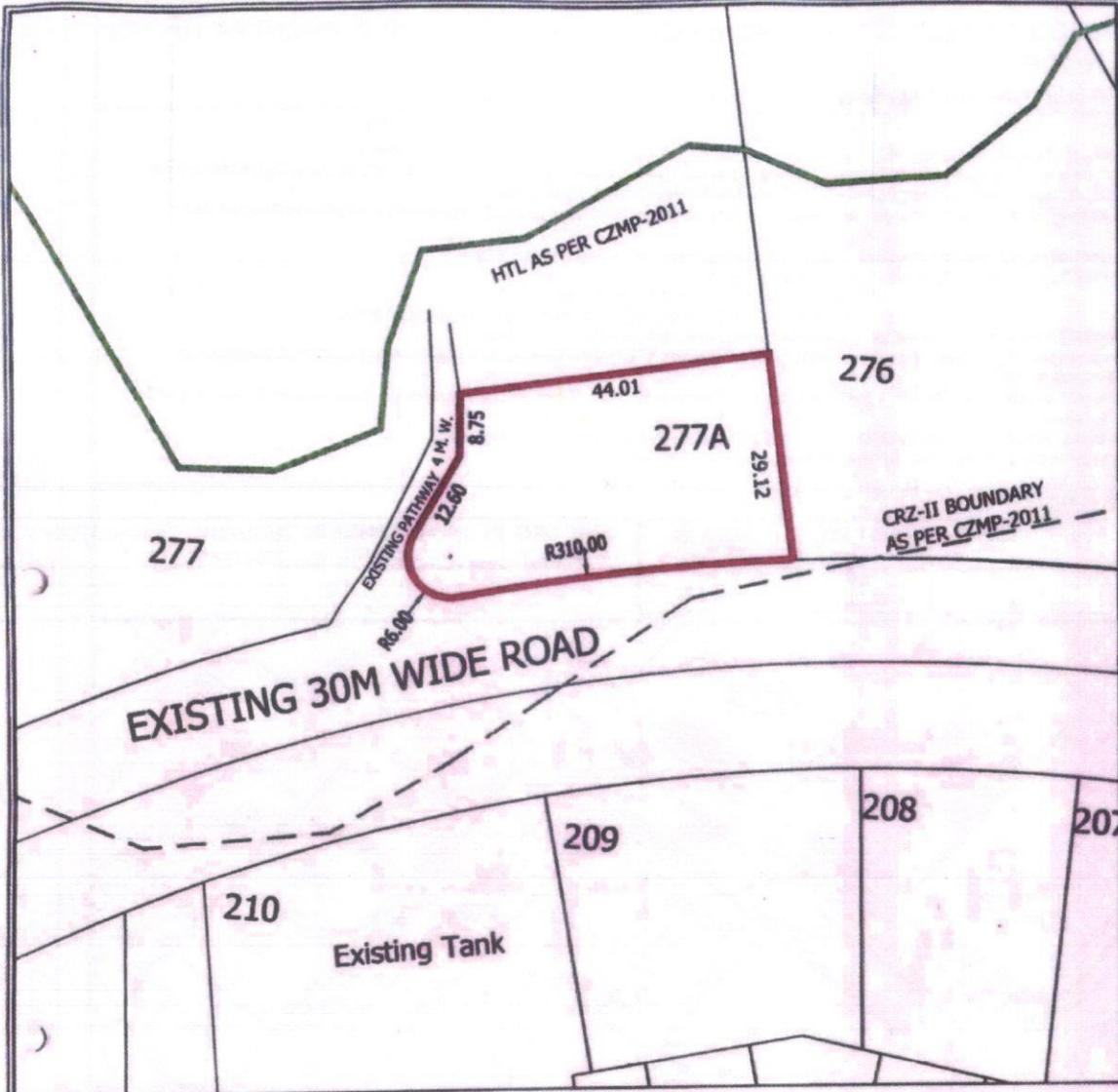


ULWE NODE



SECTOR NO.	PLOT NO.	AREA IN SQ.M	USE
21	84	1199.87	FUEL STATION
<b>PLOT FOR FUEL STATION</b>			
SECTOR-21 ULWE NODE		SCALE : N.T.S.	
		CIDCO LTD PLANNING (A+R)	
DATE : 03/08/2021			

C/113



- NOTE :**
- 1) The Area of plot subject to dimensions available on site.
  - 2) This drawing is valid up to six months from issue of this drawing.
  - 3) The plot is affected by CRZ. Necessary permissions may be obtained from competent authority.
  - 4) Variation in area may be upto 10% as per actual availability of dimensions at the time of allotment.
  - 5) Plots to marketed on "AS IS WHERE IS" basis.
  - 6) Base FSI of the said plot shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI as per the Unified Development Control & Promotion Regulations for Maharashtra State as approved by the Govt dated 02.12.2020.



AREA STATEMENT	
PLOT NO.	AREA IN SQ. MTRS.
227A	1380.19
PLOT NO. 227A FOR FUEL STATION LANDUSE AT SECTOR -3, ULWE NODE	
PLOT BOUNDARY SHOWN THUS ———	

NOT TO SCALE

DATE : 10.06.2021

PLANNING (S)




**CIDCO**  
WE MAKE CITIES

No. CIDCO/PLNG(A+R)

Dtd: 06/08/2021

**CONFIRMATION OF PLOT NO. H-1(289) (FUEL STATION), SECTOR-3, PUSHPAK NAGAR, PUSHPAK NODE.**

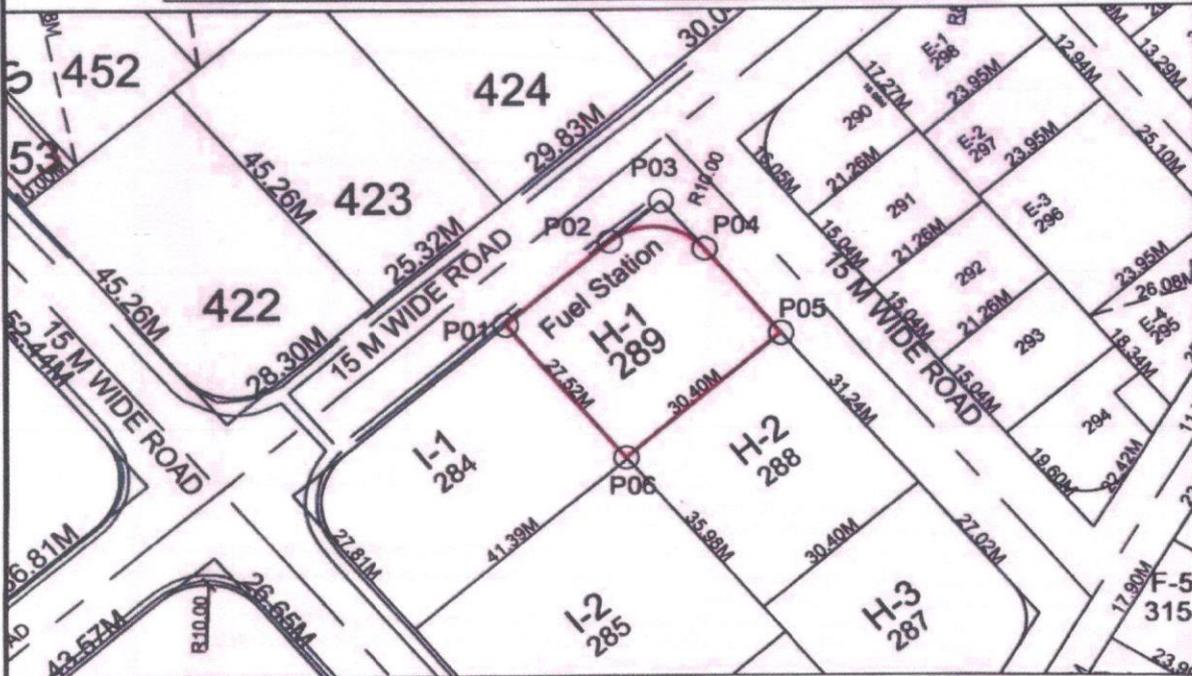
REF : CIDCO/PLNG/SP(A+R)/EO-15799 date 23.02.2021

**NOTES:**

- This confirmation is based on ref. above.
- Plot is confirmed as per (i) Demarcation & list of survey number falling on the plot received vide CIDCO/ACL&SO(NMIA)/2021/E-13628 dated 12.02.2021. (ii) As-Built Drawing vide CIDCO/EE(AP-II)/2018/325 dated 15.06.2018.
- WGS-84 co-ordinates of the confirmed plot are based on GPS survey submitted vide CIDCO/EE(AP-PUSHPAK-II)/2016/254 dated 18.05.2016.
- WGS-84 co-ordinates are measured with respect to the control point no. 3206 of IIT Bombay.
- ACL&SO (Airport) is requested to verify (i) availability of plots and (ii) possession status of land before processing. (iii) land status ACLSO(NMIA)/2019/2707/SAP/1928 dated 30.09.2019.
- EE (AP-Pushpak) is requested to maintain confirmed dimensions while finishing road edges.
- In case, the confirmed dimensions are not available after completion of infrastructure work, it is not binding on CIDCO to retain the confirmed dimensions.
- Access to the plot will be available only after development of proposed roads as per layout. No claim or compensation in this case will be entertained in future.
- No measurements should be checked on the drawing. Only written dimensions shall be followed.
- Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (A+R).

**AREA STATEMENT**

SECTOR NO.	PLOT NO.	AREA IN SQ.MT.	CUR. DED. IN SQ.MT.	NET AREA IN SQ.MT.
3	H-1 (289)	836.61	R10 = 21.46	815.15



**COORDINATES**

POINTS	EASTING	NORTHING
P01	297224.51	2099147.92
P02	297240.09	2099161.08
P03	297247.73	2099167.54
P04	297254.18	2099159.90
P05	297265.49	2099146.51
P06	297242.27	2099126.89

**CONFIRMED**

Date: 05.08.2021

D'man/Sr.D'man (A+R) *[Signature]*

Deputy Planner (A+R) *[Signature]*

Associate Planner (A+R) *[Signature]*

Senior Planner (A+R) *[Signature]*

- TO,
- MM
  - ACL & SO (NMIA)
  - FO SURVEY (NMIA)
  - SP(BP)
  - EE (AP-II)



SCALE : NTS

**PART PLAN OF SECTOR 3, PUSHPAK NAGAR, PUSHPAK NODE**

REMARKS :  
CONFIRMED PLOTS SHOWN IN RED MARK.  
ALL DIMENSIONS ARE IN METRES

**CIDCO LTD.**  
PLANNING SECTION  
(A+R)

4145

C13

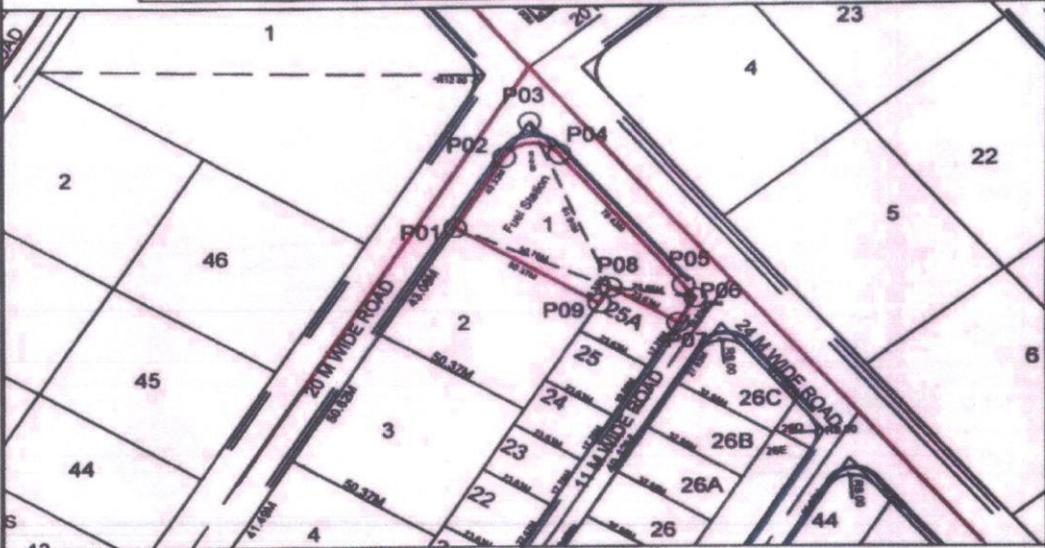
No. CIDCO/ PLNG(A+R)  
**CONFIRMATION OF PLOT NO. 1(FUEL STATION), SECTOR-8, PUSHPAK NAGAR, PUSHPAK NODE.**  
 Dtd : 06/08/2021  
 REF : CIDCO/PLNG/SP(A+R)/EO-15799 date 23.02.2021

**NOTES:**

- This confirmation is based on ref. above
- Plot is confirmed as per (i) Demarcation & list of survey number falling on the plot received vide CIDCO/ACL&SO(NMIA)/2021/E-13628 dated 12.02.2021. (ii) As-Built Drawing vide CIDCO/EE(AP-II)/2018/325 dated 15.06.2018.
- WGS-84 co-ordinates of the confirmed plot are based on GPS survey submitted vide CIDCO/EE(AP-PUSHPAK-II)/2016/254 dated 18.05.2016.
- WGS-84 co-ordinates are measured with respect to the control point no. 3206 of IIT Bombay.
- ACL&SO (Airport) is requested to verify (i) availability of plots and (ii) possession status of land before processing (iii) land status ACLSO(NMIA)/2019/2707/SAP/1928 dated 30.08.2019.
- EE (AP-Pushpak) is requested to maintain confirmed dimensions while finishing road edges.
- In case, the confirmed dimensions are not available after completion of infrastructure work, it is not binding on CIDCO to retain the confirmed dimensions.
- Access to the plot will be available only after development of proposed roads as per layout. No claim or compensation in this case will be entertained in future.
- No measurements should be checked on the drawing. Only written dimensions shall be followed.
- Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (A+R).

**AREA STATEMENT**

SECTOR NO.	PLOT NO.	AREA IN SQ.MT.	CUR. DED. IN SQ.MT.	NET AREA IN SQ.MT.
8	1	2020.91	RT0 = 45.66 RB = 5.90	1969.35



COORDINATES		
POINTS	EASTING	NORTHING
P01	297059.03	2098995.07
P02	297073.74	2099019.15
P03	297081.10	2099031.19
P04	297090.02	2099020.28
P05	297727.12	2098974.84
P06	297730.71	2098970.45
P07	297725.48	2098961.89
P08	297705.31	2098974.21
P09	297702.02	2098968.81

**CONFIRMED**

Date: 05.08.2021  
 D'man/Sr.D'man (A+R) *[Signature]*  
 Deputy Planner (A+R) *[Signature]*  
 Associate Planner (A+R) *[Signature]*  
 Senior Planner (A+R)

- TO,  
 1. MM  
 2. ACL & SO (NMIA)  
 3. FO SURVEY (NMIA)  
 4. SP(BP)  
 5. EE (AP-II)



**PART PLAN OF SECTOR 8, PUSHPAK NAGAR, PUSHPAK NODE**

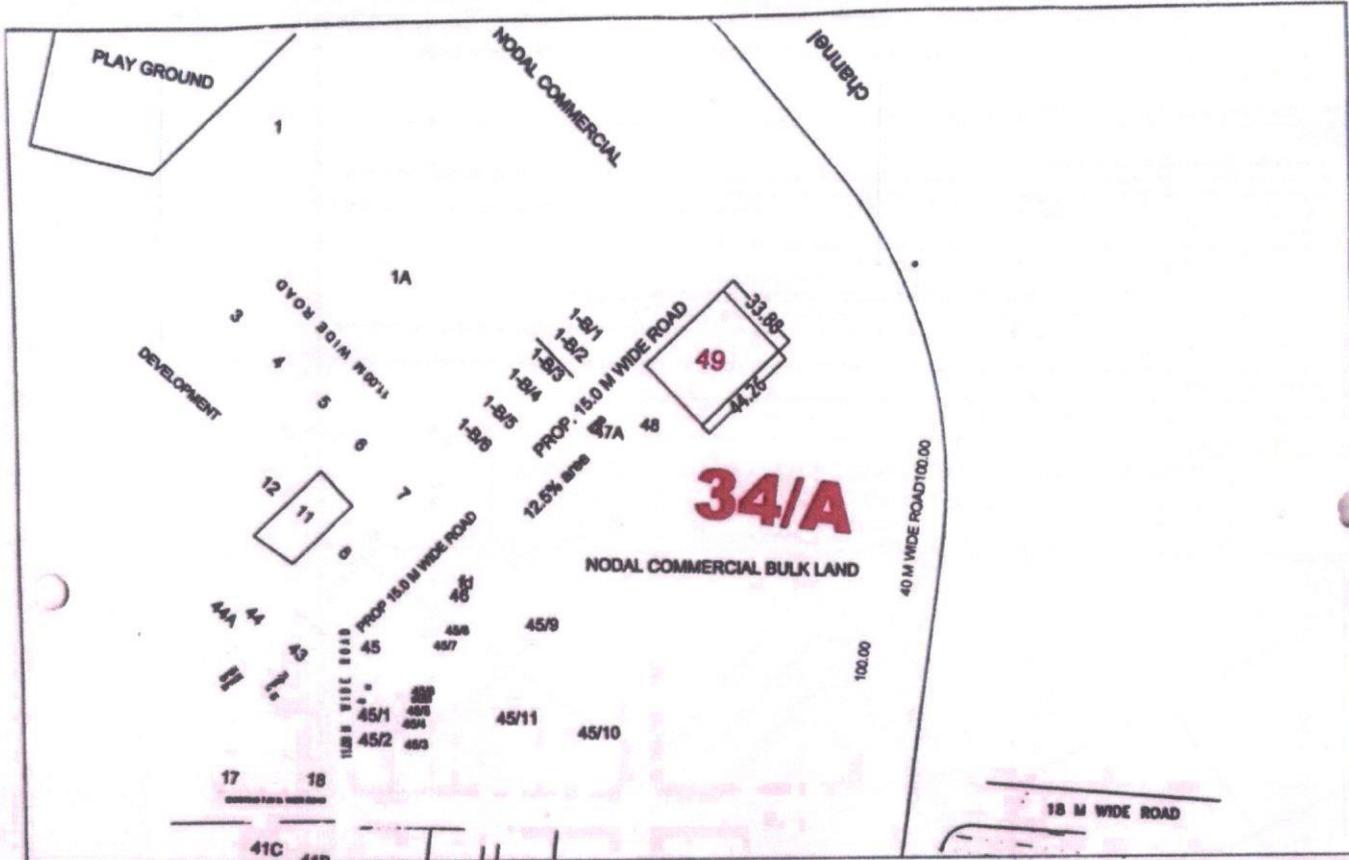
**CIDCO LTD.**  
 PLANNING SECTION  
 (A+R)

REMARKS :  
 CONFIRMED PLOTS SHOWN IN RED MARK.  
 ALL DIMENSIONS ARE IN METRES.

**PLOT NO-1(FUEL STATION), SECTOR- 8, PUSHPAK NAGAR**

A	B	C	A+B+C	S	S-A	S-B	S-C	S(S-A)(S-B)(S-C)	SQRT
23.63	10.03	25.66	59.32	29.66	6.03	19.63	4.00	14043.29	118.50
25.66	78.43	61.91	166.00	83.00	57.34	4.57	21.09	458699.81	677.27
61.91	42.33	50.76	155.00	77.50	15.59	35.17	26.74	1136270.13	1065.96
50.76	6.32	50.37	107.45	53.73	2.97	47.41	3.36	25334.82	159.17

NET AREA IN M.SQ.	
ded curvature 10M	45.66
ded curvature 8M	5.90
<b>Net Area</b>	<b>1969.35</b>



**AREA STATEMENT**

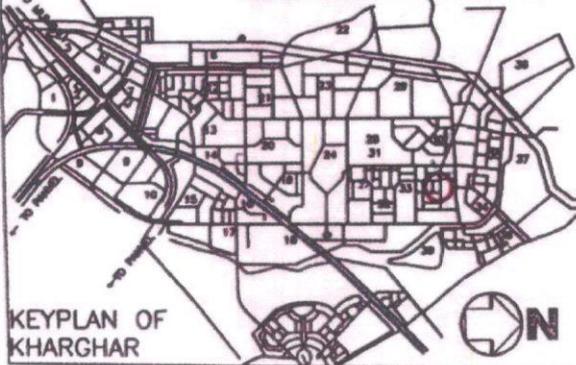
SR.NO.	PLOT NO.	AREA IN SQ.M.	LAND USE
1	49	1499.35	FUEL STN.



**NOTE :**

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. **This drawing is valid upto six months from the issue of this drawing.**
4. Plot/s to be marketed - 'AS IS WHERE IS BASIS'
5. No measurement should be checked on the drawing. Only written dimensions (in Meter)
6. The base FSI of the said plot shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI as per the Unified Development Control & Promotion Regulations for Maharashtra State as approved by the GoM dated 02.12.2020

**LOCATION OF THE PLOT**



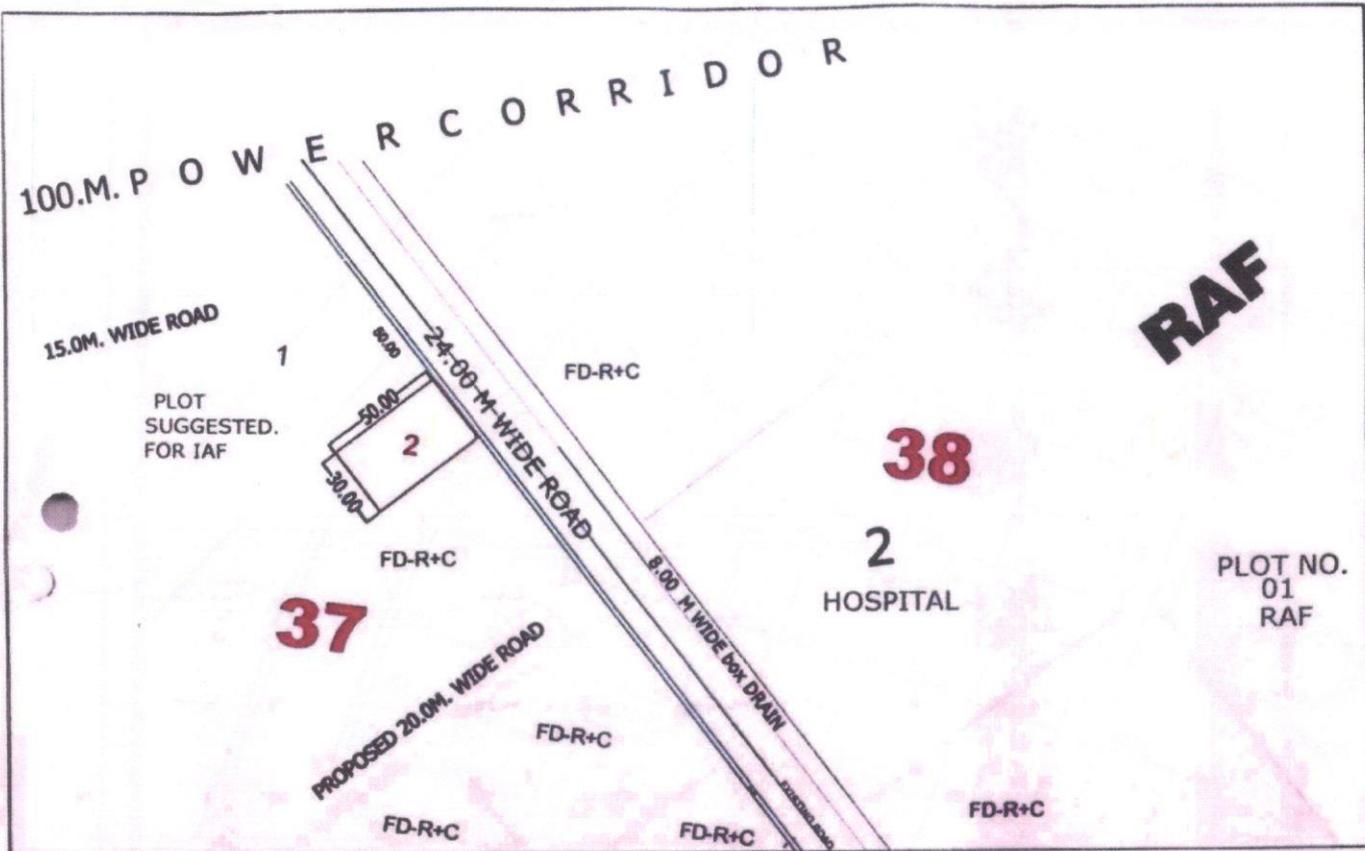
KEYPLAN OF KHARGHAR

**FUEL STATION PLOT AT  
SECTOR -34/A  
IN KHARGHAR NODE**

DATE :5.8.2021

**PLANNING (S)**

SCALE N.T.S.



**AREA STATEMENT**

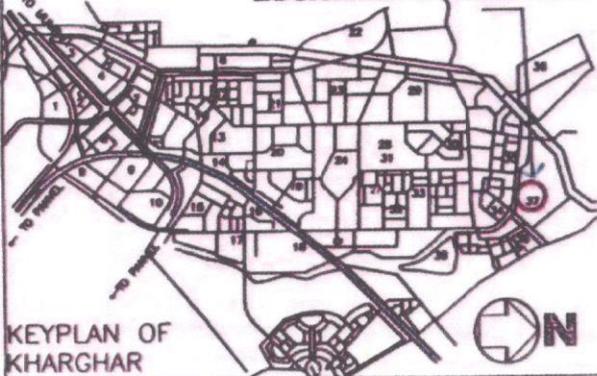
SR.NO.	PLOT NO.	AREA IN SQ.M.	LAND USE
1	2	1500	FUEL STN.



**NOTE :**

- Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
- The area of plot is subject to dimensions available on site.
- This drawing is valid upto six months from the issue of this drawing.**
- Plot/s to be marketed - 'AS IS WHERE IS BASIS'
- No measurement should be checked on the drawing. Only written dimensions (in Meter)
- The base FSI of the said plot shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI as per the Unified Development Control & Promotion Regulations for Maharashtra State as approved by the GoM dated 02.12.2020

**LOCATION OF THE PLOT**



KEYPLAN OF KHARGHAR

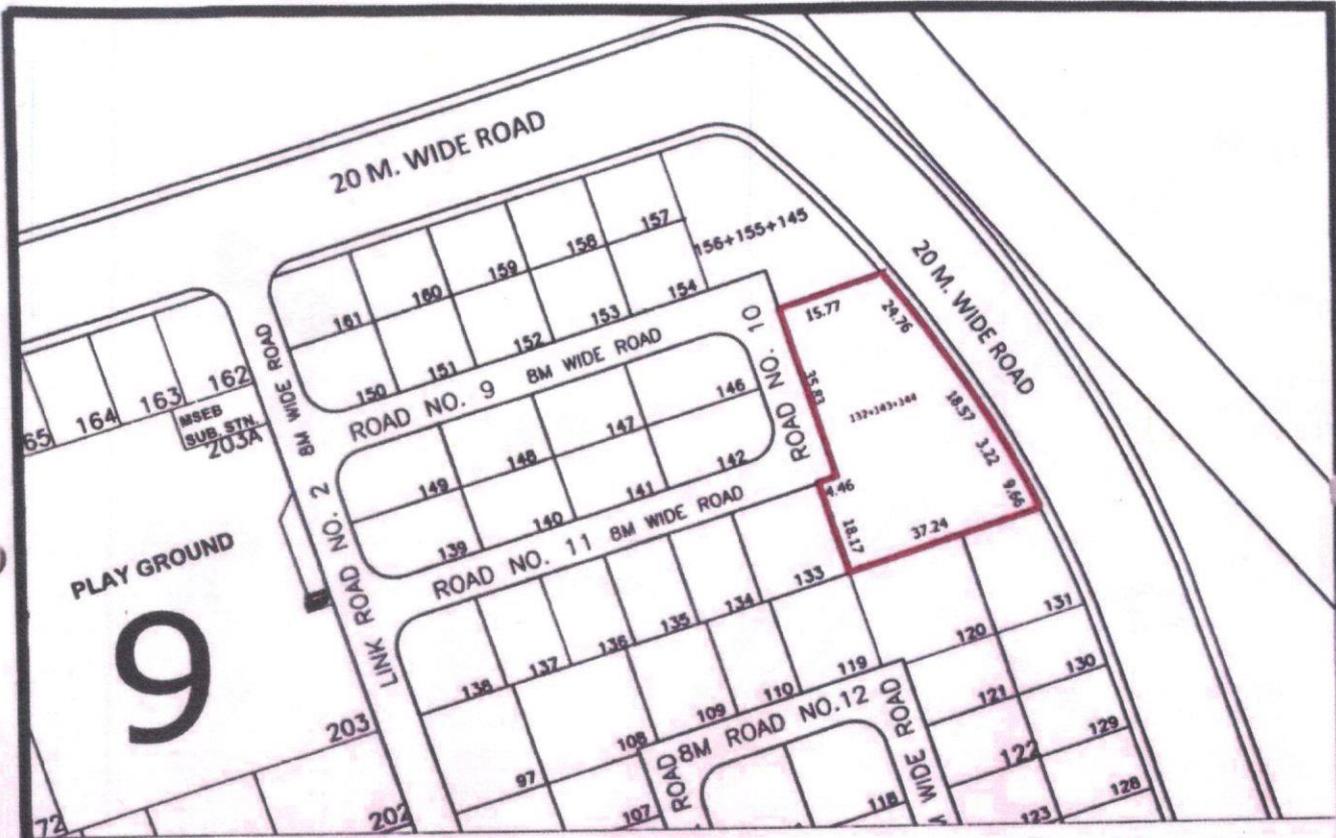
**FUEL STATION PLOT AT  
SECTOR -37  
IN KHARGHAR NODE**

DATE :5.8.2021

**PLANNING (S)**

SCALE N.T.S.

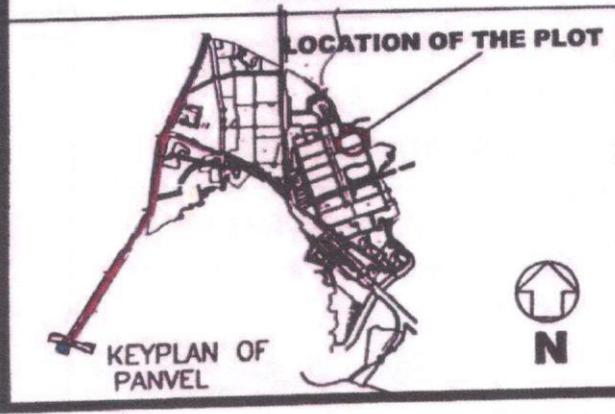




AREA STATEMENT

SR NO.	PLOT NO.	AREA IN SQ.M.	LAND USE
1	132+143+144	1421	FUEL STATION

- NOTE : 1) The Area of plot subject to dimensions available on site.  
 2) This drawing is valid up to six months from issue of this drawing.  
 3) Variation in area may be upto 10% as per actual availability of dimensions at the time of allotment.  
 4) Plots to marketed on "AS IS WHERE IS" basis.  
 5) Base FSI of the said plot shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI as per the Unified Development Control & Promotion Regulations for Maharashtra State as approved by the GoM dated 02.12.2020.

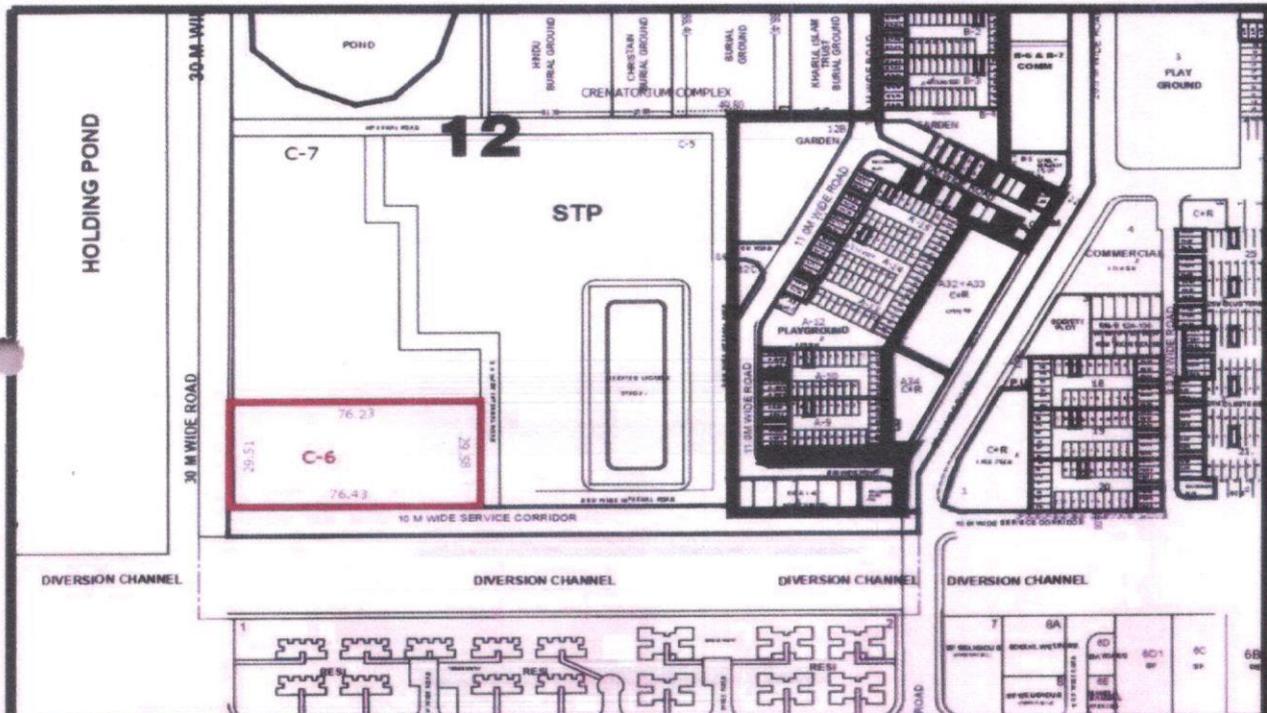


**FUEL STATION PLOT AT  
 SECTOR -09  
 IN PANVEL (EAST) NODE**

DATE :05.08.2021

**PLANNING (S)**

SCALE N.T.S.



**AREA STATEMENT**

SR NO.	PLOT NO.	AREA IN SQ.M.	LAND USE
1	C-6	2255.15	PETROL PUMP

- NOTE :**
- 1) The Area of plot subject to dimensions available on site.
  - 2) This drawing is valid up to six months from issue of this drawing.
  - 3) Variation in area may be upto 10% as per actual availability of dimensions at the time of allotment.
  - 4) Plots to marketed on "AS IS WHERE IS" basis.
  - 5) Unauthorized structures if any to be removed by CIDCO.
  - 6) Base FSI of the said plot shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI as per the Unified Development Control & Promotion Regulations for Maharashtra State as approved by the GoM dated 02.12.2020.



KEYPLAN OF KALAMBOLI



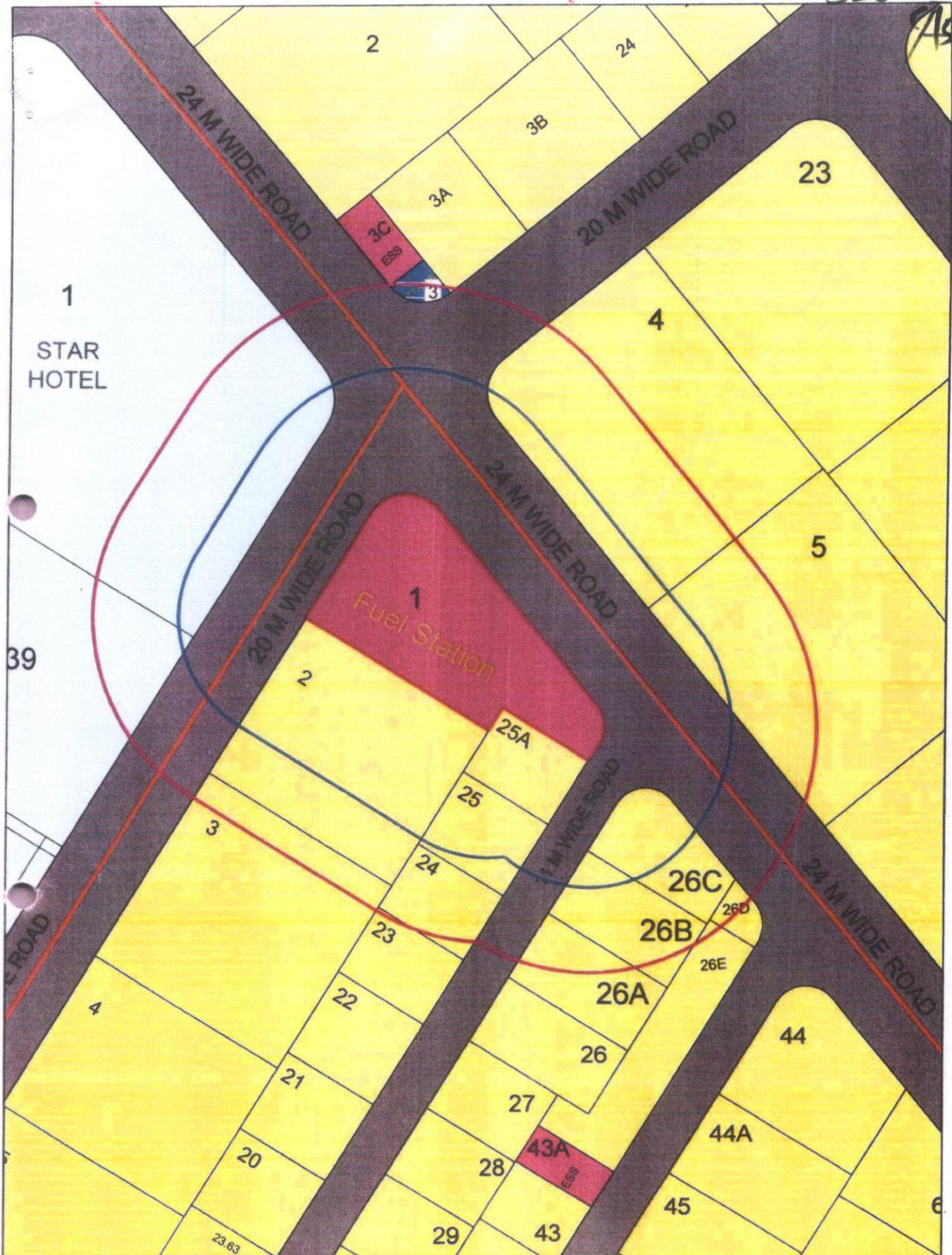
**FUEL STATION PLOT AT  
SECTOR -12  
IN KALAMBOLI NODE**

DATE :05.08.2021

SCALE N.T.S.

**PLANNING (S)**

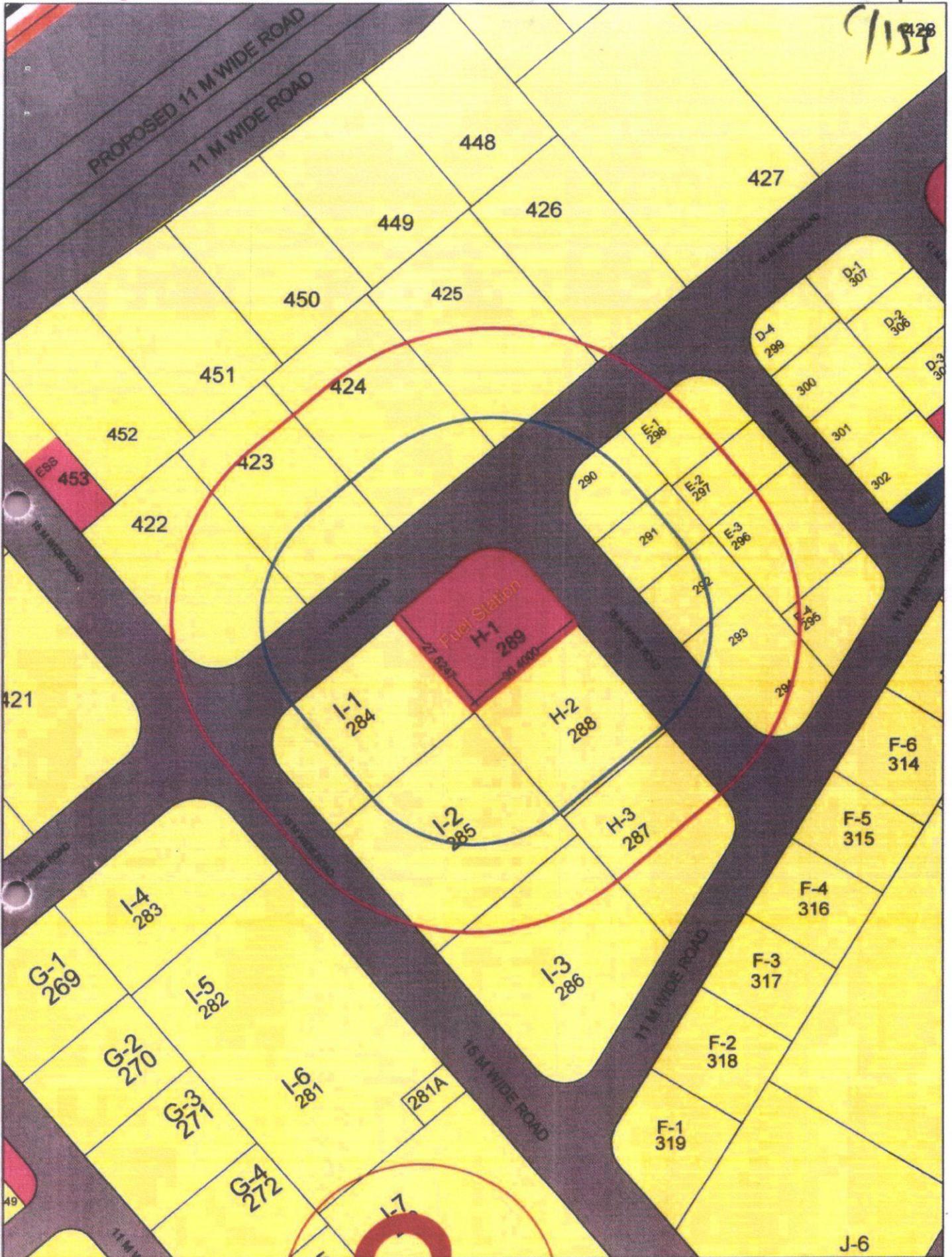
ASL



**PLOT NO 1 - FUEL STATION**  
**PLAN OF SECTOR NO. 8 PUSHPAK NAGAR,**  
**PUSHPAK NODE**

N  
  
 SCALE: NTS  
 PLANNING (ARR)

321  
11/13/28



**PLOT NO H1 (289) - FUEL STATION  
PLAN OF SECTOR NO. 3 PUSHPAK NAGAR,  
PUSHPAK NODE**

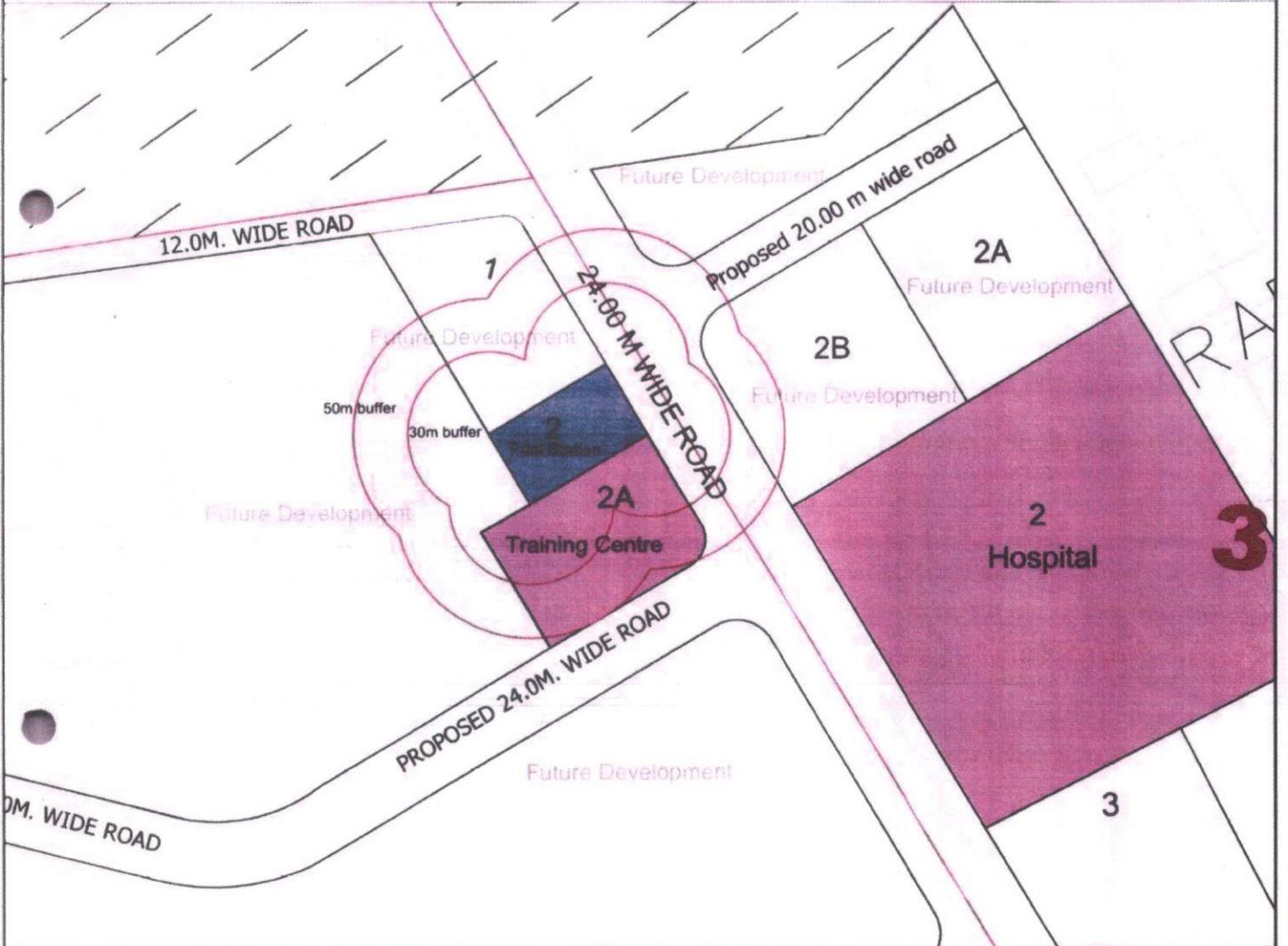
N  
  
SCALE: NTS  
PLANNING (ARR)

No. : CIDCO/PLNG(S)/2024/

DATE:24.07.2024

SUB.: Fuel Station at Plot no. 02, Sector 37, Kharghar node.

1155



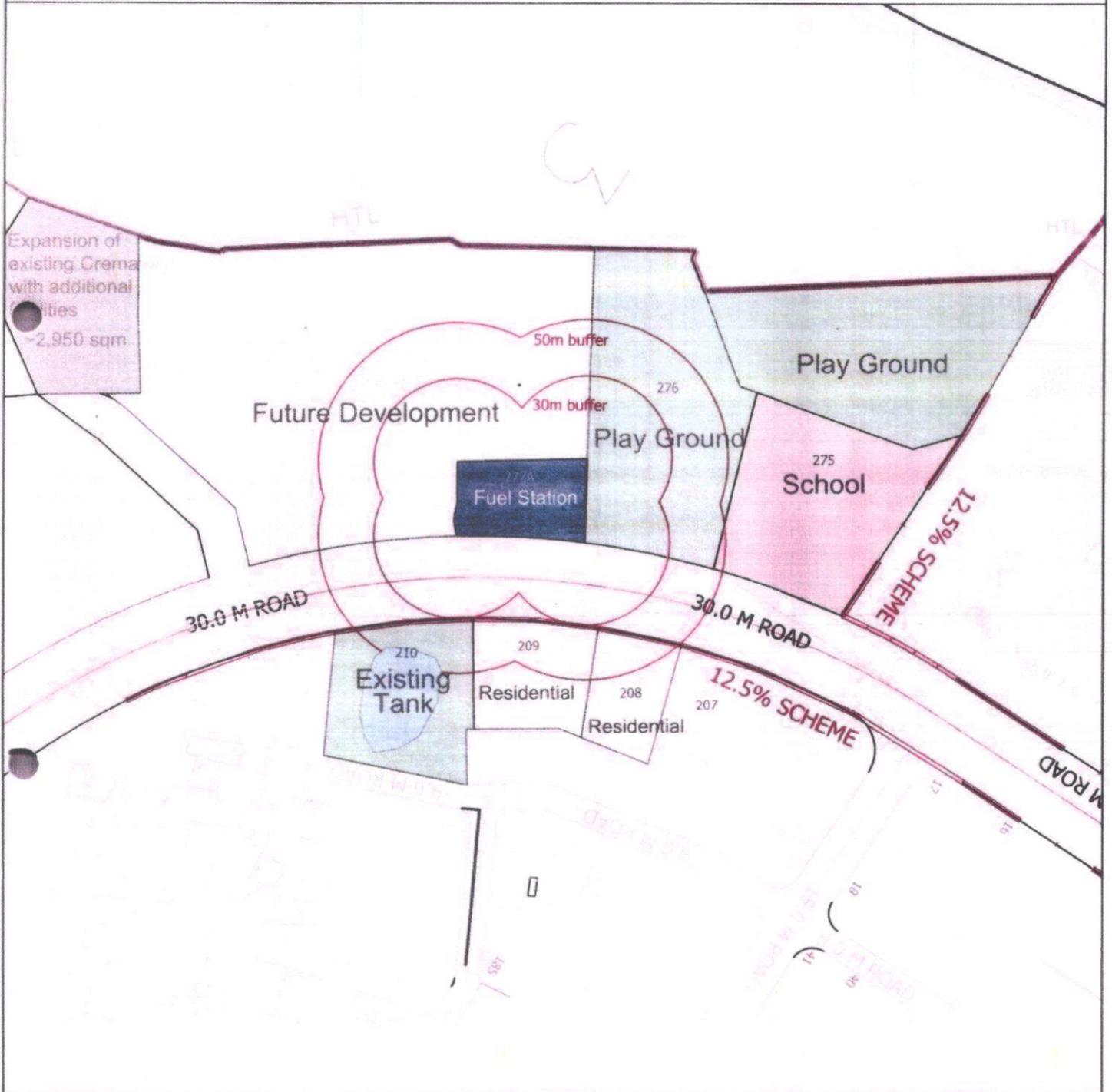
TO,	<b>FUEL STATION (PETROL PUMP)</b> <b>KHARGHAR NODE AT PLOT NO. 02, SECTOR 37.</b>	<b>LEGEND</b> 
	<b>REMARKS :</b> DEMARICATION OF PLOTS SHOWN IN BOLD RED MARK. ALL DIMENSIONS ARE IN METRES	<b>N</b> 
	DATE - 24.07.2024	SCALE : NTS

No. : CIDCO/PLNG(S)/2024/

DATE:24.07.2024

SUB.: Fuel Station at Plot no. 277A, Sector 03, Ulwe node.

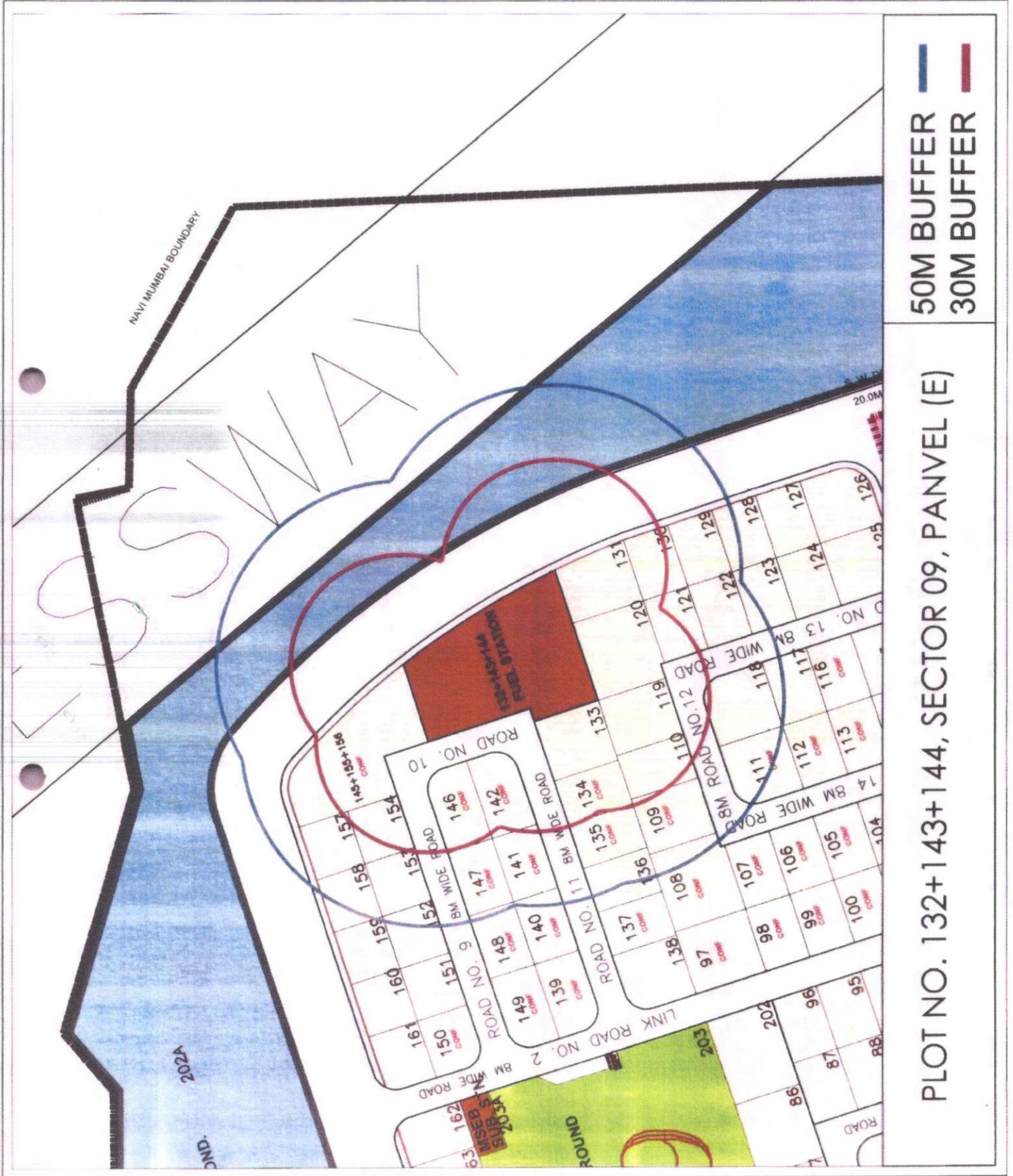
9/157



TO,	<b>FUEL STATION (PETROL PUMP)</b> <b>ULWE NODE, NEAR MORAVE VILLAGE, SECTOR - 3</b>	<b>LEGEND</b>
REMARKS :	<p>DEMARCATION OF PLOTS SHOWN IN BOLD RED MARK. ALL DIMENSIONS ARE IN METRES</p> <p>DATE - 24.07.2024</p> <p>SCALE : NTS</p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid pink; margin-right: 5px;"></span> BUFFER</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #1a3d54; margin-right: 5px;"></span> FUEL STATION</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #c00000; margin-right: 5px;"></span> SCHOOL</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid lightblue; margin-right: 5px;"></span> PLAYGROUND</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid lightblue; margin-right: 5px;"></span> WATER BODY</li> </ul>
		<p>N</p> 

324

4159

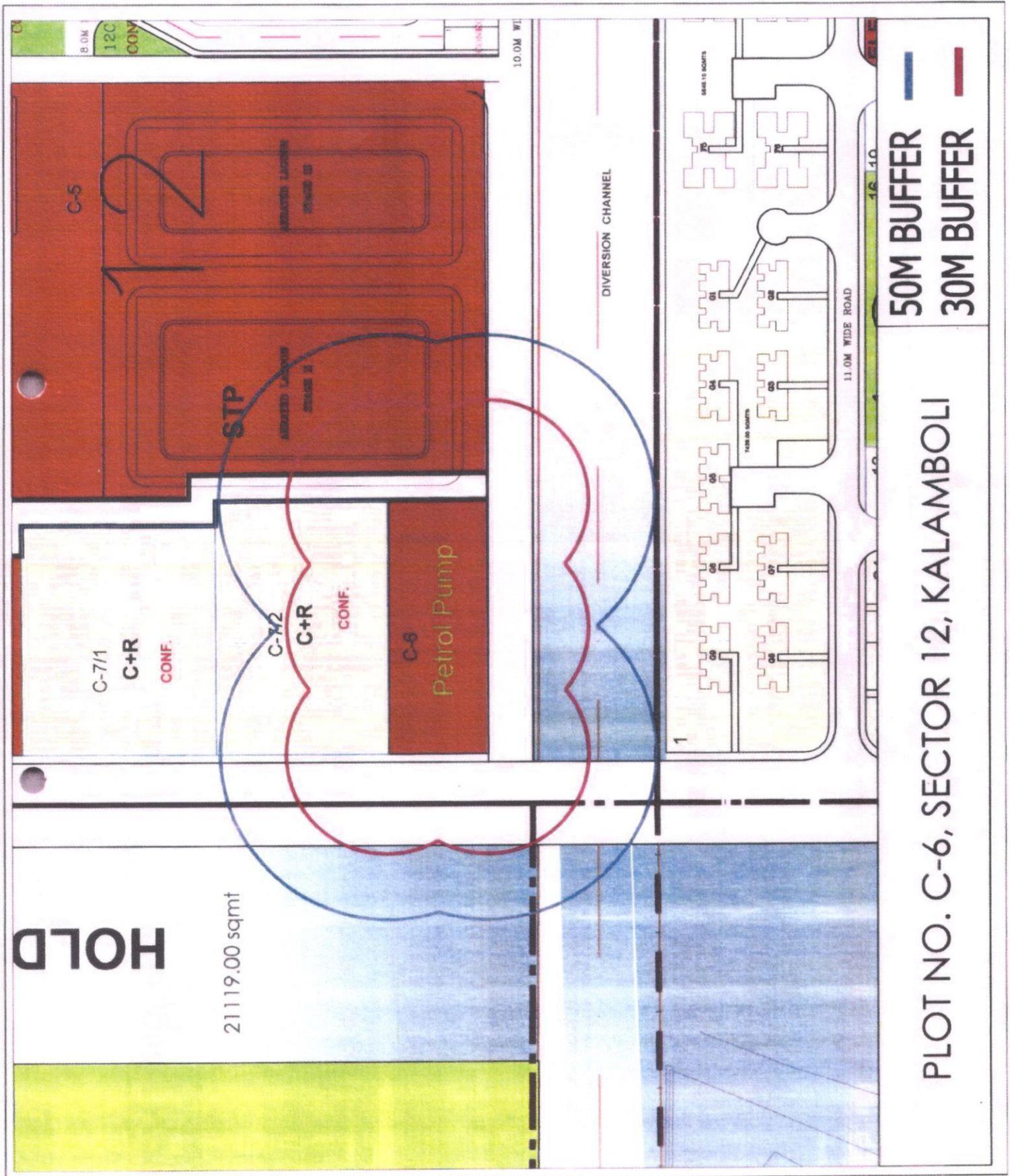


— 50M BUFFER  
— 30M BUFFER

PLOT NO. 132+143+144, SECTOR 09, PANVEL (E)

325

7/16/



**HOLD**

21119.00 sqmt

**STP**

C-712

C+R

CONF.

C-8

Petrol Pump

C-711

C+R

CONF.

C-5

2

AERATED LAGOON  
STAGE III

AERATED LAGOON  
STAGE II

DIVERSION CHANNEL

1

100

09

08

07

06

05

04

03

02

01

100

09

08

07

06

05

04

03

02

01

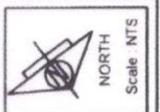
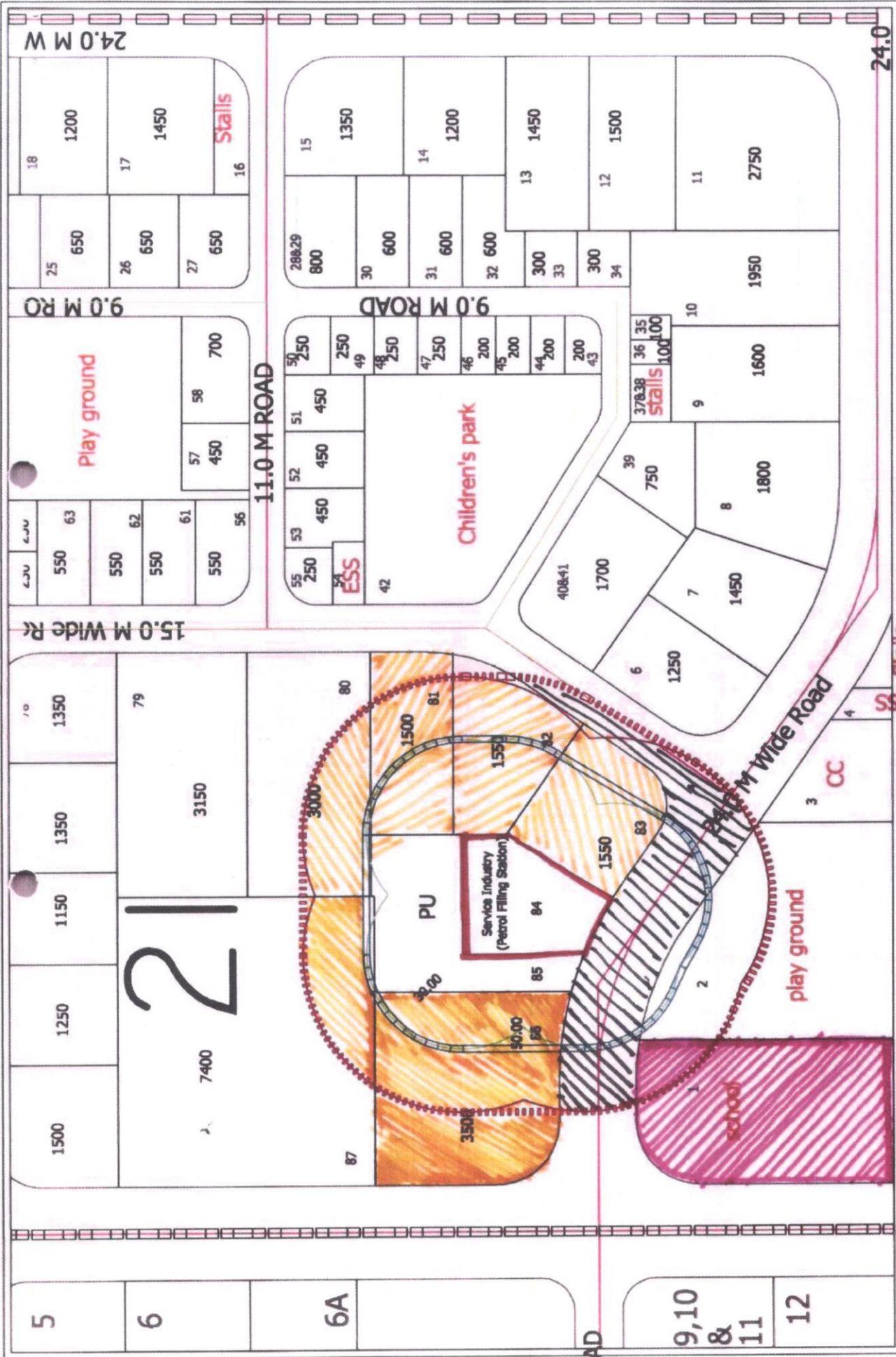
11.0M WIDE ROAD

16.10

50M BUFFER

30M BUFFER

PLOT NO. C-6, SECTOR 12, KALAMBOLI



LEGEND:-  
 30 M BUFFER  
 50M BUFFER

RSI  
 SCHOOL  
 PU  
 (Public Utility)

Part plan of Sector - 21, Plot No 84 Ulwe (12.5% Sch.) Node

AD

9,10 & 11

12

5

6

6A

21

Service Industry  
(Petrol Filling Station)

PU

play ground

CC

Stalls

Play ground

Children's park

Stalls

24.0 M W

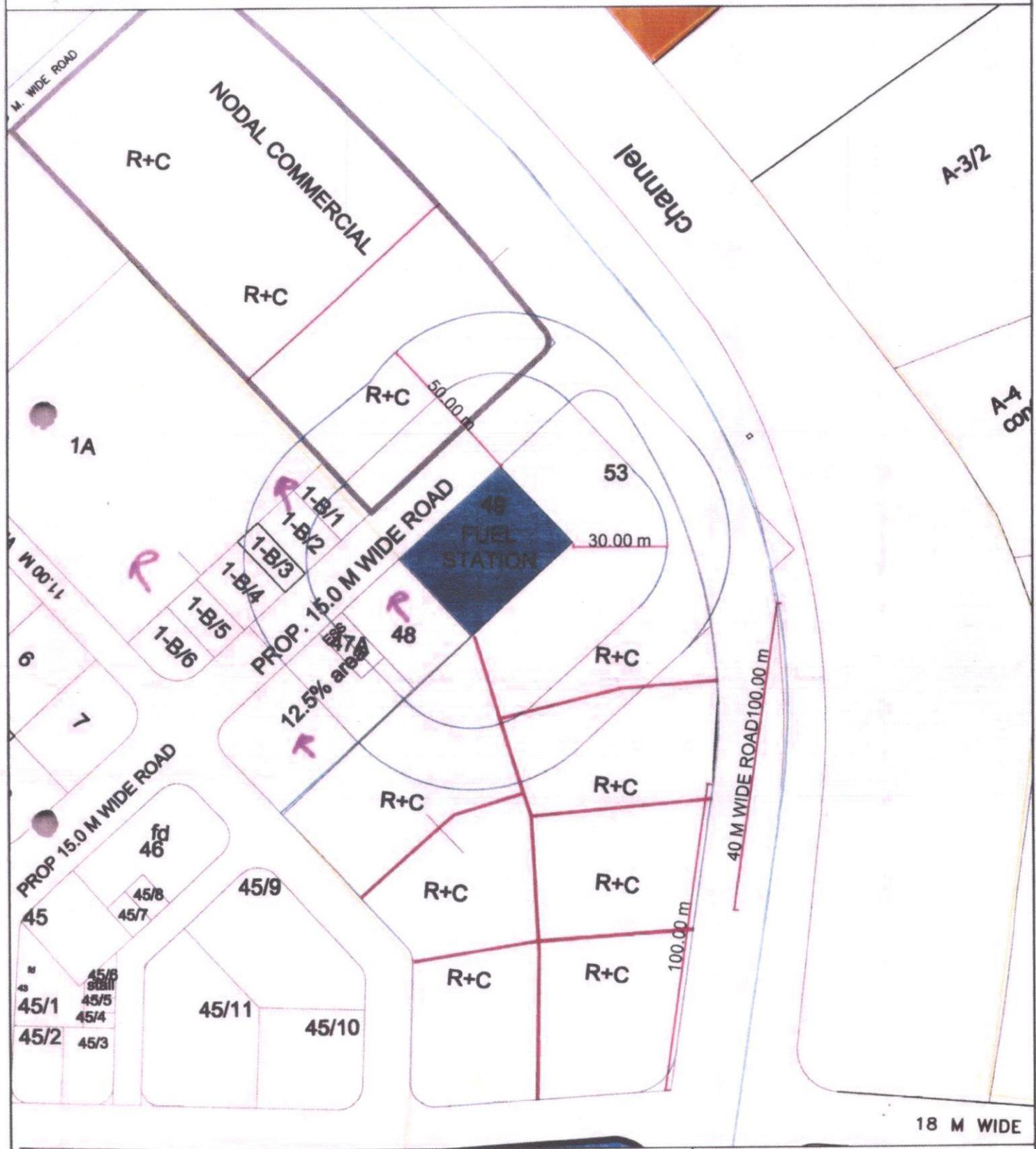
9.0 M RO

11.0 M ROAD

9.0 M ROAD

15.0 M Wide R

24.0



PART PLAN OF KHARGHAR NODE  
SECTOR - 34A

R- RESIDENTIAL  
R+C - comm + Residential