

Case Study

Naina Town Planning Schemes - Land Owners' Meet in Pre-Covid and Post-Covid Times

KANCHAN GUPTA*
SMITA NIMSARKAR**

Executive Summary

Town Planning Scheme is one of the best tools in Urban Land Management for transforming irregular shaped lands into serviced plots. For Government organizations implementing mega infrastructure projects, this is the paramount alternative to Land Acquisition Act in today's world where land prices are sky-high. In Town Planning Scheme public participation in the project through consultation and interaction is one of the primitive factor for transparency and effective implementation of the project.

The paper portrays case of City and Industrial Development Corporation of India's (CIDCO) Navi Mumbai Airport Influence Notified Area (NAINA) Town Planning Schemes (TPs), a regulatory time bound micro level planning adopted to implement infrastructure in sanctioned NAINA Development Plan under the ambit of Maharashtra Regional and Town Planning (MR & TP) Act, 1966. The objective of this article is to enhance the environmental and institutional framework of land Owners' Meet conducted in NAINA Town Planning Schemes. The outcomes of consultative mechanism of NAINA TPs in pre-COVID and post-COVID times is the tangible learning for Global practices. The extent of NAINA TPS public consultation can be taken to Central Government Public Service delivery programmes such as Smart Cities Mission, Digital India, Heritage City Development and Augmentation Yojana (HRIDAY) and Atal Mission for Rejuvenation and Urban Transformation (AMRUT) mission and also to administrative organizations like Amaravati Metropolitan Region Development Authority (AMRDA), Ahmedabad Urban Development Authority (AUDA), Delhi Development Authority (DDA), Pune Metropolitan

*Deputy Planner, City and Industrial Development Corporation of India's (CIDCO), Navi Mumbai. Email: kanchan.sp@gmail.com

**Deputy Planner, City and Industrial Development Corporation of India's (CIDCO), Navi Mumbai. Email: smitanimsarkar07@gmail.com

Region Development Authority (PMRDA), etc. who are involved in urban development projects.

To highlight the key features of NAINA Development Plan is its land pooling model, developed for land assembly under reservations without resorting to Land Acquisition procedures of LARR Act. The NAINA land development model is a shift from 'NAINA Scheme- a voluntary approach' to 'NAINA Town Planning Scheme - an Act driven Land Pooling' prepared under the provision of MR & TP Act, 1966 for timely implementation of infrastructure in NAINA Development Plan.

This paper shows the mechanism adopted in NAINA for conducting Land Owners' Meet for its Town Planning Scheme under Rule no. 4 of MR & TP Rules, 1974. Though the main objective of Owners' meet is to explain the land owners' tentative proposal of the scheme, CIDCO explains complete layout of the scheme and comprehend details of their land transformation from irregular shape to regular serviced plot, raises public participation and reach out grassroots level.

NAINA Interim Development Plan currently covers 10 Town Planning Schemes, wherein TPS 1 to 5, resulted in active participation of landowners during Owners' meet which helped CIDCO to achieve acceptance of schemes to the public at large. However, on account of nationwide lockdown and social distancing norms due to COVID 19 as NAINA progressed its further schemes TPS 6 and 7, the conventional Meet was transformed into the Digital Meet. This not only advanced the schemes but also formed innovative method and new venues of public participation. This article explains NAINA TPS public participation in two parts briefed as below;

PART I

Part I explains formation of the NAINA Town Planning Scheme and presents the mechanism of one of its important stage that is Land Owners' Meet. It further explains impact of COVID 19 which led to Digital Land Owner's Meet, its objectives and procedures.

PART II

Part II evaluates Conventional Public Meet vis-a-vis Digital Public Meet carried in NAINA TPS. It further recommends the adaptation of Digital Public Meet, its procedures and the enhanced level of public participation in implementation of land development projects.

Way Forward

The key findings of the article are: Digital Land Owners' Meet can be trusted as an effective and advance way of public participation than

Conventional Land Owners' Meet. In the wake of pandemic or any uncertain situation, Digital Meet is the responsive solution for the timely progress of projects. E-governance and transparency are strengthening factors in NAINA TPS, contributes to Digital India Movement – a flagship programme of Digital India and is a take away for organizations under AMRUT mission, HRIDAY and others in the country to create citizen-friendly approach especially those who are dealing with public projects related to infrastructure and land development.

PART I

This section explains formation of NAINA Town Planning Scheme and presents the mechanism of one of its very crucial stage that is Land Owner's Meet. It further explains impact of COVID which led to Digital Land Owner's Meet, its objectives and procedures.

Urban Land Management is the answer to growing urbanization and economic development which generates the need for controlling the urban sprawl and providing infrastructure and services in a planned manner. Town Planning Scheme is one of the best tools of Urban Land Management to get serviced land with infrastructure and amenities, which are likely to grow haphazardly. Town Planning Scheme mechanism is being widely adopted by Government organizations across India for planned development and implementation of infrastructure projects which is possible due to transparency and public participation created in the mechanism. Town Planning Scheme offers platform for people to give opinion about their city level projects through 'Land Owners' Meet'.

CIDCO as Special Planning Authority for NAINA

City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), is a Government of Maharashtra (Undertaking) company, incorporated on March 17, 1970, with the specific aim of creating a new planned city of Navi Mumbai adjoining Mumbai. Considering CIDCO's capability for City and Infrastructure development projects, dated January 10, 2013, State government appointed CIDCO as the Special Planning Authority (SPA) under Section 40(1) (b) of MR and TP Act, 1966 for notified area around proposed Navi Mumbai International Airport (NMIA) called as 'Navi Mumbai Airport Influenced Notified Area (NAINA).' CIDCO as SPA for NAINA has prepared its Development Plan under Section 21(1) of MR and TP Act 1966 in two stages; First - an Interim Development Plan (IDP) for 23 villages with an area of 3,683 ha and second, Development Plan (DP) for 152 villages with an area of 33,452 ha. Government of Maharashtra sanctioned both the Development Plans within 1.5 years from its submission to Government.

This is the best ever and fastest-approval of two development plans for the city by Government in the State of Maharashtra. (Sanction IDP map of NAINA is kept at Encl. 01).

The Key feature of NAINA DP is its land pooling mechanism coined as 'NAINA scheme'- developed for land assembly under reservations without resorting to Land Acquisition procedures of LARR Act. The NAINA land development model is a shift from 'NAINA Scheme- a voluntary approach' to 'NAINA Town Planning Scheme - an Act driven Land Pooling'.

Journey from NAINA Scheme to NAINA Town Planning Schemes

On sanction of NAINA IDP, group of land owners demanded CIDCO to initiate NAINA scheme as they were short of funds, technical knowhow, internal clashes, access issues, problems in aggregation, stamp duty waiver etc. Looking at the situation, Urban Development Department, Govt. of Maharashtra directed CIDCO to intervene and implement NAINA scheme in the mechanism of Town Planning Schemes as per Chapter- V of MR & TP Act, 1966 for timely implementation of IDP infrastructure. Thereon, CIDCO transformed its methodology of land pooling from voluntary (by land owners) to the TPS (by Authority). TPS is a regulatory mechanism of 100% public participation ensuing each individual to participate in the scheme.

Making of Town Planning Scheme

Government of Maharashtra meticulously laid time bound procedures of TPS through MR and TP Act, 1966 and MR and TP Rules, 1974. TPS is broadly divided into four stages – Declaration stage, Owners' Meet Stage, Sanctioning of Draft Scheme, Appointment of Arbitrator and its Role (See Figure 1).

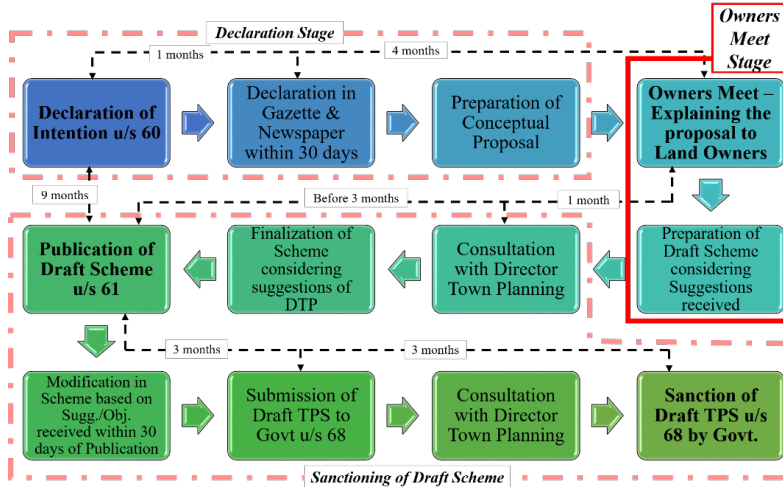
Every stage includes public intervention in making of Town Planning Scheme. In this paper, we are looking at one of the very crucial stage of public participation in TPS that is 'Land Owners' Meet'.

NAINA Town Planning Schemes and its Status

As per the government directives and on Board's approval, CIDCO launched its first pilot TPS-1 of 19.11 ha on August, 2017 which got its preliminary sanction by Government in September, 2019 i.e. in record break time of 25 months. CIDCO is privileged amongst the first Urban Development Authorities in Maharashtra to achieve the sanction status of preliminary TPS after about three decades' time. CIDCO started laying of infrastructure on site for TPS-1. Subsequently, in 3 years CIDCO declared another Ten Town Planning schemes covering 75% of

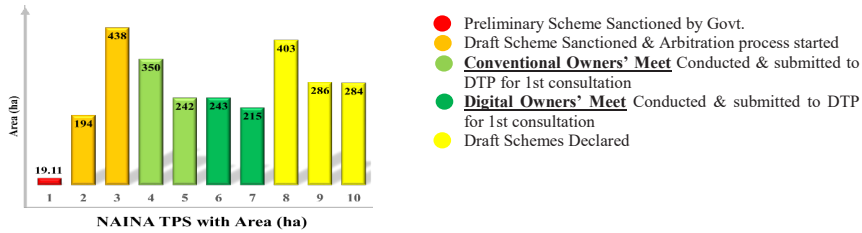
NAINA IDP area. Thus TPS has ensured speedier implementation of infrastructure in Development Plan. The details of all 10 schemes with its area and stages are given in Fig. 2.

Fig. 1: TPS stages along with its statute time period



Note: The flow chart explains sections up to Sanction of draft TP Scheme. MR & TP Act also includes further sections from 72 to 112 which explain Arbitration procedures of TPS.

Fig. 2: Stages of Schemes



Thus, CIDCO envisages implementation of IDP by way of taking 11 TPS and thereby experiencing the development plan in reality. (NAINA Sanction IDP map covering 11 TPS is kept at Encl. 02). For TPS 1 to TPS 5, Land Owners' Meet was conducted in a conventional way. Further, in the wake of nationwide lockdown due to COVID 19 post March, CIDCO conducted Land Owners' Meet digitally for TPS 6 and 7 in the month of April and June, 2020 respectively to honor the statute time period and timely completion of project.

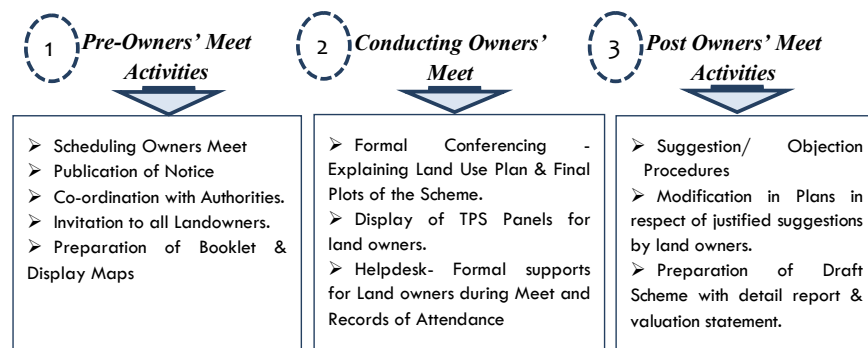
Conventional Land Owners' Meet for NAINA TPS-1 to 5 (pre-Covid)

As per Rule no. 4 of MR and TP Rules 1974 for TPS, Planning Authority shall call a meeting of land owners included in a draft

scheme by issuing a public notice and individual notices to such owners explaining the draft scheme with the *Objectives*:

- Convey land owners the complete layout of the scheme and comprehend details of their land transformation from irregular shape to regular serviced plot.
- Eliciting public opinion and suggestions thereon for finalizing the draft scheme.
- Raise public participation and reach out at grassroots level, so as to cause inclusion in the scheme and cause win-win situation amongst all stakeholders.

Conventional Land Owners' Meet Steps



Pre-Land Owners' Meet Preparation

- (a) **Scheduling Owners Meet:** The Land Owners' Meet is scheduled for 2-3 days depending on the number of land owners in the scheme, groups of 100-200 people are scheduled for each day with different time slots to avoid overcrowding at the venue and everyone gets a chance to understand the scheme personally. A team of about 10-15 planners (CIDCO officials) other than security members and helping staff, is involved in the complete process of the Meet. The Meet schedule includes one of the non-working day that is Saturday for the convenience and maximum participation of land owners.
- (b) **Publication of Notice:** Public Notice regarding Owners' Meet is published in local Newspaper in English and Marathi (regional language) inviting all the owners to attend the meeting. This notice along with list of owners' name, survey no., date and time of public meet is displayed at CIDCO's NAINA office and uploaded on CIDCO's official website.

- (c) **Co-ordination with Authorities:** Notice along with public meet schedule, date, time and location is displayed in respective Gram Panchayat offices and *Tehsil* office.
- (d) **Invitation to all Land Owners:** All the owners in the scheme are invited for the Owners' Meet by sending letters through registered post before 15 days of the meet. This gives land owners sufficient time to gather relevant documents of their land, if required.
- (e) **Preparation of Booklets and Display Maps:** Plan depicting land owner's each and every plot with its original plot (OP) on Layout Plan, Final Plot (FP) with adjoining road width, Survey Number area as per 7/12 extract and corresponding entitlement on one sheet are prepared which accounts to 600+ plans. 2-3 copies of large scale maps showing complete layout of the scheme is displayed. A conceptual 3D view is prepared to get better understanding on how the city would develop (TPS Layout Plan, Sample OP-FP map is kept at Encl. 03, 04).

Conducting Land Owners' Meet

Venue: CIDCO NAINA Office

Members Participated: CIDCO Officials, Concerned Land Owners, Concerned Gram panchayat members, Group Gram panchayat and other Concerned Authorities.

- (a) **Formal Conferencing:** During three days of Manual Conferencing of Land Owners' Meet, Team of planners warmly grace landowners, explaining them various steps, process and timelines of the scheme. CIDCO officials assist all the landowners individually and explain them the plans made for individual plot and layout plan of scheme, making it certain that the landowners understand their land details and their queries and doubts are resolved appropriately. (Conference photographs of the Meet are annexed at *Encl_05*)
- (b) **Display of TPS Panels:** The Conference includes display of TPS panels addressing benefits of the scheme, amalgamation of plots, justifying land share and land entitlement, relaxations proposed in DCR, enhanced potential of land without losing FSI potential (Sample of Panel is annexed at Encl. 05A).
- (c) **Helpdesks and Record of Attendance:** With the support of helpdesk land owners are routed to the conference and an attendance record is created for number of land owners visited during the Meet. The track of attendance in the Meet is an important factor showing the outreach of the scheme to the extent of land owners. Even after

Owners' Meet, landowners visit the office on regular days to see their land details.

Post Land Owners' Meet Activities

- (a) **Suggestions/ Objections Procedures:** Owners are requested to submit their suggestions/objections within 7 days so that justified suggestions/objections are incorporated in draft scheme.
- (b) **Compilation and categorization of applications received:** The suggestions/ objections received are categorized as General in nature, Plan related and others. The plan related applications are examined critically to consider the valid suggestions.
- (c) **Preparation of Draft Scheme:** Once the layout plan is finalized, draft scheme along with the detailed report, infrastructure plans and valuation statements for the cost of scheme are prepared and the Draft scheme is processed for consultation to Director Town Planning, GoM for the purpose of publication.

NAINA TPS 1 to 5, caused active participation of landowners during Owners' Meet which helped CIDCO to achieve acceptance of schemes from public at large. However, on account of nationwide lockdown due to COVID-19 as NAINA progressed its further schemes TPS 6 and 7- a Conventional Formal Land Owners' Meet was transformed into Digital Land Owners' Meet which not only advanced the schemes but also formed new venues of Public participation.

Digital Public Meet for TPS-6 and 7, a response to Covid-19

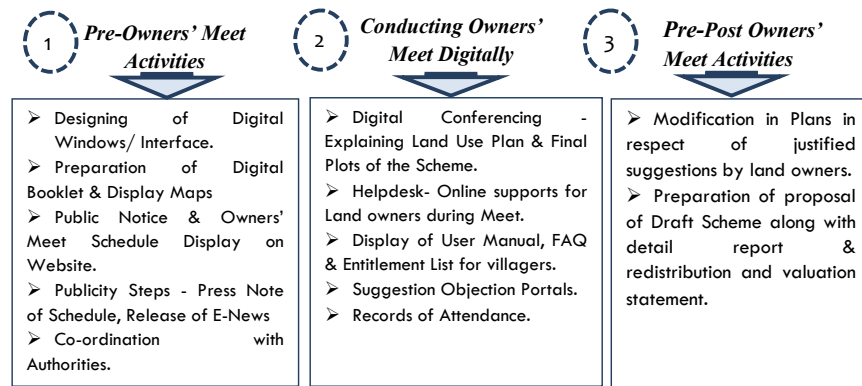
Land Owners' Meet of TPS-6 and 7 was due in April and June, 2020 as per the timelines of MR & TP Act, 1966. In the wake of the unprecedented scenario of COVID-19, nationwide lockdown and social distancing was declared post March, 2020. In a situation wherein land owners could not be invited to CIDCO office, nor could the officers reach them at their villages, it was found appropriate to reach out the land owners to explain the draft layout of TPS-6 and 7 through digital means by making all necessary information available on CIDCO's website by providing channel for submission of suggestions and objections through email and dedicated WhatsApp contact number.

Thus, CIDCO proposed Land Owners' Meet of TPS-6 and TPS-7 to go Digital with these objectives:

- Create an Ease of Procedures to continue progress and timely implementation of the Schemes under the ambit of MR and TP Act, 1966.

- Formulate the mechanism to increase land owners' participation in the Meet so that they can easily communicate and put up their suggestions/ objections in regards to the scheme that safeguards them in the national lockdown due to COVID-19.
- Create sureness to all the land owners in their land development, assuring strong commitment to retain economic stability and infrastructure development in the uncertain times of COVID-19.

Digital Owners' Meet Steps



Pre- Digital Land Owners' Meet Preparation

- (a) **Designing of Digital Windows/ Interface:** With the experience of Conventional Public Meets, the touch points of Public Interface were converted into the mediums of Digital Windows for the purpose of Public Interventions. For this the web pages were designed that include: i) Explanation of layout plan of entire scheme, ii) explaining each and every land owners' final plot details and iii) Submission of suggestions/ objections related to the scheme. The user interface was created in two languages; English and Marathi (regional language) both.
- (b) **Preparation of Digital Booklets and Display Maps:** Draft scheme deliberated by CIDCO senior officials is taken ahead for designing a detailed booklet in the similar lines as prepared in conventional meet showing details of each and every land parcels along with its entitlement. The draft layout plan of the scheme and final plot booklet are then linked with digital windows during meet.
- (c) **Public notice with entitlement list uploaded on CIDCO's Website:** Public notice along with Entitlement list of landowners is uploaded

on CIDCO's website before 10 days of the Meet, so that land owners can see their land details, and accordingly participate in Digital Meet.

- (d) **Press publicity via E-newspapers:** Public notice is then published in two local newspaper English and Marathi, inviting all the land owners to attend the Meet giving them the schedule and procedures of Digital Meet. Since the Meet took place in digital fashion, wide publicity was done via press release in five regional E-papers along with news circulated in Business Standard, News Bands etc. The news was also twitted @ CIDCO.Ltd, CMO-Maharashtra, MCHI_President enhancing the highlights of schemes. Special efforts of 100 hard copies distribution of local newspaper in the concerned villages was taken by News agencies to maximize participation in the Digital Land Owners' Meet due to the situation of lockdown coz, of COVID 19. (The press clips are annexed at Encl. 06)
- (e) **Co-ordination with Authorities:** Letters were mailed to all the concerned Gram panchayats and Group Gram panchayats along with the list of survey numbers from the respective villages falling under the scheme, requesting the Gram *sevaks* to inform all the concerned landowners to consider the letter as a personal invitation for Digital Land Owners' Meet.
- (f) **Invitation to all Landowners:** In the wake of lockdown, in absence of any postal/ courier services, invitation of Digital Land Owners' Meet along with the schedule, website link and procedure to submit suggestions/ objections was sent to landowners in the form of bulk SMS messages before two days and on the day of the Meet so as to make Digital Meet Owner's-Friendly.

Conducting Land Owners' Meet Digitally

Venue: CIDCO's official website-<https://cidco.maharashtra.gov.in/naina>

Members Participated: CIDCO Officials-Administration, NAINA Officials (Planning Team), PRO Team, IT Department (Web Developers Team), concerned Land Owners, concerned Gram panchayat, Group Gram panchayat and other concerned authorities.

- (a) **Digital Conferencing:** The invitation to Digital Meet was highlighted at CIDCO's Home Page in News and Events. Separate tab of TPS Digital Land Owners' Meet was created on NAINA webpage at <https://cidco.maharashtra.gov.in/naina>. The entrance page showcased the draft layout plan of the scheme, with an additional tab inviting land owners to participate to view the detailed maps

of their original and final plots at http://cidco.maharashtra.gov.in/Digital_owners_meet/showtpsmap. The authentication of final plots viewing entries was improvised through OTP based systems to avoid duplicity of entries. The digital conference was open for duration of 11 days for 24 hours. (*Digital Meet Layout Plan, Final Plot page sample, List of OP-FP annexed at Encl. 07, 08 and 09*)

- (b) **Helpdesk (Additional Support):** Helpdesk facility through telephonic support and dedicated Whats App contact was made available for the specified dates during 10 am to 5 pm to navigate the website, to help land owners if having any difficulty in viewing the plans and information uploaded on website. (Helpdesk details are annexed at Encl. 10)
- (c) **Display of User Manual and FAQ:** User Manual to guide the villagers on how to participate in Digital Meet was available on homepage along with Frequently Asked Questions (FAQ) for better understanding of the scheme in English and Regional language.
- (d) **Online Suggestions/ Objections:** Suggestions/ Objections auto-generated fillable formats were prepared, which was linked to a dedicated email id for documentation. The land owners were requested to send the suggestions/objections as in the prescribed format on the website along with their identity proof and relevant copy of scanned documents. The Suggestions/ Objections window was kept open during the entire Meet. (Suggestions/ Objection formats are annexed at *Encl_11*)
- (e) **Attendance of the Digital Land Owners' Meet:** The visitors who accessed the Digital Land Owners' Meet was linked with the landowners' list falling under the scheme at http://cidco.maharashtra.gov.in/Digital_owners_meet/view_visitors_details. The site could segregate and trace the attendance and participation of all the concerned landowners and public at large.

Post- land Owners' Meet Activities

- (a) **Compilation and Categorization of applications received:** Land owners easily submitted their updated land records, location of structures, revenue or court case entries, plan related matters and others with the digital suggestion/ objection window. This procedure is eased out in Digital Meet as compared to manual procedures.
- (b) **Preparation of Draft Scheme:** The justified suggestions helped in reshaping the draft layout plan to the accuracy. Based on this,

the draft TPS is submitted for consultation to Director Town Planning, GoM for the purpose of Publication (Part Plans showing incorporation of justified suggestions/objections is annexed at Encl. 12).

To understand the efficacy of procedures and level of public participation with Government Organization for public projects and understanding the outreach of scheme to grassroots level, evaluation of Conventional and Digital Land Owners' Meet is enhanced in Part II.

PART-II

PERCEPTION OF THE CASE WRITERS

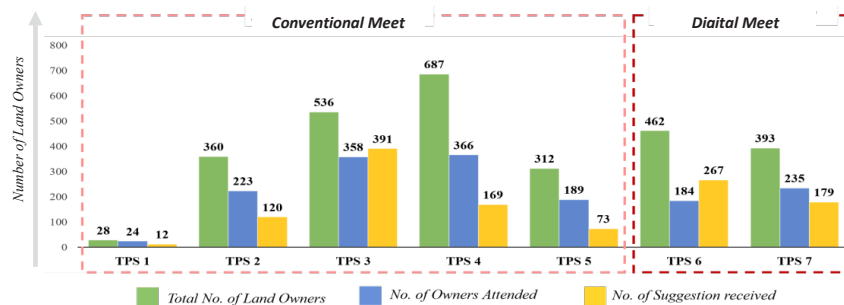
This section evaluates Conventional Land Owners' Meet vis-a-vis Digital Land Owners' Meet carried in NAINA TPS. It further recommends the adaptation of Digital Land Owners' Meet, its procedures and the enhanced level of public participation in implementation of land development projects.

Assessment of Conventional and Digital Land Owners' Meet

The assessment for both the Meets is done on the basis of public participation, efficacy of procedures, its limitations and administration perspectives.

A. Records of Public Participation

Figure 3 shows the level of public participation in NAINA TPS through the attendance records and suggestions/ objections received against the total number of land owners.



- Attendance Records:** The land owners' participation across TPS 1 to 5 in Conventional Meet is about 60%. Whereas land owner's participation in the First Digital Meet of TPS 6 is about 40%, which eventually took hike in Second Digital Meet of TPS

7 to about 60%. Thus it is seen, Digital Meet has raised interest in wide level of citizens' participation and has created an access to reach out the grassroots level with ease and velocity, very effectively.

- **Numbers of Suggestions/ Objections received:** As seen from the figure near about 50% of land owners who attended the Meet, submitted their suggestions/ objections in Conventional Meet of TPS 1 to 5. The overwhelming response of E-correspondences of suggestions/ objections received from land owners and citizens in case of TPS 6 is 145% and in case of TPS 7 is 75% in respect of land owners who attended the Meet. The suggestions/ objections digital window created space of effective communication between land owners and authorities.

B. Efficacy of Procedures

Steps	Conventional Meet	Digital Meet	Effective
Queries of Land Owners	One to one interaction (makes it more attentive)	Through telephonic or online communication	Conventional Meet
Intervention in Planning by Land Owners	Interaction on plan improvises the scheme.	Through suggestions/ Objections submission (creates legal back up)	Both the Meets
Participation by Land Owners	Less participation, conducted at office	Scheme reaches to all concerned and public at large through web portal.	Digital Meet
Manual Recordings	Videos, photographs, Official records captured.	No scope of creating manual records	Conventional Meet
No. of Staff Involved	10-15 Planners, Draftsmen, Other Staff, Security	2-3 Planners (less manpower requirement)	Digital Meet
No of Days	3 days - office closed for other applicants	11 days - doesn't affect the routine	Digital Meet
Presentation, Filing of Data and Invitation letters.	A0 size Layout Plans, A2 size Final Plot details 600+ Plans and Invitation letters, Display Panels are printed.	Digital Booklet and Digital Display Maps, Invitation is through email (paperless, saves print, saves time and energy)	Digital Meet

Submission of Suggestions/ Objections	Suggestion/ Objection to be submitted during office hrs., duration 7 days.	Suggestion/Objection to be submitted online even after office hrs., duration 11 days	Digital Meet
Visiting Times	Landowner visits 3 times to office, 1-During Meet, 2-For query, 3- submission of suggestions/ objections	Landowner may not visit the office, Access to the Meet is from home available online 24 hrs. at the fingertip.	Digital Meet
Maintenance of Records	Hard Copy will be discarded in due time	Digital records will be long lasting.	Digital Meet

The Digital Meet has marked efficacy and opened up new channel to communicate with land owners in the safe confines of their homes, available anytime anywhere at their fingertip.

C. Limitations to Digital Meet

- (i) **Absence of Manual Records/ Manual Interactions** - This limitation can be well addressed by digital records, online / telephonic interactions and online video conferencing.
- (ii) **Lack of Digital Knowledge base may be amongst fewer senior citizens/ villagers** - For villagers who may not be well versed with the online systems/ technical aspects and are unable to access the web portal have to depend on others for getting the details of scheme. Thanks to Digital India movement and mobile revolution also, where every home especially youngsters are becoming well versed with digital technologies, who can support the senior citizens. In the Digital Meet, care is taken to guide the villagers for web portal through user manual and technicalities of scheme thro' FAQs in English and Regional language both.

D. Administration Perspective

The planning and administration perspective for TPS Land Owners' Meet are:

- It is a mandate to scrupulously implement the mammoth task of TPS in a time effective way.
- Land being a sensitive and costly matter, it is necessitating to raise land owner's participation to 100 per cent.

- Simplification in explanation procedures and bringing consensus is must.

Thus, it can be assessed, that digital methods can serve the intentions of scheme and help in drawing administration perspective more effectively.

Way Forward

The response to Digital Land Owners' Meet is found progressive than Conventional Land Owners' Meet. Though some land owners showed their discomfort to the Digital Meet, most were satisfied and appreciated the efforts of CIDCO in reaching out digitally even during pandemic. *NAINA TPS Digital Meet is the first ever Land Owners' Meet in the state to be conducted digitally owing to the unprecedented scenario created by COVID-19 pandemic.*

1. In the wake of pandemic or may it be due to any other uncertain situation, Digital Meet is the responsive solution for the timely progress of projects.
2. E-Governance and Transparency in the preparation and explanation of the scheme are strengthening factors in NAINA TPS, which is a takeaway for many government organizations working on mega infrastructure projects, where citizens' participation in land development has been a concern.
3. Digital Public Meet has opened up new ventures for land owners to participate in the scheme through the process of authentication—registrations, digitization and owners' friendly approach at CIDCO's SAMWAAD Citizen Portal. One Stop Portal SAMWAAD (संवाद) is a window of transparency under E-Governance aims to reach out, each and every stakeholder, assuring them in stabilizing economic development and business opportunities in the area.
4. Digital Land Owners' Meet of NAINA TPS may encourage policy and law makers to adopt insertion of new para about online public participation in newer Section in MR & TP Act, 1966, synchronizing with current times to make it adaptive and effective for results.
5. CIDCO will be advancing the orientation to the villagers in the Land Owners' Meet from display of TPS Panel, User Manual, FAQs of Schemes to audio visual trainings and mobile based applications in the upcoming schemes. This can also be upgraded by creating private business video conferencing softwares such as Microsoft Teams, Zoom and others. Also to ease out villagers'

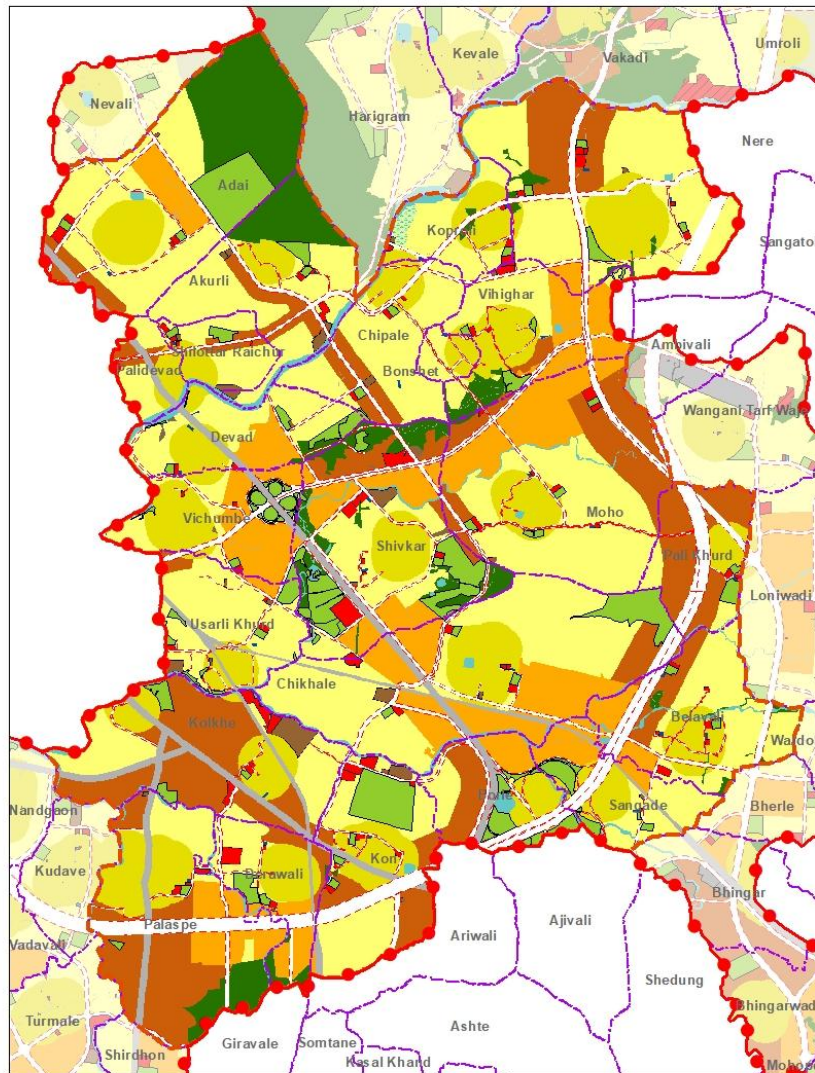
participation, *SETU* Kendra can be created by means of moving vehicle/ temporary set ups at Gram panchayat level.

6. CIDCO NAINA TPS Digital Meet thus becomes the integral part of one of the pillars, i.e E-governance of Digital India Movement, whilst achieving its vision of governance and services on demand.
7. The Public Consultation Mechanism can be adopted at Central government public service delivery programmes in selected cities of *HRIDAY* and *AMRUT* Mission (where in stakeholders' consultation will be done through TPS/LAP).

(Abbreviations and Bibliography are annexed at Encl. 13)

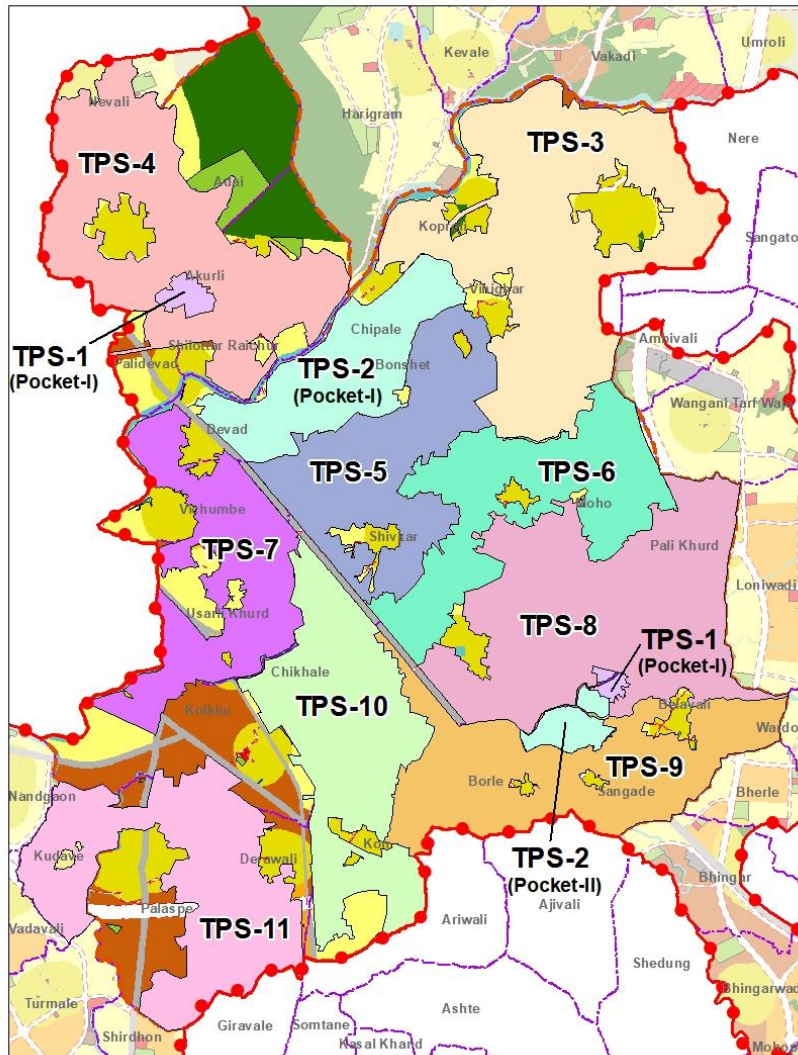
Enclosure 01

Interim Development Plan Area Covered Through TPS 1 to 11



Source: NAINA IDP Report, 2017.

NAINA Sanctioned Interim Development Plan for 23 Villages



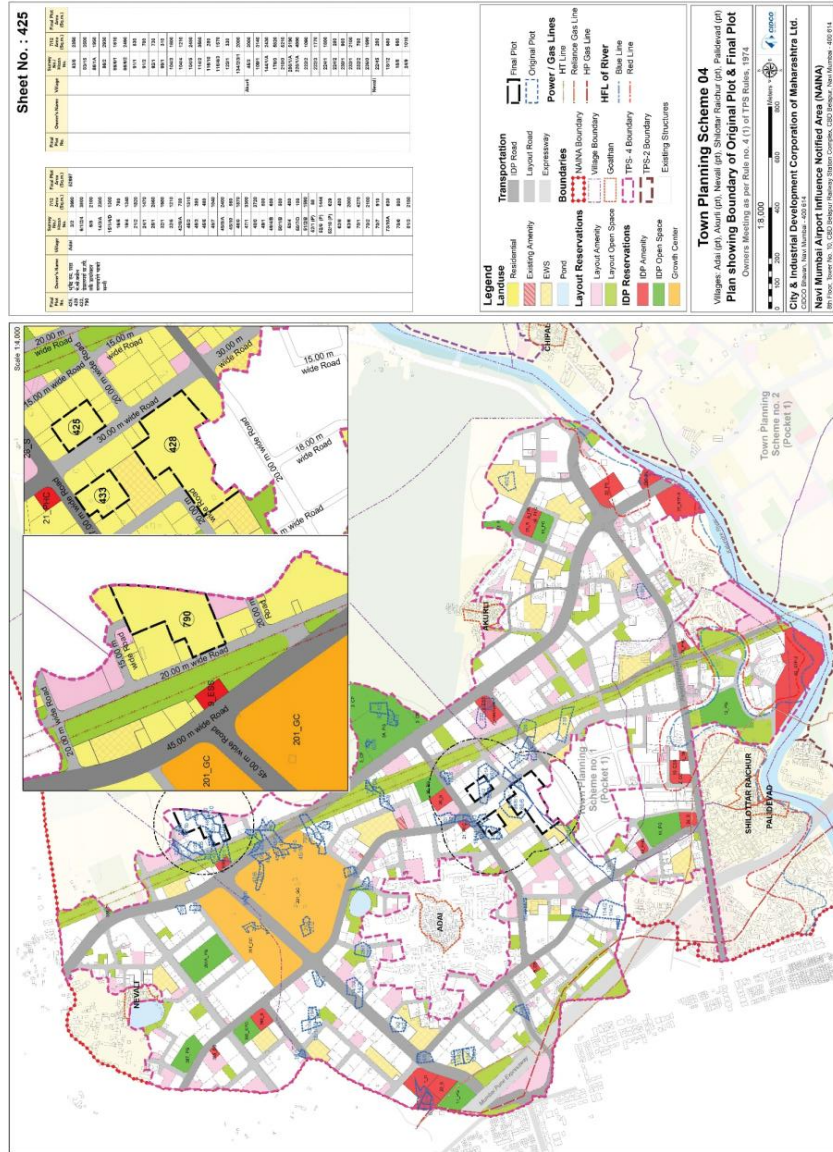
Source: NAINA Office Internal Data

Complete Layout Plan of TPS



Source: NAINA Office Internal Data

Individual Plan Showing Original Plot (OP) and Final Plot (FP)



Source: NAINA Office Internal Data

Enclosure 05

Glimpse of TPS Owners' Meet with Conventional Method



Source: Author

Press Release for Digital Land Owners' Meet

‘नैना’ प्रकल्पाला गती देण्यासाठी सिडकोची धडपड

श. डा. वृन्तेश, नवे मुंबई

जमीनमालकांची ‘डिजिटल’ सभा



नवी मुंबई येथील सिडकोच्या कार्यालय भवन येथे आयोजित झालेल्या जमीनमालकांची ‘डिजिटल’ सभा. यावेळी सिडकोचे अधिकारी आणि जमीनमालकांची संख्या सुमारे 500 होती.

नवी मुंबई येथील सिडकोच्या कार्यालय भवन येथे आयोजित झालेल्या जमीनमालकांची ‘डिजिटल’ सभा. यावेळी सिडकोचे अधिकारी आणि जमीनमालकांची संख्या सुमारे 500 होती.

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PUBLIC NOTICE

नवी मुंबई शहर नियोजन प्रकल्प (TPS-6)

नवी मुंबई शहर नियोजन प्रकल्प (TPS-6) अंतर्गत नैना प्रकल्पाला गती देण्यासाठी सिडकोची धडपड.

नवी मुंबई शहर नियोजन प्रकल्प (TPS-6) अंतर्गत नैना प्रकल्पाला गती देण्यासाठी सिडकोची धडपड.

BS <https://www.business-standard.com> ...

Cidco to use digital platform to hold meeting with stakeholders on Naina Project ...

7 days ago - Cidco to use digital platform to hold meeting with stakeholders on Naina Project. In the wake of the lockdown, Navi Mumbai town planning authority Cidco has decided to use digital platform for conducting meeting with stakeholders for public consultation on its sixth town planning scheme for Naina project.

N <https://www.newsband.in> ...

CIDCO proposes public consultation of 6th town planning scheme to go digital on ...

7 days ago - In the wake of the ongoing nationwide lockdown for containing the spread of Corona or Covid-19 virus, CIDCO has decided to conduct the owners' meet planned in April, 2020 for the 6th Town Planning Scheme (TPS-6) of its Navi Mumbai Airport Affected Area (NAINA) Project.

<https://newswithchai.com> cidco-pr...

CIDCO Proposes Digital PC Of 6th TPS Due to Lockdown. - News With Chai

About Featured Snippets Feedback

Amid #lockdownindia #CIDCO goes digital to hold land owners meet for Town Planning Six of NAINA. Land owners will meet digitally on 24 April @CIDCO_Ltd @CMOMaharashtra @MCHI_President

6:13 PM · Apr 18, 2020 · Twitter for Android

TPS 6 Land Owner's Meet - Digital Public Interface



CIDCO
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA UNDERTAKING)



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EDC

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NAVI MUMBAI

NEW TOWNS

CONSULTANCY

CITIZEN/BUSINESS SERVICES

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HOME » TPS-06 - DIGITAL OWNERS MEET

TPS-6 LAYOUT PLAN

LIST OF OP & FP

SUGGESTION / OBJECTION

CONTACT US

TOWN PLANNING SCHEME NO. 06 - DIGITAL OWNERS MEET



Please Enter Details To View Final Plot

First Name Last Name

Select Village

Select Survey No.

Email phone number

SUBMIT

[Click here to Download MAP](#)

Important Note:

- In case of any query in the Digital Public Meet website use or your final plot maps, you may contact at telephone number 7021069726 during office hours in between 10am to 5pm.
- Land owners are requested to send the suggestions/objections if any in the prescribed format as given on the website along with relevant copy of scanned documents mentioning their name, whatsapp no., survey no./ hissa no., village, taluka as per their 7/12 extract on the e-mail id tps6.cidconaina@gmail.com / whatsapp number 7021069726 till 04.05.2020. The last date of receipt of suggestion/ objection is 04.05.2020. The services on this contact details will be available from 24.04.2020 to 04.05.2020 only.

Enclosure 08

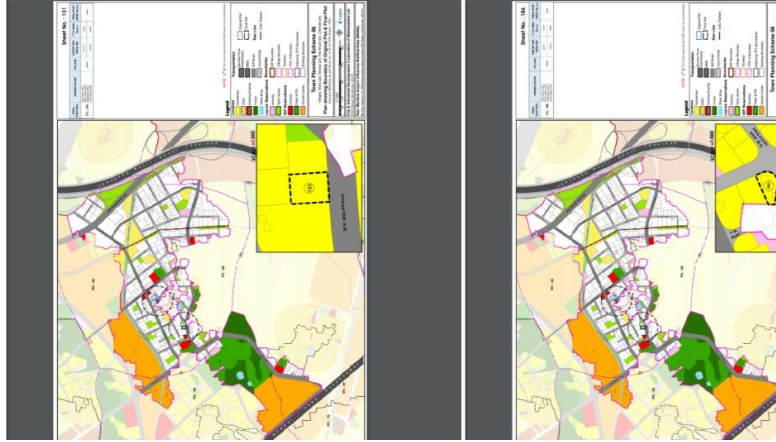
TPS 6 Digital Land Owners' Meet - Final Plot
Details in Regional Language

नगररचना परियोजना क्रमांक . ६

नकाशाची माहिती
गावाचे नाव
मोले
सर्वे क्रमांक
2/2/1 , 102/2
जमीन मालकाचे नाव
सुनिल किसन पाटील, विनास किसन पाटील, गणेश किसन पाटील,
अरुण रामेश्वर पाखी
अंतिम मूळंड क्रमांक
131, 186

महत्वापूर्ण सूचना:

- सदर डिजिटल संश्लेषण संकेत स्थळाच्या वापरामध्ये किंवा नकाशाबद्दल काही अडचणी/तक्रारी असल्यास ७०२१०६९७९६ या दूरध्वनी क्रमांकावर सकाळी १० ते सायं ५ या कालावधीत संपर्क साधावा.
- आपल्या सूचना व हरकती असल्यास आपण आपले नाव, व्हाट्सअप क्रमांक, गावाचे नाव, सात बाय प्रमाणे जमिनीचा तपशील, इ. माहिती नमूद करून व संबंधित दस्तऐवजांची स्कॅन प्रत अथवा फोटो जोडून tps6.cidconaina@gmail.com या पत्त्यावर ई-मेल द्वारे किंवा ७०२१०६९७९६ या व क्रमांकावर व्हाट्सअप द्वारे दि. ०४.०५.२०२० पर्यंत पाठवू शकता. सूचना व हरकती पाठविण्याची अंतिम तारीख ०४. ०५. २०२० आहे. सदर डिजिटल संपर्काची सुविधा दि. ०४. ०५. २०२० पर्यंतच उपलब्ध राहील.



TPS 6 Digital Land Owners' Meet_ Original Plot- Final Plot List in Regional Language

Friday, May 01, 2020, 5:05:25 PM Accessibility Options | Screen reader Access | A- A+ English |

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित,
(महाराष्ट्र शासनाचा उपक्रम)

मुखपृष्ठ विदकोवदुत नवी मुंबई नवीन शहरे सल्ला निवेदन नागरीक/बावसाय सेवा ऑनलाइन पेयंट कार्यालये जाणकारांन विधान केंद्र कार्याली लॉग-इन

मुखपृष्ठ » टीपीएस ६, नवीन मातकांची डिजिटल सभा

टीपीएस ६, नकाशा
सर्व क्रमांक व अंतिम भूखंडाची यादी
सूचना व हरकती
संपर्क

नगररचना परियोजना क्रमांक . ६ मधील जमीन मालकांची यादी

LIST OF ORIGINAL SURVEY NUMBERS AND FINAL PLOT NUMBERS FALLING UNDER TOWN PLANNING SCHEME NO. 6

LIST OF LAND OWNERS FALLING UNDER TOWN PLANNING SCHEME NO. 6
PART VILLAGES: CHIKHALE, MOHO, SHIVKAR AND PALIKHURD
(FOR THE PURPOSE OF DIGITAL OWNERS MEET)

SR. NOS.	OWNERS NAME	VILLAGE	SURVEY NO/ HISSA NO	FINAL PLOT NOS.
1	विजया गदर को. ऑ.जी. मो. बहीगा पी.एम.पी.कृष्ण चौक प्रमोटर जे.सी.सीतोले पी.बी.सागर के.एम.उशीचन	Chikhale	137/1/A/1/2/3	2
			137/1/A/4/6/7	
			137/1/A/5	
2	अनंताज चौक महारे	Chikhale	137/1/8	3
3	पी.एम.पी.कृष्ण चौक प्रमोटर कवची को.ऑ.जी.मो.	Chikhale	143/2	5
4	ईश्वरबाई प्रभाकर बेहेरे राजेश्वर प्रभाकर बेहेरे अशोक प्रभाकर बेहेरे सुदरणी सुदुपुन जोशी विजया अशोक केकरकर सुविद्या श्रीकांत सोपकर सुनीली सदानंद बापट विद्याली जगेश केकरकर	Chikhale	142/1	6
			143/1	
5	अशोक जेठे चरमोड शिवाजीदास सुनाकेस दामोदर साठवकर	Chikhale	142/5	7
6	पिंडिक हीमलिक शा.जी.	Chikhale	142/3	8
			142/4	
	सीताराम वसंत चौधरी सोनिंद वसंत चौधरी जगदीश वसंत चौधरी			

प्रतिवाद | महाराष्ट्र वेब विभाग | वेबसाईट पोस्टो | वेबसाईट नकाशा | वापरसुलभता मंडळ | मंडळ
© हे सिडको अधिकृत संकेतस्थळ आहे. सर्व हक्क राशीत 2020. तांत्रिक समर्थन खाद्यमूल्य इंडिया प्राइवेट लिमिटेड

एकूण दर्शक : 483155 | ऑन जयश्री : 1281
अंतिम पुनरावलोकन व सुधारित : 28 Apr 2020 03:20:09

Digital Land Owners' Meet - Help Desk Details

Contact Details

For any assistance / information, please contact the details as shown in the link "Contact Us" as below.

CIDCO WE MAKE CITIES CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (GOVERNMENT OF MAHARASHTRA UNDERTAKING)

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HOME » TPS7 - DIGITAL OWNERS MEET

TPS7 LAYOUT PLAN
LIST OF OP & FP
SUGGESTION/OBJECTION
CONTACT US

CONTACT US

7021069726 tps7@cidcoindia.com

If there is any issue in uploading the suggestion/objection landowner may e-mail the same on id tps7@cidcoindia.com . For any assistance contact on 7021069726 number from 10am to 5pm till 20.06.2020. The services on this contact details will be available from 10.06.2020 to 20.06.2020 only.

Digital Land Owners' Meet - Suggestion-Objection Procedures

Landowners can provide any suggestions or objections using the link "**Suggestion/Objection**" To create a suggestion/objection, select the correct option as shown below.

The screenshot shows the CIDCO website interface. The navigation menu includes: HOME, ABOUT US, NAVI MUMBAI, NEW TOWNS, CONSULTANCY, CITIZEN/BUSINESS SERVICES, ONLINE PAYMENT, CONTACT US, EDC, EMPLOYEES LOGIN. The main content area is titled 'SUGGESTION/OBJECTION' and includes a radio button selection for 'SUGGESTION' and 'OBJECTION'. Below this, the title 'TOWN PLANNING SCHEME NO. 7 - LAND OWNERS MEET' is displayed, followed by the sub-heading 'Form For Suggestion And Objection'. The form content includes the address of the Chief Planner, CIDCO, and a detailed notice regarding the Town Planning Scheme No. 6 at Village Chikhala, dated 24.04.2020. It invites landowners to submit suggestions or objections regarding the Draft Layout Plan of Town Planning Scheme No. 6.

Our Ownership and Land Details are as follows:

Land Applicant's Name: अर्जदाराची नाव:			
Address: पत्ता	Aadhar No. आधार नं.		
	Phone No. दूरधनी क्रमांक		
	E-mail id: ई-मेल		

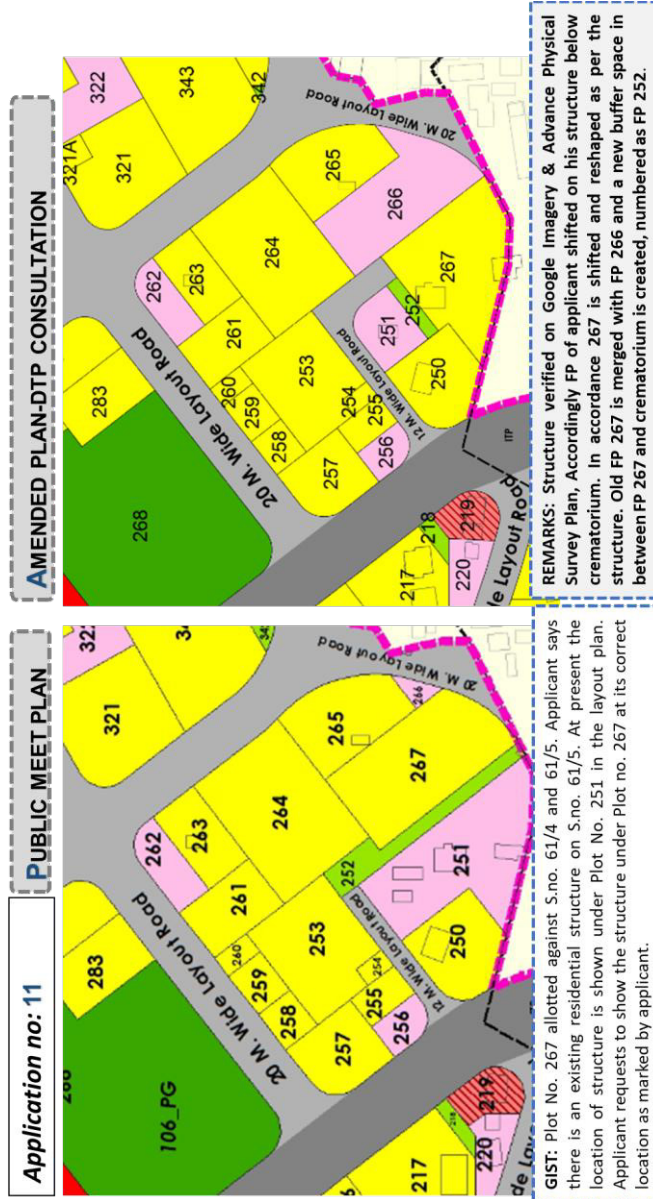
Suggestion/ Objection in Brief: सुचना/अडखणीचे थोडक्यात वर्णन			
Village Name: गावाचे नाव			
Survey No./ Hissa No: सर्वे नं / हिस्सा नं	Final Plot No. अंतिम भूखंड नं.		
Enclosures, if any सोबत जोडलेली कागदपत्रे:	1. 7/12 Extract, <input type="checkbox"/> 2. Cut Book Map, <input type="checkbox"/> 3. Permission documents if any <input type="checkbox"/> 4. Others <input type="checkbox"/>		

Date: दिनांक :		Applicant's Signature: अर्जदाराची स्वाक्षरी:	
Place: ठिकाण:			

Land owners are requested to submit the suggestions/objections along with relevant copy of scanned documents mentioning their name, whatsapp no., survey no./ hissa no., village, taluka as per their 7/12

Enclosure 12

Part Plans Showing Incorporation of Justified Suggestions



ABBREVIATIONS

AMRDA	<i>Amaravati Metropolitan Region Development Authority</i>
AMRUT	<i>Atal Mission For Rejuvenation And Urban Transformation</i>
AUDA	<i>Ahmedabad Urban Development Authority</i>
CIDCO	<i>City and Industrial Development Corporation Maharashtra Ltd</i>
DDA	<i>Delhi Development Authority</i>
DP	<i>Development Plan</i>
GoM	<i>Government of Maharashtra</i>
HRIDAY	<i>Heritage City Development and Augmentation Yojana.</i>
HUDA	<i>Haryana Urban Development Authority</i>
IDP	<i>Interim Development Plan</i>
MR&TP Act	<i>Maharashtra Regional and Town Planning Act, 1966</i>
NAINA	<i>Navi Mumbai Airport Influenced Notified Area</i>
NIT	<i>Nagpur Improvement Trust</i>
NMIA	<i>Navi Mumbai International Airport</i>
PMRDA	<i>Pune Metropolitan Region Development Authority</i>
SPA	<i>Special Planning Authority</i>
SUDA	<i>Surat Urban Development Authority</i>
TPS	<i>Town Planning Scheme</i>

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Government of Maharashtra, Law and Judiciary Department, The Maharashtra Regional and Town Planning Act, 1966, as modified upto 26th November 2015, printed in India by the Manager, Government Central Press, Mumbai and published by the Director, Government Printing, Stationery And Publications, Maharashtra State, Mumbai 400 004, Chapter V, section 59 to 112, pg.52-75.

The Maharashtra Town Planning Schemes Rules, 1974

CIDCO, August 2014, Draft Interim Development Plan - For Part of Navi Mumbai Airport Influence Notified Area (NAINA) (23 Villages in Panvel Taluka), pg.1-5

CIDCO, 2019-2020, Report on NAINA Town Planning Scheme No. 1 to 7

Digital India programme, <https://digitalindia.gov.in>