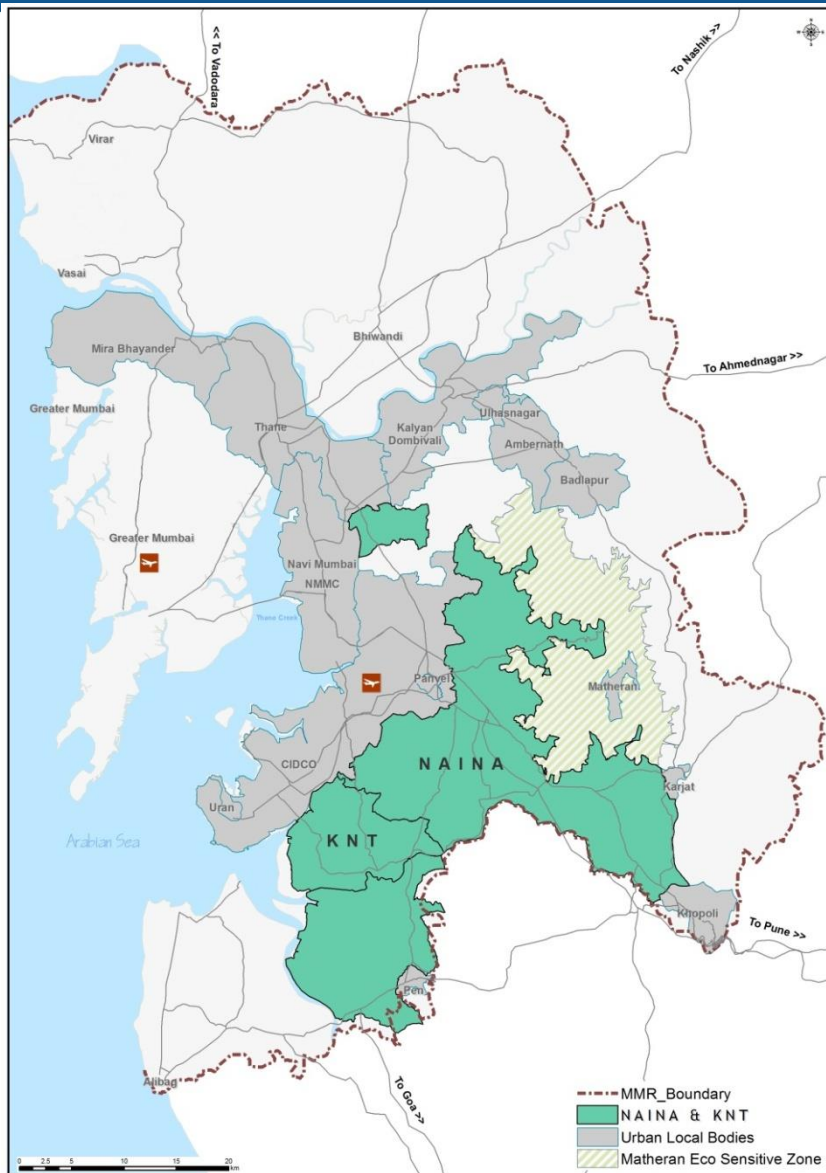


Welcome

Navi Mumbai Airport Influence Notified Area (NAINA)



Appointment of CIDCO



- Special Planning Authority (SPA) vide Govt. Notification dated 10.1.2013 u/s 40.1 (b) of MR&TP Act, 1966
- Total project area 561.72 sq.km.
- 256 villages in Raigad District
- 14 villages in Thane District

Economic Triggers



TMFT VRS (19000 cranes, 2400 jobs)
 TMFT VRS (19000 cranes, 2400 jobs)

Status of development



Planned Development in Navi Mumbai

Status of development



Haphazard Development in NAINA

Status of development



Higher FSI potential in Navi Mumbai

Status of development



Less FSI in NAINA

Status of development



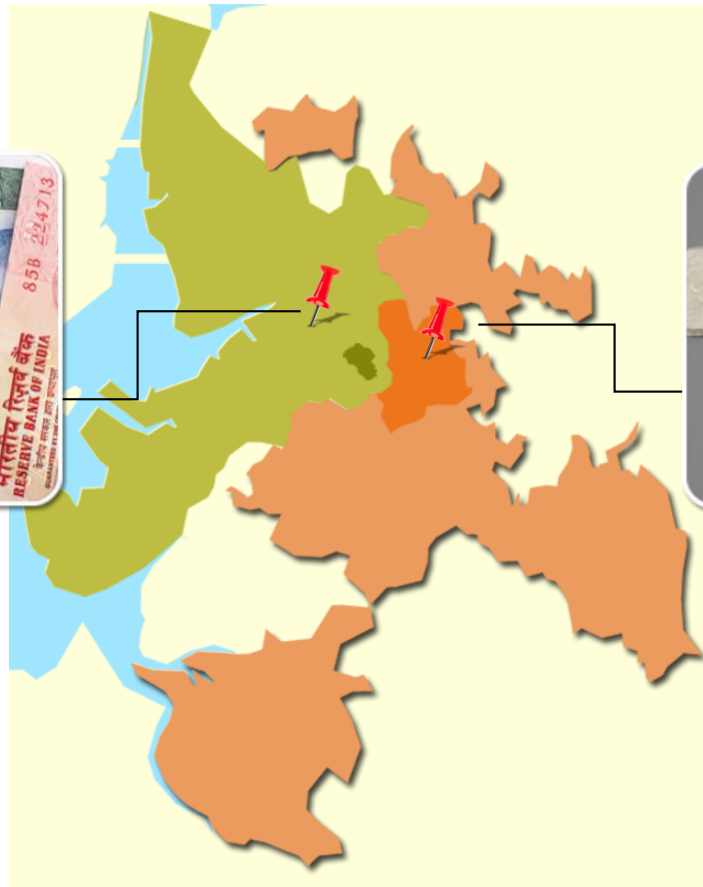
High quality Physical & Social Infrastructure in Navi Mumbai
Well Developed Infrastructure in Navi Mumbai

Status of development – Average Land Value

Navi Mumbai



Rs. 25000 - 35,000 per sq.mtr



NAINA (Existing)



Rs.2500 – Rs. 5000 per sq.mtr

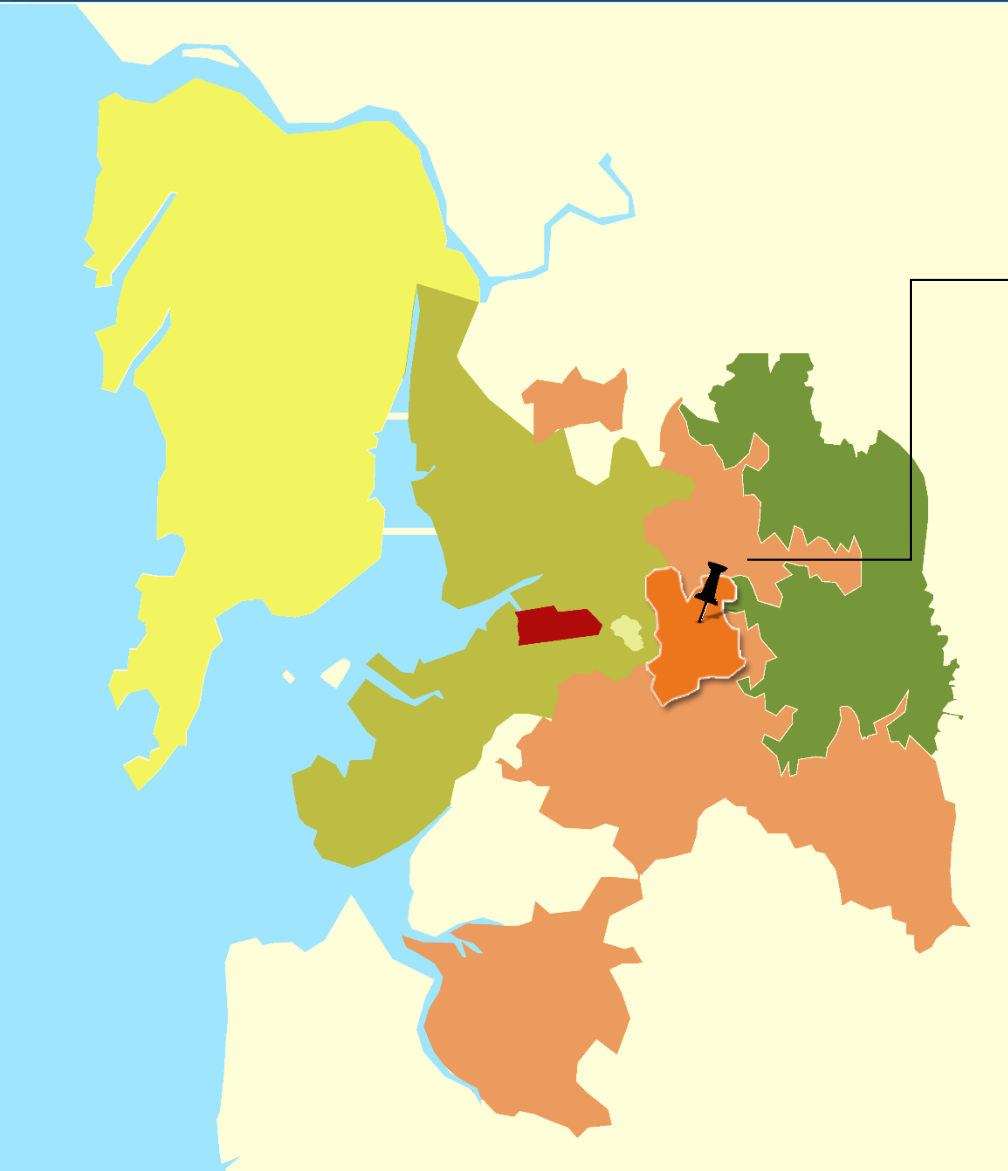
Challenges of development

- Land required for
 - Infrastructure – Roads, Mass Rapid Transit System
Water supply, Sewerage, Drainage
 - Social Infrastructure – Schools, Colleges, Playgrounds
- Raising money to do all of the above
- Promote voluntary surrender of lands for infrastructure and minimize compulsory acquisition
- Creating opportunities to the land owners for participation

Vision and Strategy

1. Smart, Sustainable, Inclusive City with world class infrastructure to be developed which will synergize growth impulses of JNPT, NMIA, MTHL and MMC
2. Voluntary method for land acquisition :
 - Land for infrastructure and CIDCO sale to be acquired through voluntary mechanism called 'NAINA Scheme'
3. City to generate revenue to finance its development
4. Cost of infrastructure to be met through ;
 - Sale of land under Growth Centre
 - Development charges
 - Collection of Off-site City Level Service Delivery Charges (OCSDC)

Interim Development Plan – I (Pilot project)



- 37 sq. km. area
- 23 villages
- Published on August 14, 2014
- 5 years for Infrastructure Development

Project feasibility

Cost of developing 23 villages infrastructure

**Rs.7,400
crores**

For project to be financially viable cost of Rs. 7,400
crores needs to be recovered through sale of
growth centre lands



Water supply source development –
Kondhane and Balganga



Contribution towards MMC



Contribution towards Metro



Contribution towards doubling of
Panvel – Karjat Railway line



Comprehensive drainage,
water supply and sewerage system

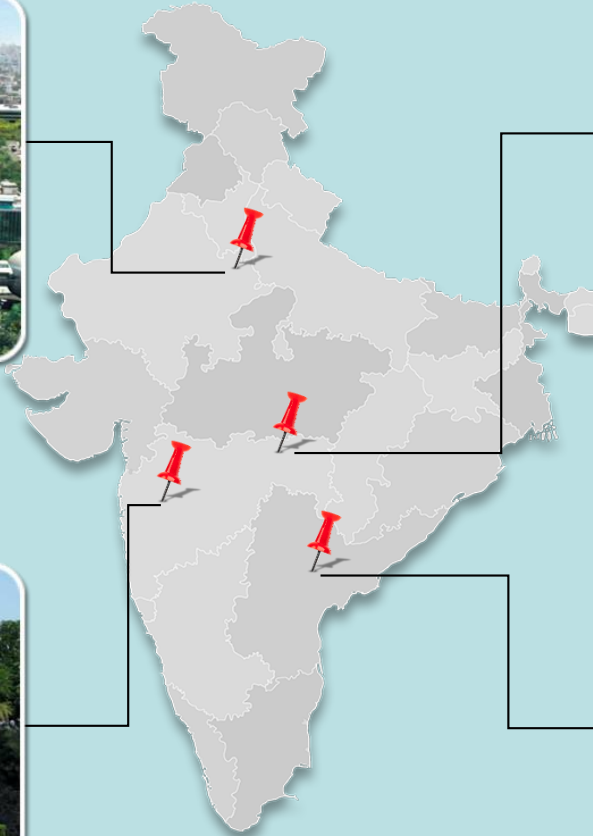


Development of arterial roads

Land pooling efforts



Gurgaon



Nagpur Mihan

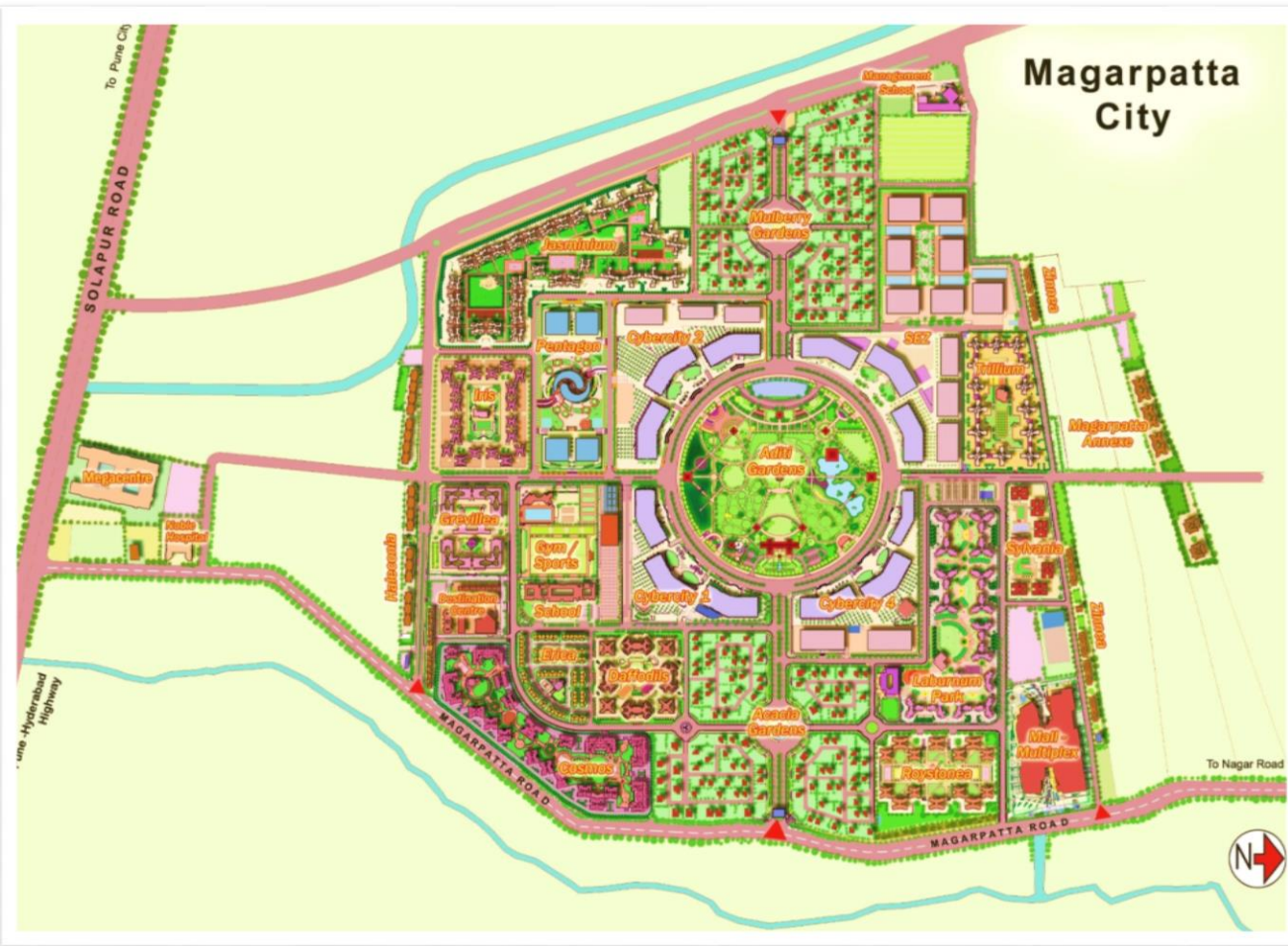


Pune, Magarpatta



Andhra Pradesh New Capital City

Magarpatta, Pune



- 400 acres of land, developed by a farmers' Co-operative
- 120 families consisting of 800 individuals pooled their lands for the project
- Formed Magarpatta Township Development & Construction Co.
- Construction funded by HDFC, driven by one of the landowners
- Township consists of IT park, Residential uses
- Period – 2000 to 2015

Magarpatta, Pune



Key players



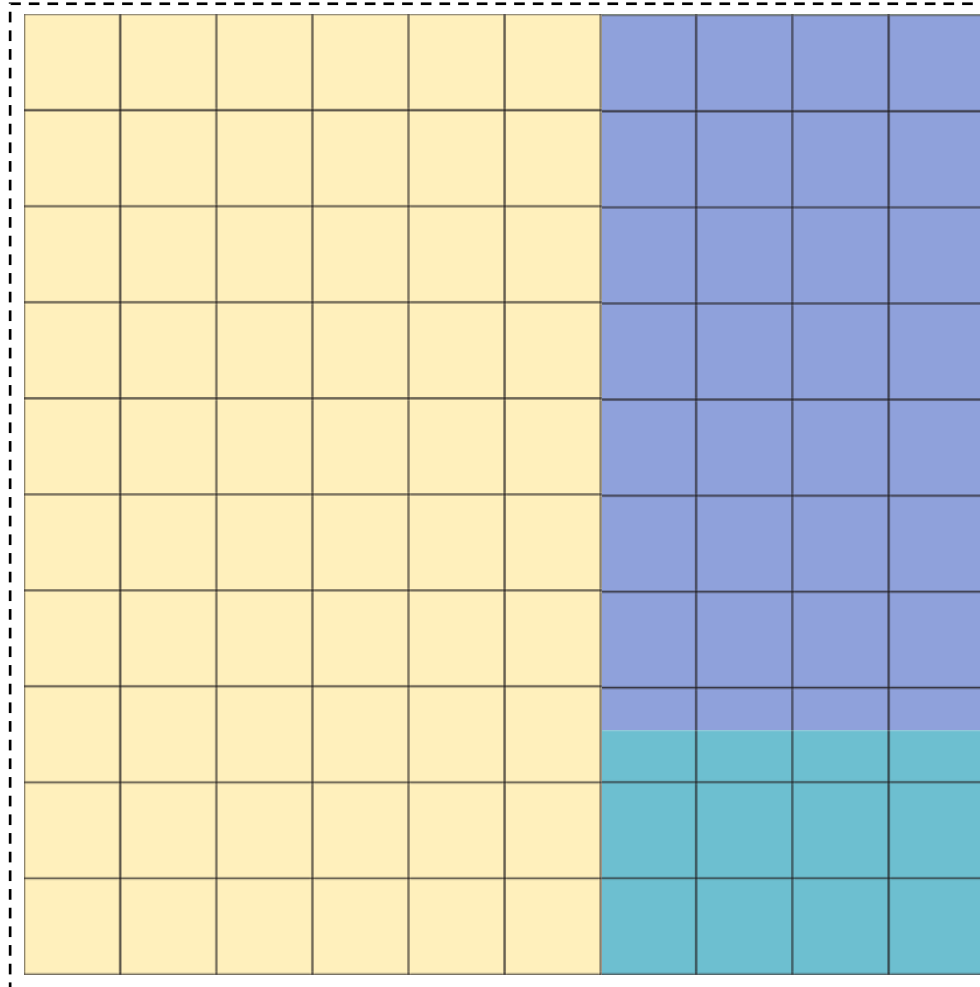
Villagers are the key drivers of the project

NAINA SCHEME

Minimum land aggregation of 10 ha

**Owners retain
60 % land**

FSI of 1.7 on
60% land



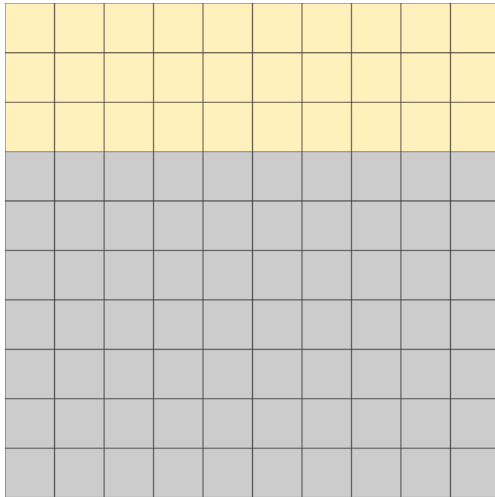
**40% land inclusive of DP
reservations** handed over
to Authority 'free of cost'

**25% land used for
Infrastructure
Development**

**15% land retained by
CIDCO for to meet
Infrastructure
Development cost**

Comparing FSI potential

MMR DCRS

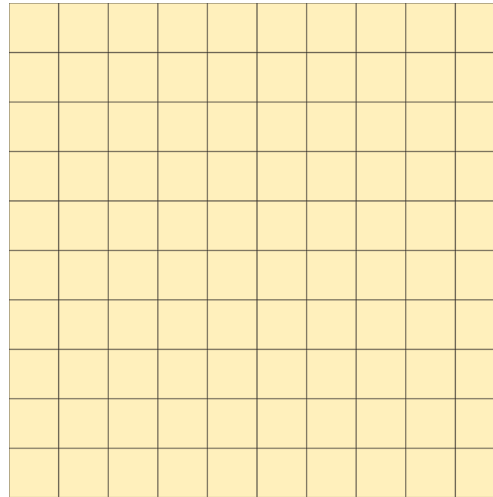


FSI 0.3

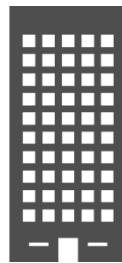


Stilt+3 / G+2

NAINA Scheme

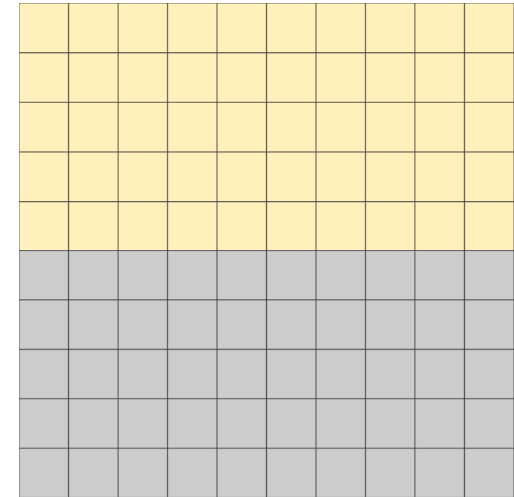


FSI 1.0



No Height Restriction*

Non- NAINA Scheme



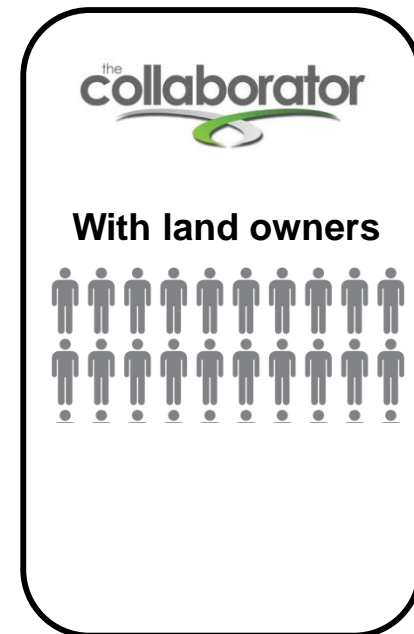
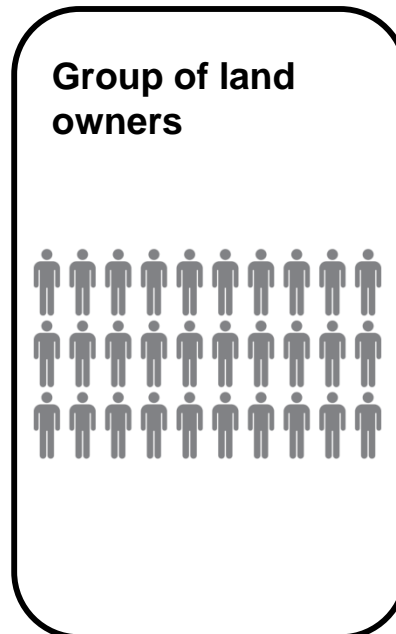
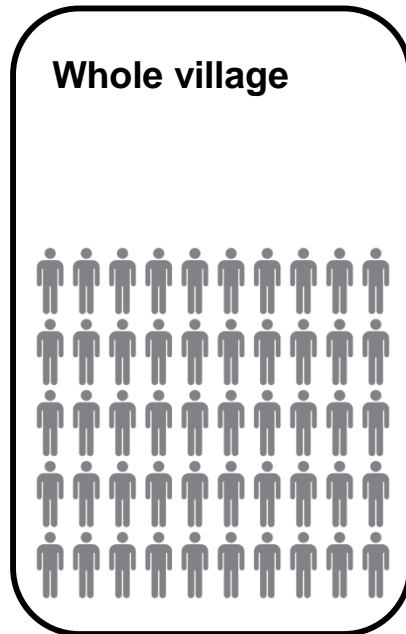
FSI 0.5



+ OCSDC

No Height Restriction*

What are the options in front of me as landowner..



Benefits of NAINA Scheme

- Equality (everyone contributes 40% land)
- FSI increases to 1.7 from 0.1 to 0.3
- Cost of basic amenities (city & peripheral) to be borne by CIDCO
- Deemed NA status
- Environmental clearances for NAINA participants
- Flexible reservations under NAINA scheme
- EWS/LIG housing schemes
- Guided road-network
- City gets land for development
- Potential of lands reservation is not lost

Anyone participating in NAINA Scheme losing more than 40%, is compensated by 2/3rd land, 1/3rd TDR

Comparison between NAINA and Non-NAINA scheme

NAINA SCHEME	NON-NAINA SCHEME
Max. Permissible FSI : 1.70	Max. Permissible FSI- 0.5
OCSDC (Rs.2,311/sqm.) not payable	OCSDC of Rs. 2,311/sqm. to be paid
40% contribution towards infrastructure	Infrastructure land to be acquired under LARR Act
>40% voluntary surrender to be compensated by giving additional land with same FSI potential	Land to be acquired under LARR Act

Alternate Package for entire village

- Opt for Pushpak Nagar package offered for airport development (22.5%).
- In which, villagers will receive the 22.5% land and CIDCO will bear the cost of internal basic infrastructure.

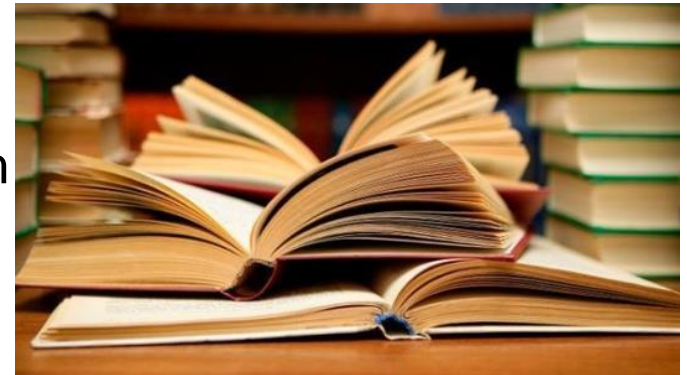
Thank You



Benefits of NAINA Project

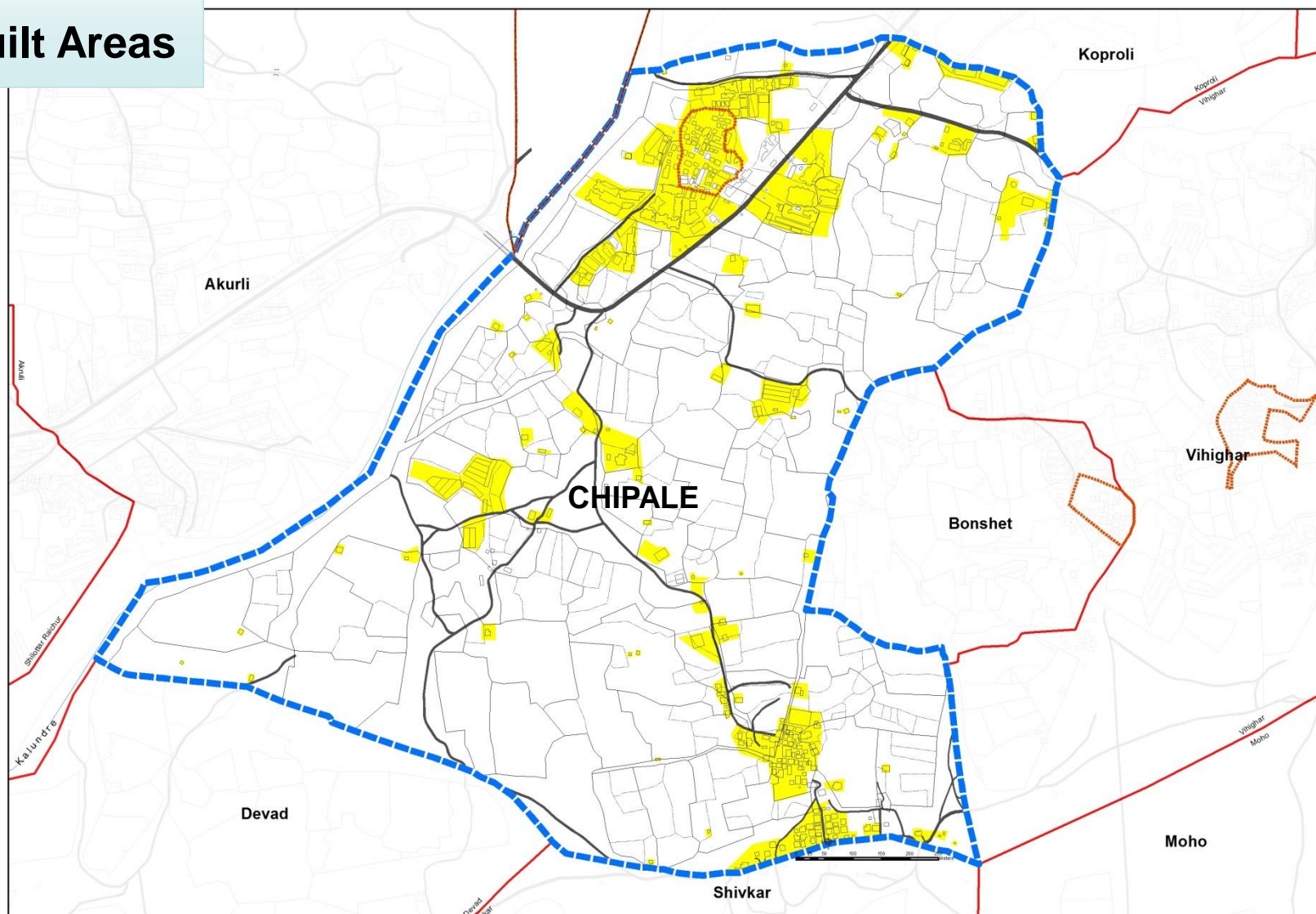


- Well planned area
- Employment opportunities
- Good quality infrastructure
- Access to health and educational facilities



CHIPALE VILLAGE

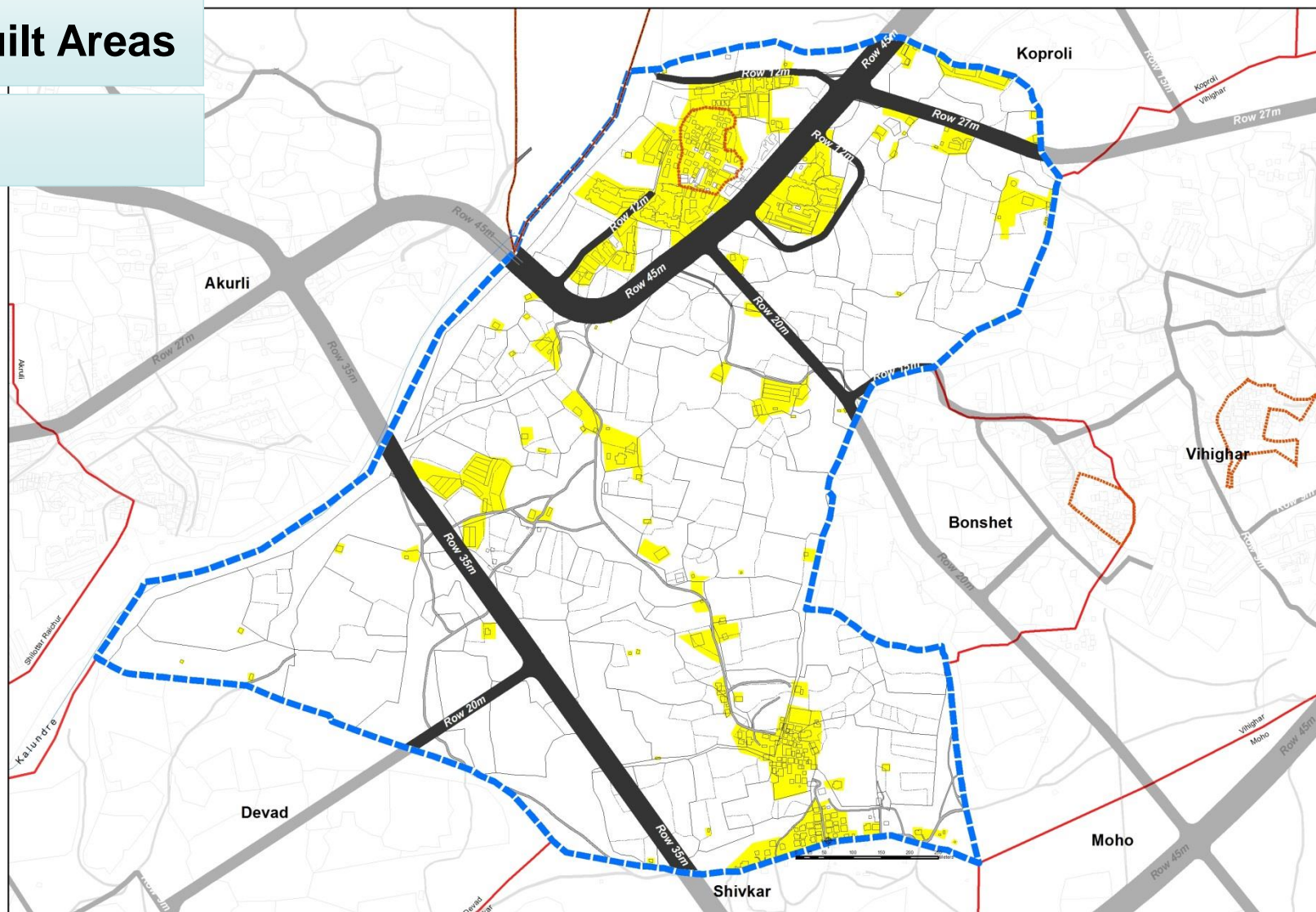
Existing Built Areas



CHIPALE VILLAGE

Existing Built Areas

IDP Roads

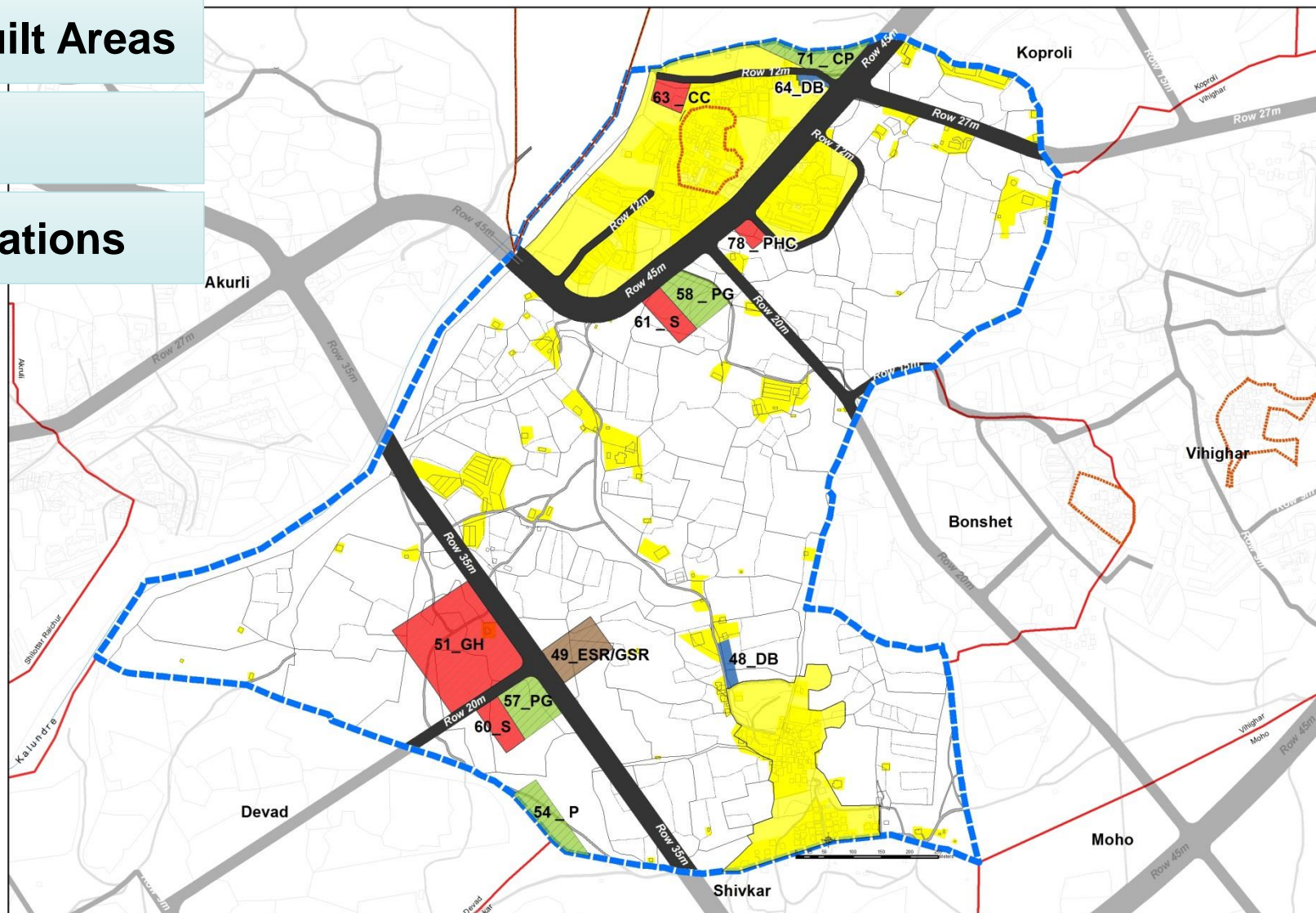


CHIPALE VILLAGE

Existing Built Areas

IDP Roads

IDP Reservations

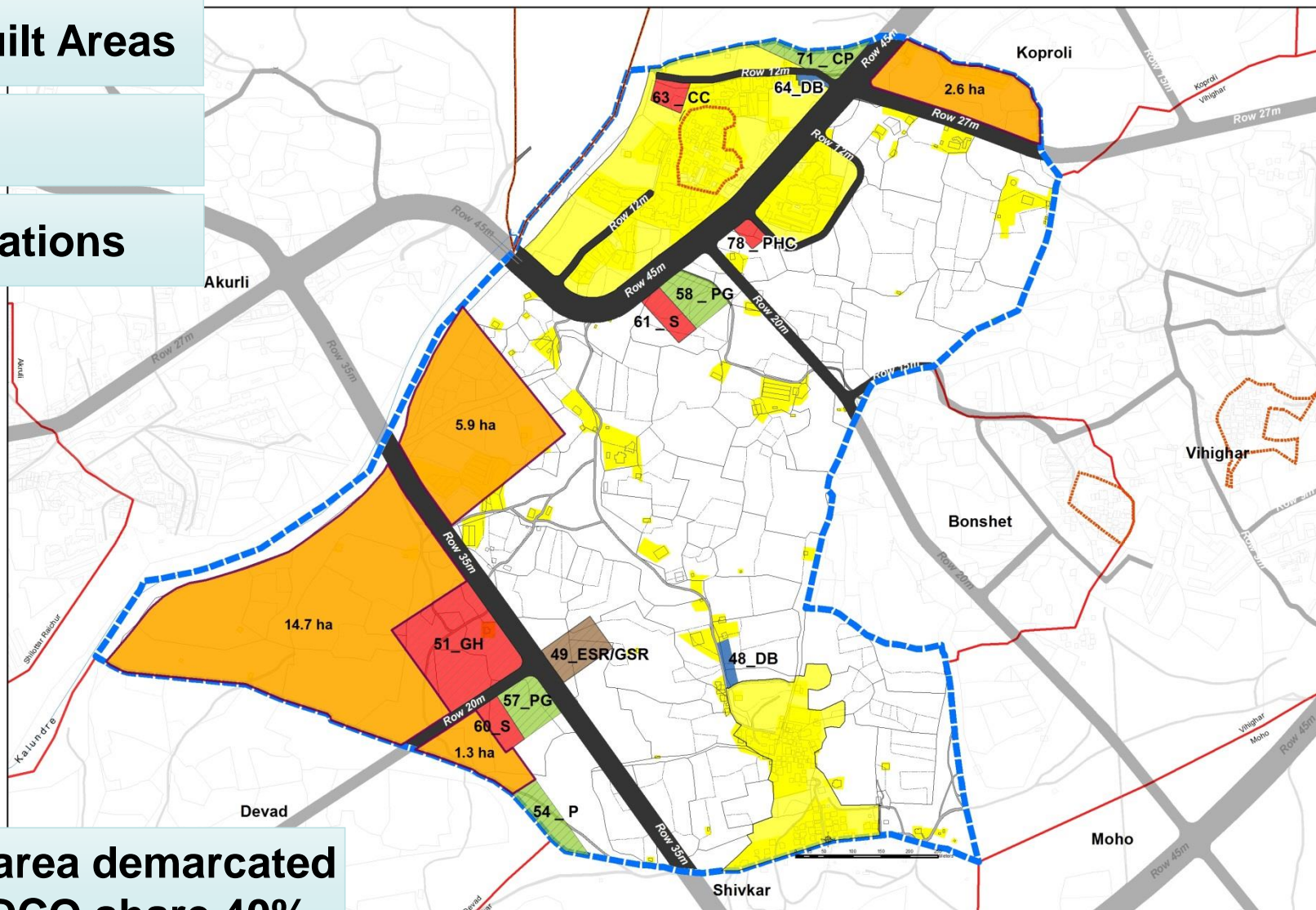


CHIPALE VILLAGE

Existing Built Areas

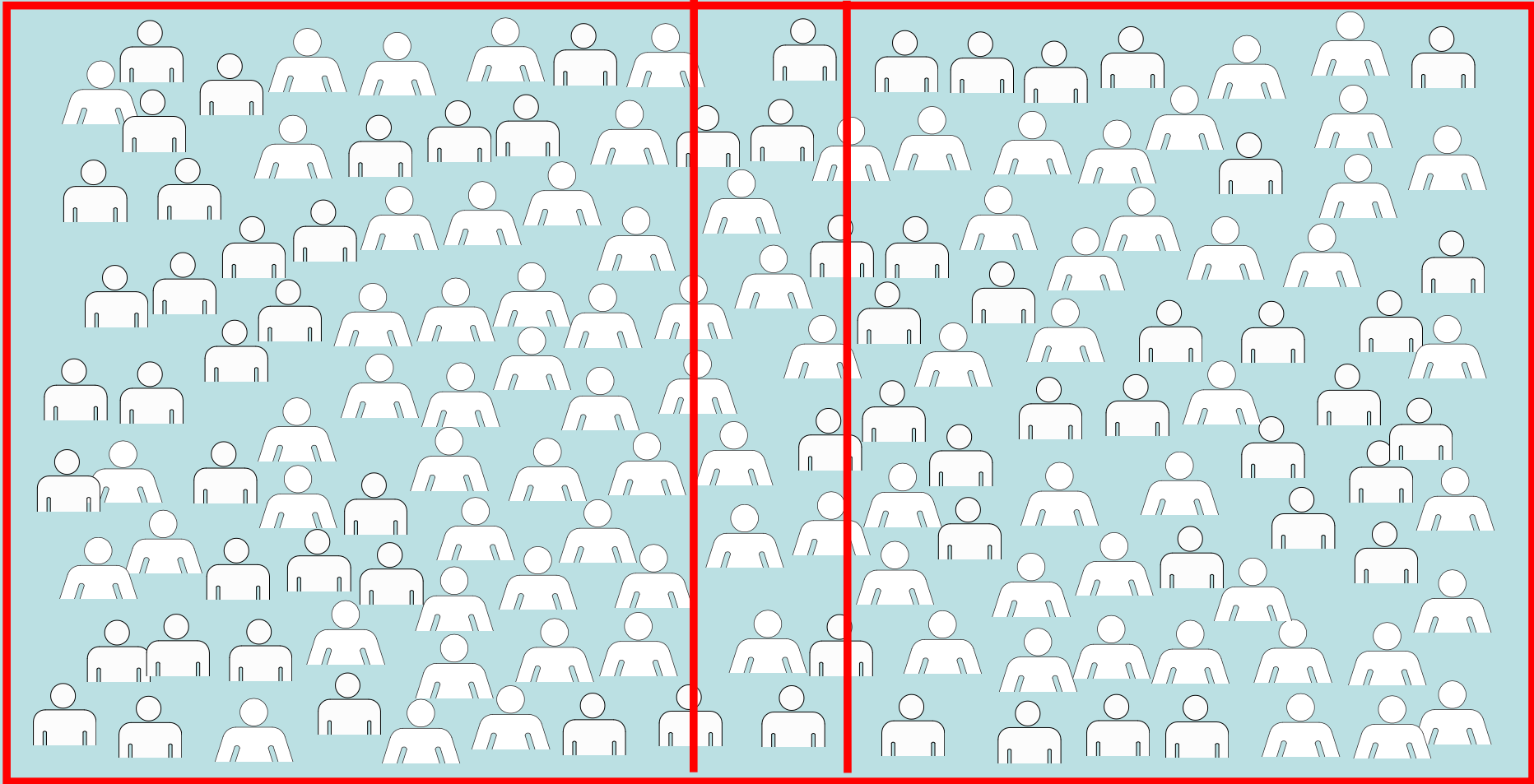
IDP Roads

IDP Reservations

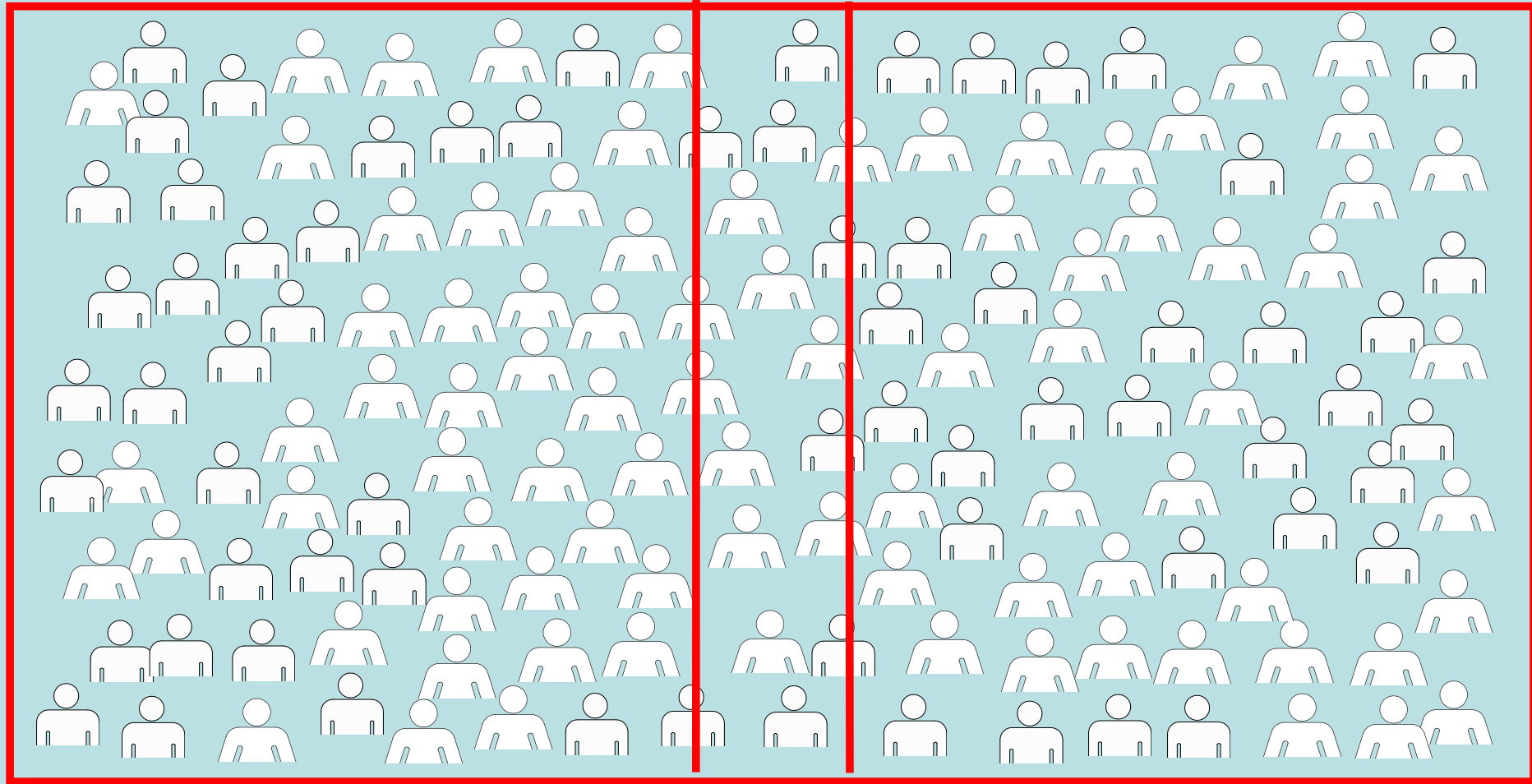


Additional area demarcated to make CIDCO share 40%

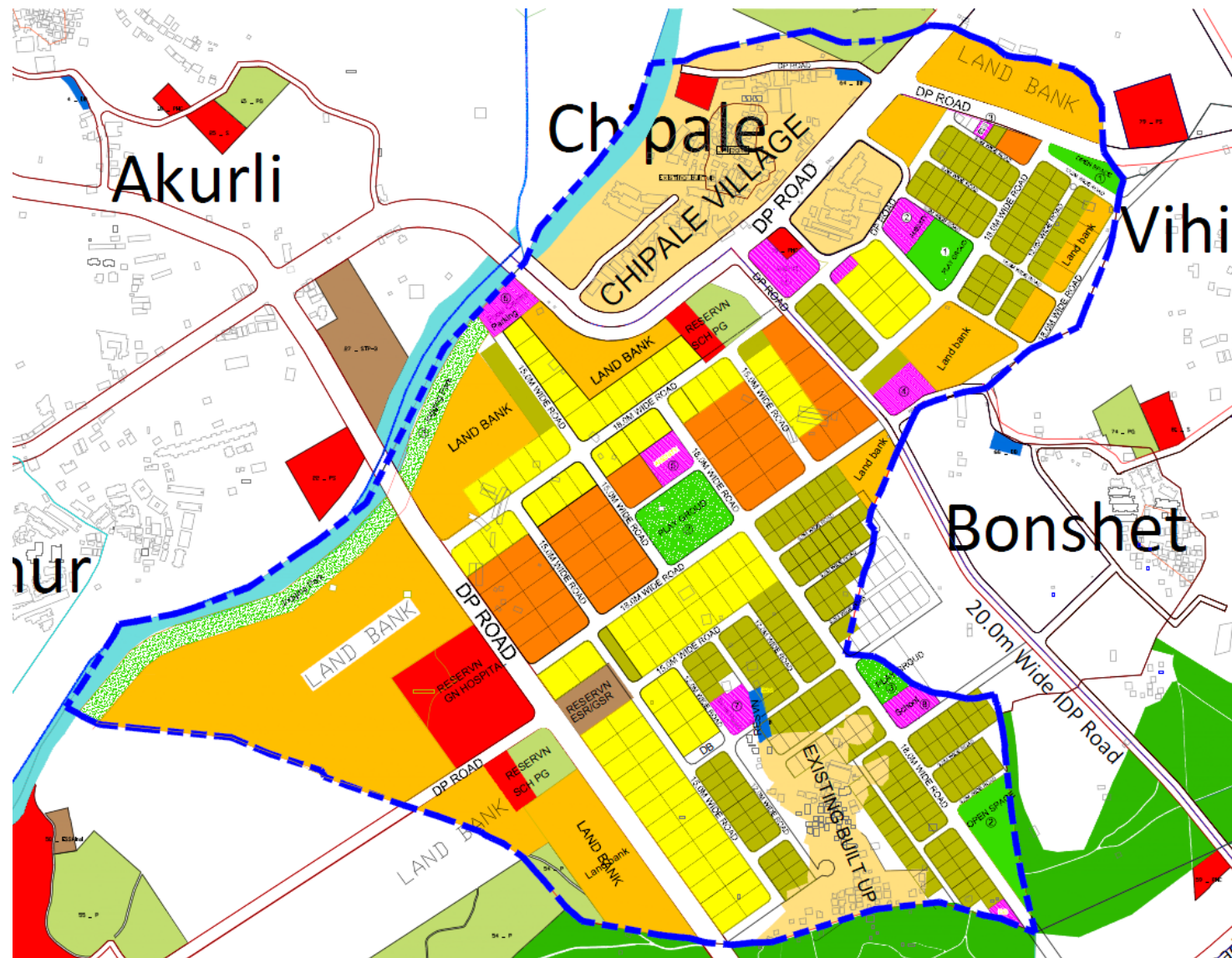
All contribute towards lands under and
development potential is shared



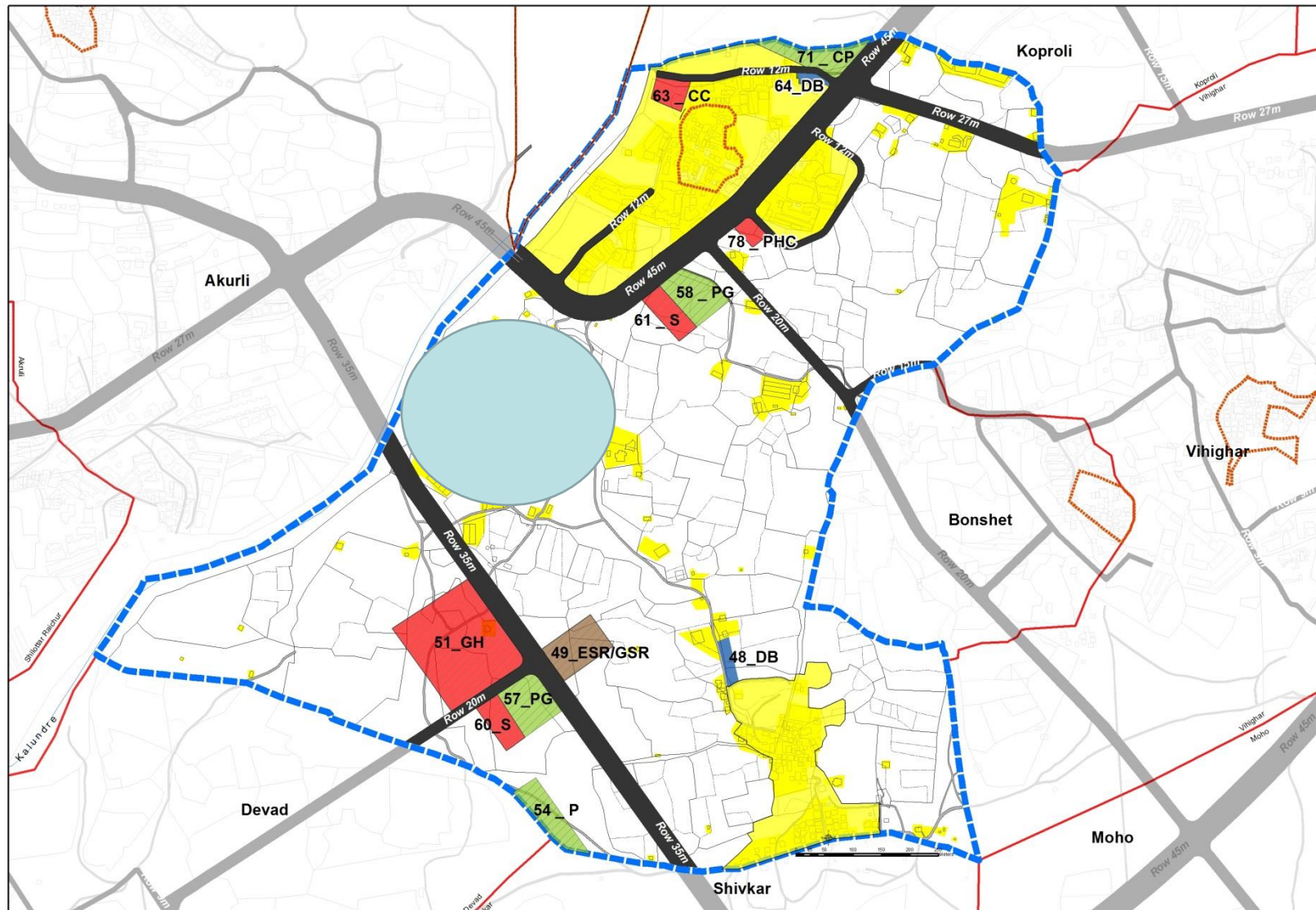
Contribution by all for developing a city



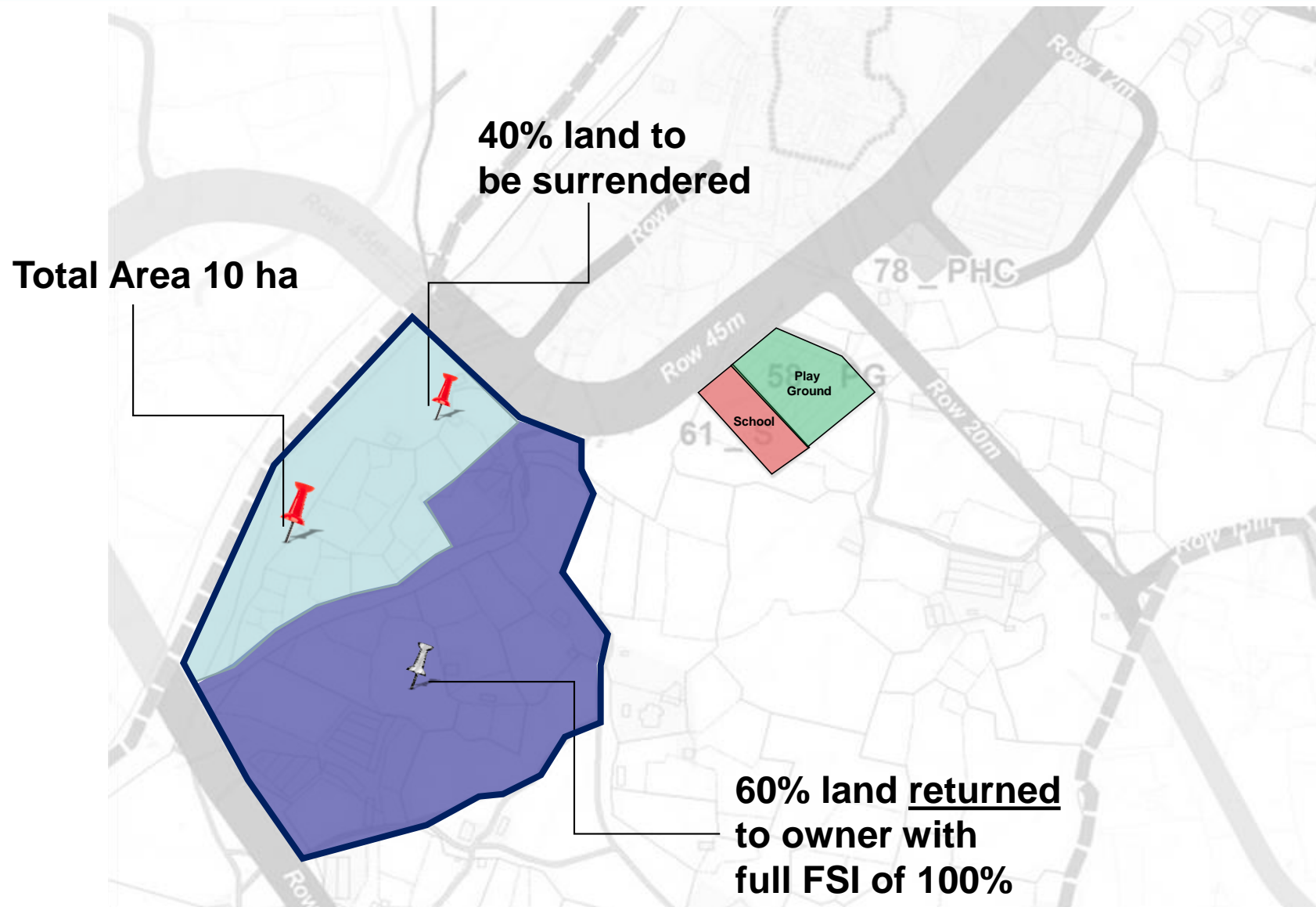
LAYOUT PLAN OF CHIPALE VILLAGE



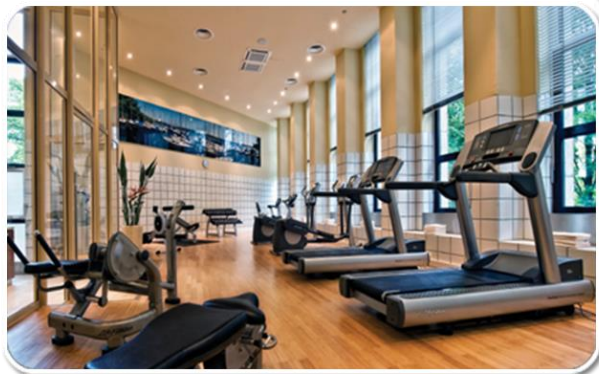
CHIPALE VILLAGE



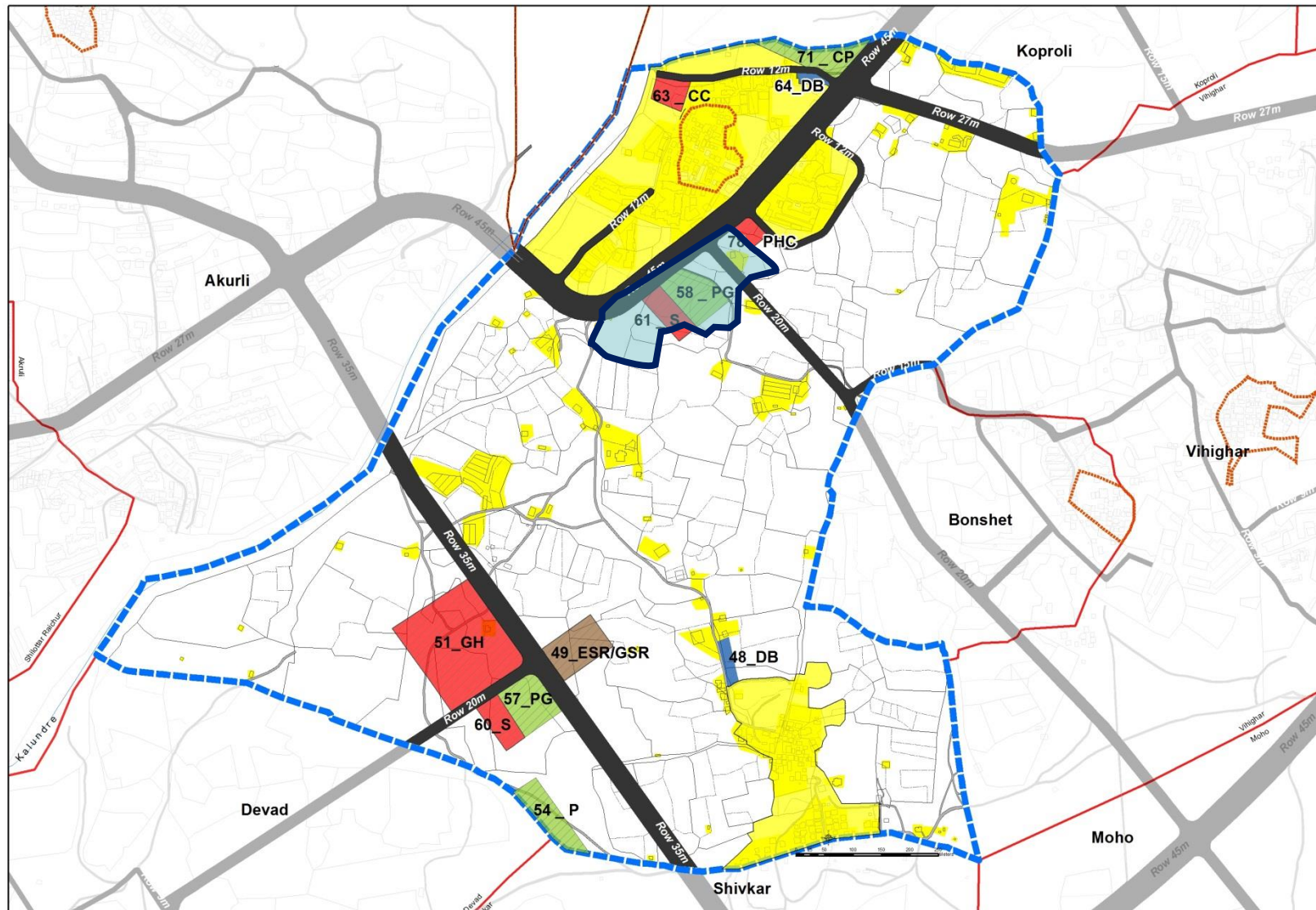
NAINA SCHEME



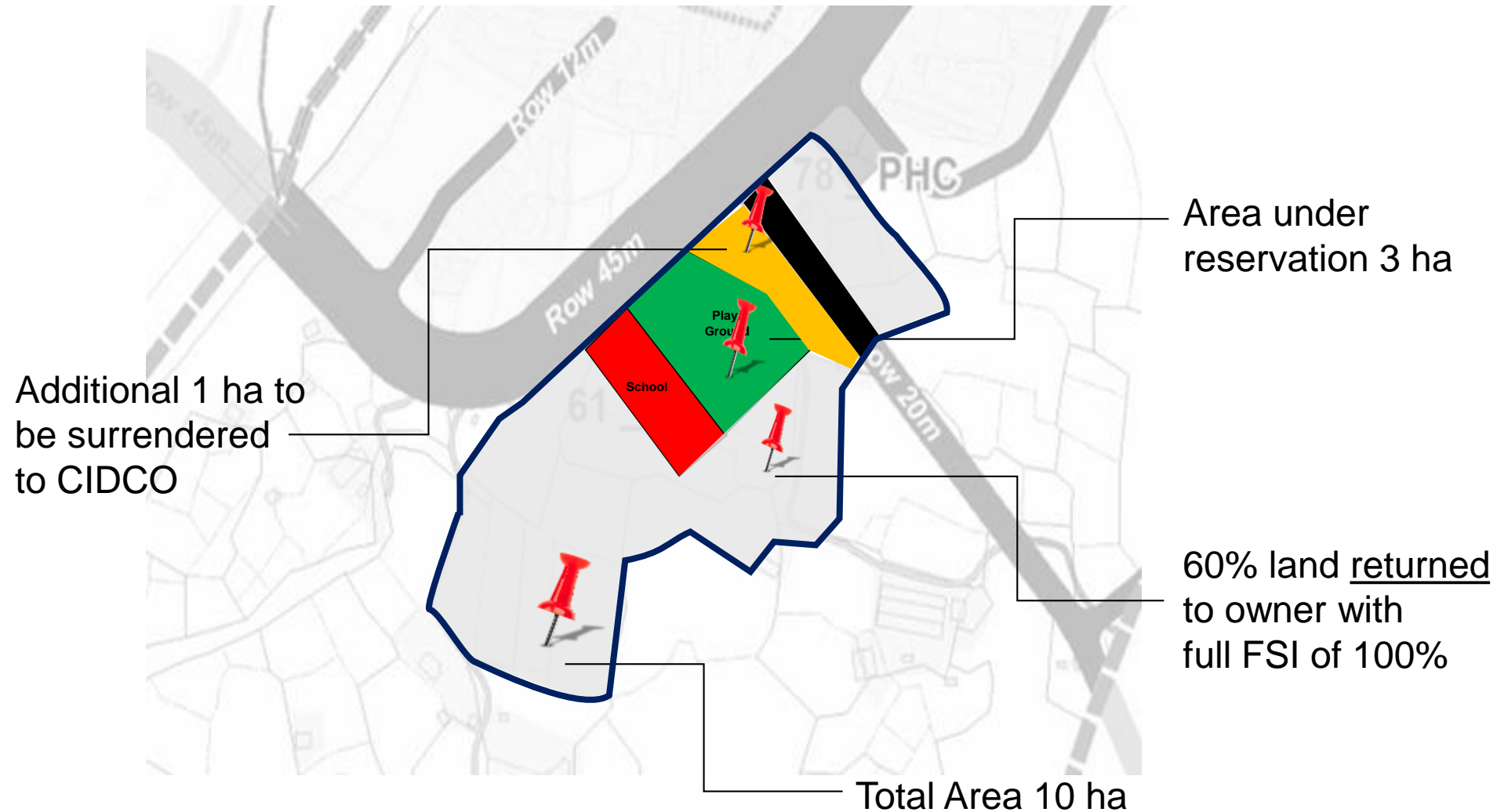
NAINA SCHEME – BALANCE 60% (Bungalow/ Plotted Scheme)



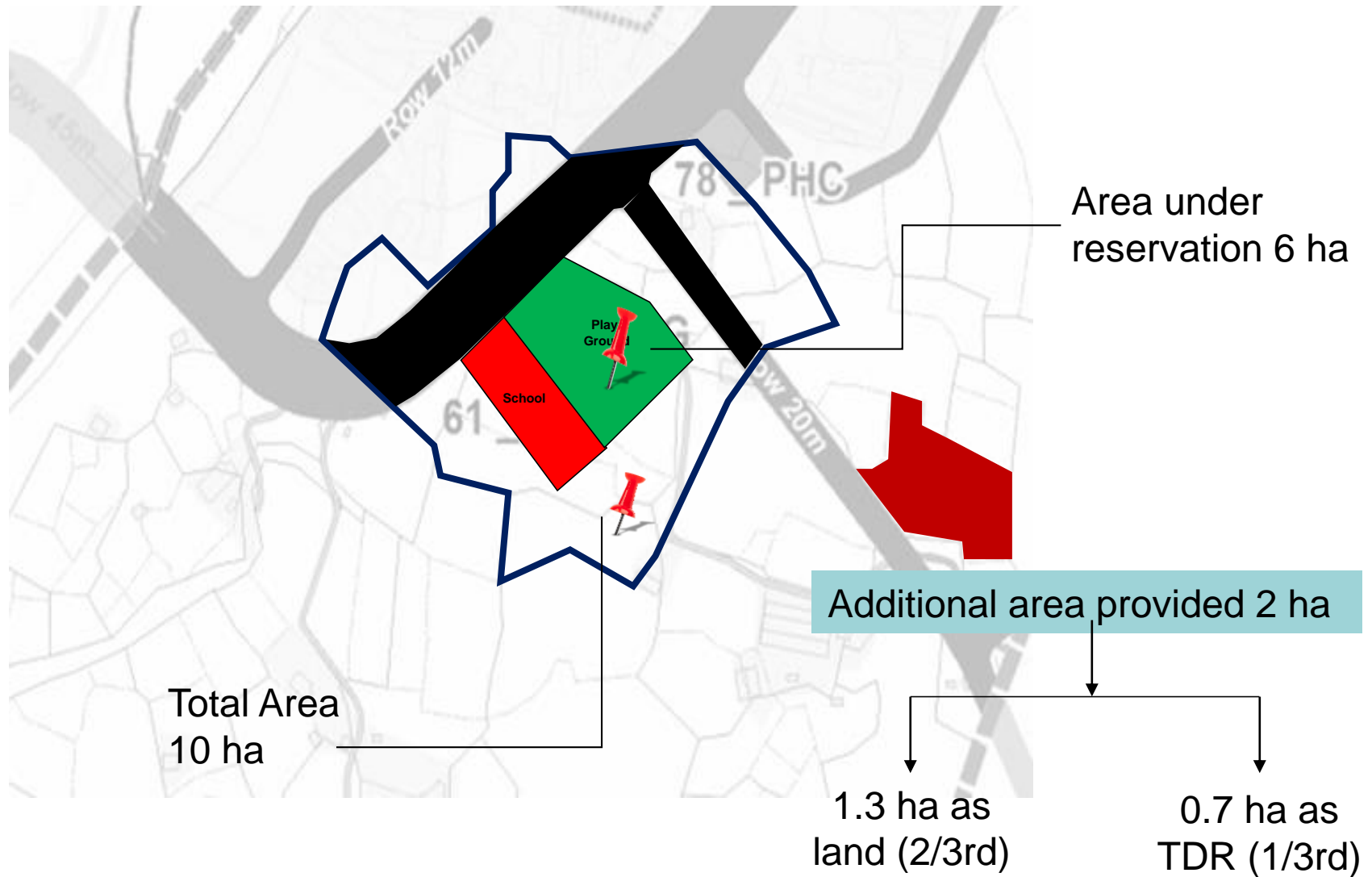
CHIPALE VILLAGE



Land under reservation less than 40%



Land under reservation more than 40%



Aggregation less than 10 ha compensated with reservation elsewhere

