Welcome

Navi Mumbai Airport Influence Notified Area (NAINA)
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

Mumbai
Navi Mumbai
NAINA
Matheran
MTHL (Rs 10,000 crores)
Taloja MIDC (500 crores, 1.3 lac jobs)
NMIA (Rs. 15000 crores, 2 lac jobs)
JNPT (Rs.18000 crores, 2 lac 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

- Low intensity of economic activity in NAINA
- Well Developed Economic Centers in Navi Mumbai
- Lack of Basic Infrastructure in NAINA
- High quality Physical & Social Infrastructure in Navi Mumbai
Status of development – Average Land Value

Navi Mumbai

NAINA (Existing)

Rs. 25000 - 35,000 per sq.mtr

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
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
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.
Land pooling efforts

Gurgaon

Nagpur Mihan

Pune, Magarpatta

Andhra Pradesh New Capital City
- 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
Villagers are the key drivers of the project
**NAINA SCHEME**

<table>
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<tr>
<th>Minimum land aggregation of 10 ha</th>
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<tr>
<td>Owners retain 60% land</td>
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<tr>
<td>FSI of 1.7 on 60% land</td>
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- **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:

Whole village

Group of land owners

With land owners
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

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

Total Area 10 ha

40% land to be surrendered

60% land returned to owner with full FSI of 100%
NAINA SCHEME – BALANCE 60%  (Bungalow/ Plotted Scheme)
Land under reservation less than 40%

- School
- Play Ground

Area under reservation 3 ha

- Additional 1 ha to be surrendered to CIDCO

- 60% land returned to owner with full FSI of 100%

Total Area 10 ha
Land under reservation more than 40%

- Total Area: 10 ha
- Additional area provided: 2 ha
  - 1.3 ha as land (2/3rd)
  - 0.7 ha as TDR (1/3rd)
- Area under reservation: 6 ha

Diagram illustrates the land distribution with reserved areas for school and play ground.
Aggregation less than 10 ha compensated with reservation elsewhere

Parcel A
Area 6 ha

Parcel C
Area 1 ha

Parcel B
Area 3 ha

NAINA Scheme
Parcel A + Parcel B + Parcel C =10 ha