



Government of Maharashtra

BOMBAY TOWN PLANNING ACT, 1954  
No. XXVII of 1955

# TOWN PLANNING SCHEME KARAD No. I

(FINAL)

SANCTIONED TO TAKE EFFECT FROM 1st JANUARY 1962  
UNDER GOVERNMENT NOTIFICATION, URBAN DEVELOPMENT  
AND PUBLIC HEALTH DEPARTMENT, No. TPS-1961-M, DATED  
20th JUNE 1961, PUBLISHED AT PAGE 877 IN PART I, POONA  
DIVISION SUPPLEMENT, MAHARASHTRA GOVERNMENT  
GAZETTE, DATED 29th JUNE 1961



1963

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## TOWN PLANNING SCHEME, KARAD No. I (FINAL)

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**TOWN PLANNING SCHEME, KARAD No. I (FINAL)**

Whereas, I Bhalchandra Trimbak Talim, the Arbitrator appointed under Government Notification, Local Self-Government and Public Health Department, No. TPM-3754, dated 11th January 1955, in respect of the above scheme, having done all that is required by me in that behalf under sub-section (1) of section 32 of the Bombay Town Planning Act, 1954, and rules thereunder ; and whereas the Board of Appeal having met as provided under the Act, have given their decision in all matters arising out of clauses (v), (vi), (viii), (ix), (x) and (xiii) of sub-section (1) of section 32 of the said Act, I hereby draw up the Final Scheme as required under clause (xiv) of sub-section (1) of section 32 read with sub-section (2) of section 43 of the said Act and thereto affix my hand and seal.



5th April 1961.

A handwritten signature in black ink, reading "B. S. Talim". The signature is written in a cursive style and is underlined with a single horizontal line.

Arbitrator,  
Town Planning Scheme, Karad No. I.

# TOWN PLANNING SCHEME, KARAD No. I (FINAL)

## 1. Brief History of the Scheme

Karad, one of the important towns in North Satara District is situated on the Poona-Bangalore Road, and at the confluence of two rivers viz. the Krishna and the Koyna flowing respectively along the northern and western boundary of the town. The provincial highway from Chiplun to Bijapur also passes through Karad, connecting the Railway Station which is about 4 miles from the town. As a result of the advantages of its situation the town of Karad is growing. However, due to the natural obstruction caused by the two rivers, the growth of the town is restricted to the east on either side of the Provincial Highway, on the South of the Karve Road and on both sides of the Poona-Bangalore Road. With a view to controlling haphazard and unsystematic growth of the town and providing for well planned development, the Karad Municipality by its Resolution No. 18/58, dated 24th February 1948 declared its intention to make a Town Planning Scheme under the provisions of the Bombay Town Planning Act, 1915 for an area admeasuring about 412 acres bounded on the North by the Krishna river, on the East and South by the Municipal limits and on the West by the Koyna river excluding the area of R. S. Nos. 719 and 724.

However, due to some technical defect in the resolution, a fresh declaration was made by the Karad Municipality under its Resolution No. 6/43, dated 1st July 1949 to make a Town Planning Scheme under the provisions of the Bombay Town Planning Act, 1915 and necessary notice was published at page 973 Part II of the *Bombay Government Gazette*, dated 14th July 1949. The making of the Scheme was sanctioned by Government under G. R., L. S. G. and P. H. D., No. 6216/33, dated 27th September 1950. The Draft Scheme was prepared and published by the Municipality on 25th September 1951 within the prescribed period of 12 months. The period for the submission of the Draft Scheme was extended by a period of 3 months from 25th January 1952 under G. R., L. S. G. and P. H. D., No. 6216/33, dated 10th March 1952. The Draft Scheme was sanctioned by Government under Notification L. S. G. and P. H. D., No. 6216/33, dated 25th October 1952 and Shri V. K. Bakre, Consulting Surveyor to Government of Bombay was appointed as Arbitrator for the Scheme. As Shri Bakre was not able to proceed with the work due to pressure of other work, Shri B. T. Talim was appointed as Arbitrator under Government Notification L. S. G. and P. H. D., No. TPM-3754, dated 11th January 1955.

The work of hearing of nearly 700 owners of the lands included in the Scheme was commenced in May 1955 and completed in June 1956. The work of measurement and calculation of the areas of the final plots was commenced by the District Inspector of Land Records in March 1958 and completed in June 1958. The Final Scheme as drawn up by the Arbitrator under the provisions of the Bombay Town Planning Act, 1954 was published on 28th July 1959. The Board of Appeal consisting of Shri R. R. Bhole, District Judge, North Satara, as President and Shri Sardar R. R. Panditrao (Assessor) and Shrimati Homai Nariman Cooper (Assessor) held at Karad hearing of the appeals filed by the owners of plots against the decisions of the Arbitrator and gave its decision on 10th March 1960 in respect of a large number of appeals and on 7th November 1960 in respect of the remaining appeals. The Final Scheme is, therefore, now drawn up after making necessary changes in the Arbitrator's proposals in the light of the decision of the Board of Appeal as required under sub-section (2) of section 43 of the Act.

## 2. Works to be constructed in the Scheme

(1) *Roads*.—All roads as shown in Plan No. 4 which accompanies the Scheme, will be constructed as shown in the manner stated in the Abstract of Estimates for the roads :—

(i) The above mentioned works shall be constructed by the Local Authority in accordance with the estimates annexed hereto and also in accordance with the specifications of the Local Authority provided that the Local Authority shall have the power to vary them in minor details, if necessary.

(ii) The construction of the above mentioned works shall be completed and the roads opened for the public use within a period of two years from the date on which the Final Scheme comes into force after requisite sanction of Government.

## 3. Allotment and Reservation of sites for Public or Municipal Purposes

The following plots as shown in Plan No. 4 are allotted for the purpose shown against each of them and shall vest in the Karad Municipal Borough after the Final Scheme, as sanctioned by Government, comes into force :—

Plot	Area in Sq. Yds.	Purpose
A ..	10,443	Cattle Bazaar.
C ..	18,601	Garden.
D ..	2,589	School and Community Centre.
E ..	20,991	Infectious Diseases Hospital.
G ..	6,965	Market.
H ..	9,576	Garden.
I ..	7,273	Cart Stand.
K ..	5,005	Open Space.
L ..	6,355	Open Space.
P ..	2,746	Open Space.
T ..	6,314	Open Space.

Seal of  
the Arbitrator

5th April 1961.  
Ya 2704-1a

*B. T. Talim*

Arbitrator,  
Town Planning Scheme, Karad No. I.

## Regulations controlling the Development of the Area under the Scheme

In addition to the existing bye-laws and such other bye-laws as may be made from time to time by the Local Authority, the following regulations shall hold good within the area of the Scheme, provided that in any case, in which any of the under-mentioned regulations is in conflict with any other bye-laws by any authority made, except by an Act of the Central Legislature of the Union of India, the provisions of the under-mentioned regulations shall prevail.

In the regulations hereinafter contained the following words and expressions shall have the meaning hereinafter respectively assigned thereto, unless such meaning be repugnant to or inconsistent with the context or subject matter in which they occur :—

(a) The Local Authority means the Karad Borough Municipality or any other Local Authority constituted to control the area covered by the Scheme.

(b) "The Act" means the Bombay Town Planning Act, 1954 (Bombay Act No. XXVII of 1955) as amended from time to time and for the time being in force.

(c) "The Bye-laws" means any bye-law or bye-laws made by the Local Authority with reference to any matter in the area under its jurisdiction and for time being in force within municipal limits.

(d) "Laying out a new street" includes the provision of land for and the formation, levelling, metalling or paving of a road and foot paths, etc., including the services such as water supply, drainage, street lighting, etc.

(e) A "Building Plot" means a continuous portion of land held in one ownership other than land used allotted or reserved for any public or Municipal purposes.

(f) "Dwelling House" means a house, erected for residential occupation by not more than one family on each floor, together with such out-houses (which shall not be separately let out) as are reasonably required for the *bona fide* use and enjoyment by the occupants of the main building.

(g) "Tenement House" or "Block of Flats" is a building intended to be used as a residence or residences which is divided into separate tenements or flats each self-contained and providing accommodation for the purpose of letting out separately for each family.

2. The area included in the Scheme is intended mainly for residential purposes, excepting areas reserved for public or municipal purposes e.g. market, school, play-ground, etc., as shown under the head "Allotment of Public Sites in the Scheme" and as shown in Plan No. 4 and also the area verged blue and green which are reserved for industrial and commercial purposes respectively.

3. No building of any sort whatever including the boundary fences, entrance gates whether temporary or permanent, shall be erected or commenced to be erected unless the plans, sections and elevations thereof in triplicate shall have been submitted to and approved in writing by the Local Authority with or without amendments but no such sanction under this or any other clause shall be taken as allowing a breach of any of the regulations.

4. Any person or persons proposing to construct a building or lay-out or construct any private street shall firstly apply to and obtain the approval of the Local Authority to the siting and construction of such building or to the lay-out of such plots and alignment of such streets or way.

5. No building or structure shall be allowed to be constructed in any plot in the lay-out sanctioned by the Local Authority under regulation (3) unless the construction of the roads as shown in the lay-out is made to the satisfaction of the Local Authority or unless the estimated cost for the construction of the roads and the provision of other services is deposited with the Local Authority who may execute the work on behalf of and at the cost of the owner.

6A. The existing building regulations and bye-laws shall continue to apply to the part of the Scheme area for which no proposals are framed under the Scheme and also to the plots in the gaathan included within the area of the Scheme.

6. The following regulations shall apply to the building plots of an area of 5,000 Sq. ft. or more within the area of the Scheme.

These regulations shall also apply to a building plot of or exceeding 4,000 Sq. ft. in area as allotted in the Final Scheme or sold or leased prior to 14th July 1949, i.e. the date of publication of the declaration of intention to make the Town Planning Scheme in the *Bombay Government Gazette* :—

(i) The minimum area of a building plot within the area of the Scheme shall be 5,000 Sq. ft. provided that any reconstituted or final plot in the Scheme, or any building plot sold prior to 14th July 1949, the area of which is less than the prescribed minimum, shall be exempted from the operation of this clause, but it shall not be further sub-divided.

(ii) Not more than one third the area of any building plot shall be covered with buildings and the remaining two thirds shall be kept permanently open. Provided that this regulation shall not apply to those plots which have been already built over in excess of the prescribed minimum with permanent buildings constructed under proper authority until such buildings are reconstructed.

The built-over area in this clause shall mean any area covered with structures of any sort either with plinth or otherwise and such as will fall within the definition of a "Building" under section 3 of the Bombay Municipal Borough Act, 1925. The area covered by open stairs, steps, fountains, compound walls, weather-sheds, etc., shall not be considered in calculating the built-up area.

(iii) The main building shall be built so as to face the road in front. However, in the case of a corner plots, the main building shall face the more important of the two roads.

(iv) Building lines in the case of plots fronting on the Poona-Bangalore Road and Chiplun-Bijapur Road and the existing road connecting the said two roads shall be set back 80 feet from the centre line of the road or 15 feet from the boundary of the road whichever is more. In the case of other roads such set-back shall be at least 15 feet from the road boundary. In the case of Mahatma Gandhi Road and the road leading to Patan Colony the set-back of buildings shall be 5 feet at least.

(v) No building shall be constructed within 10 feet of the sides of any building plot other than its front and rear.

(v) (a) The open space at the rear of the building shall not be less than 15 feet measured from the back of the main building to the rear boundary of the plot. However, in case of the plots on the Mahatma Gandhi Road, the side and rear margins shall be 5 feet respectively :

Provided that a garage or an out-house may be permitted to be constructed at a distance of not less than 10 feet from the main building and touching the common boundary of two adjacent plots the distance between such structure and the rear boundary of the plot being not less than 5 feet.

(vi) Semi-detached buildings may be permitted to be constructed along the common boundary of the adjoining plots provided that the open margin at the remaining sides shall not be less than one and half times the prescribed minimum side margin.

(vii) A clear distance of not less than 10 feet shall be left between any two buildings in the same plot.

(viii) All open spaces whether at front, rear or sides required to be kept open in any building plot shall be kept open to sky and free from erections of any kind thereon including advertising boards and hoardings or deposition of any material, except a projection of roof or weather-shade upto 3 feet steps, fountains with parapet wall not more than 4 feet in height and the like.

(ix) No building shall contain more than three stories i.e. ground and two upper floors. Provided that any subsidiary building in the same plot such as a garage, out-house, privy or the like shall be a ground floor structure only.

(x) The floor area of any room intended for human habitation shall not be less than 100 Sq. feet and its width not less than 10 feet.

(x) (a) In height every room shall measure in every part thereof not less than 9 feet from floor to ceiling. In the case of a sloping roof, the height of the lowest point thereof shall not be less than 7 feet and the average height within the room shall not be less than 9 feet from the floor. In the case of a lean to roof, however, the average height shall not be less than 8 feet from the floor.

(x) (b) One side of every room of a dwelling house shall be either an external wall or shall abut on an interior open space having an area equal to not less than one fourth the aggregate floor area of all the rooms and verandahs abutting thereon and such interior open space shall not be less than 15 feet in any direction.

(xi) No building shall exceed 100 feet in length in any direction except warehouses, hospitals, educational institutions or any other non-residential buildings used for public purposes.

(xii) Every dwelling room shall have a window or windows or other apertures for the admission of light and air directly opening into external air or into open verandah. The area of such openings exclusive of frames shall aggregate to not less than one seventh of the floor area of the room in which they are provided.

(xiii) Over-hanging galleries or balconies may be allowed to project over any open space upto a maximum limit of 4 feet provided they serve the purpose of passage or amenity only and are not put to any other use and also provided that the clear distance between the outer side of the balcony or gallery and the boundary of the plot shall not be less than 10 feet. Such projection of over-hanging galleries or balconies shall not be included in the built-up area provided the length of such projection measured in a straight line does not exceed  $\frac{1}{3}$ rd the length of the side of the building to which it is attached. Provided also that such a projection shall be considered as built up where any of its three open sides is closed for privacy or used as a bathroom or for any other purpose.

(xiv) Only one main building, dwelling or tenement house with the out houses necessary for the reasonable convenience of the occupants of the same shall be built in one plot. Provided that this restriction shall not prevent the erection of two or more such building on the same plot, if the plot admeasures at least twice or thrice as the case may be (according to the number of buildings) the minimum size laid down in the Scheme for a building plot and the distance between any such buildings is not less than 20 feet.

(xv) Shops may be permitted and buildings may be used as shops in a plot where the Local Authority considers it desirable for the convenience of the public, provided that such shop or shops shall be on the ground floor of the building facing the road and shall not detrimentally affect the amenity of the adjoining properties : Provided also that the owner of the shop building shall pay to the Local Authority before the grant of the commencement certificate under section 29 of the Act, a premium of Rs. 5 per running foot of the frontage of the plot for the grant of the permission to allow the use of the plot for the purpose of shops. If the shop has two frontages, the total length occupied by the shop plot on the two frontages shall be counted towards the payment of the premium. Offices and user for commercial or business purposes may also be permitted on the same conditions as in the case of shops. Provided also that existing permanent shops which were permitted by the Local Authority to be erected before 14th July 1949 i.e. the date of declaration of intention to make the Scheme as published in the *Bombay Government Gazette*, shall be exempted from the payment of the premium. .

(xvi) Petrol pumps may be permitted within the area of the Scheme on payment of a premium of Rs. 10 per running foot of the frontage of the plot and subject to other conditions given in regulation (xv) above, provided that no new petrol pump will be allowed within a distance of 2 furlongs from an existing petrol pump on the same road or street. The minimum area of a plot that may be used for a petrol pump shall be 10,000 sq. ft.

(xvii) (a) Cinema theatres may be permitted within the area of the Scheme subject to the payment of premium and other conditions as prescribed in regulation (xv) above. Provided that the area of the plot in which Cinema theatre will be constructed shall not be less than 1/2 acre.

(xviii) No dangerous, offensive or unhygienic trade or milch cattle stables shall be allowed within the area of the scheme. Provided that a stable with a flooring of pucca stone or concrete or other impermeable materials so as to effectually prevent soaking and to ensure proper sanitary conditions may be permitted for *bona fide* private use of the occupants of the main building.

(xix) Privies may be permitted at the side or rear of the main building at not less than 10 ft. from it. They shall be so constructed as to cause no nuisance to the neighbouring plots and shall not be within 30 ft. of a well and shall be screened from the public view.

No privy shall be built at a distance of less than 5 ft. from the rear boundary of the plot. It may be permitted to be constructed along the common boundary of adjacent plots :

Provided that water closets connected to a septic tank or any other under-ground sewerage system may be built as a part of the main building.

(xx) No cess-pools shall be allowed to be constructed unless there exists an agency for clearing them regularly and properly. No cess-pool shall be used or made within 100 ft. of any well.

(xxi) All buildings shall be of pucca construction and no easily combustible material shall be used in their construction.

(xxii) Every building shall have a plinth of not less than 18 inches above the general level of the ground, provided that in the case of an outhouse such a plinth may be 12 inches only.

In case the sub-soil water level in any plot is within 3 ft. from the ground level, the Local Authority may require a dampproof course to be provided in the plinth of the building.

(xxiii) No compound wall or fence shall be erected along the boundary of a plot adjoining any street of a height greater than 4 ft. measured from the level of the road.

(xxiv) No single roomed tenement shall be allowed within the area of the Scheme.

(xxv) All gates must be so hung and so provided with a stop that they open entirely inward upon the owner's land.

(xxvi) The Local Authority may in its discretion relax any of the aforementioned regulations in the case of Housing Schemes for the low income group, Backward Class people, industrial or other labour undertaking with the previous approval of Government.

7. In addition to the building regulation No. 6 clauses (iii), (vi), (vii), (x), (x) (a), (xi), (xii), (xiii), (xiv), (xv), (xvi), (xvi) (a), (xvii), (xviii), (xix), (xx), (xxi), (xxii), (xxiii), (xxiv) and (xxv) the following regulations shall apply to a building plot of an area less than 4,000 sq. ft. as allotted in the Scheme or sold or leased prior to 14th July 1949 :—

(i) Not more than one half the area of the building plot shall be covered with building and the remaining half shall be kept permanently open, provided this regulation shall not apply to those plots which have been previously built over in excess of the prescribed minimum with permanent buildings constructed under proper authority until such buildings are reconstructed.

The built-over area in this clause shall mean any area covered with structures of any sort either with plinth or otherwise and such as will fall within the definition of a " Building " under section 3 of the Bombay Municipal Borough Act, 1925. The area covered by open ottas, steps, fountains, compound wall, weather shades etc. shall not be considered in calculating built-up area.

(i) (a) No building shall contain more than two stories, *i.e.* ground and first floor, where the built-up area does not exceed half the area of the building plot. Provided that three stories, *i.e.* ground and two upper floors, may be permitted where the built-up area does not exceed one-third the area of the building plot.

(ii) No building shall be constructed within 10 ft. from the road and 5 ft. from the remaining sides.

(iii) A garage or an out house may be permitted to be constructed along the common boundary of adjacent plot the distance between such structure and the rear boundary of the plot being not less than 5 ft.

(iv) Semi-detached buildings may be permitted to be constructed in the adjoining plots provided the open space at the sides shall not be less than 7' 6".

8. No dangerous, offensive or unhygienic trades shall be allowed within the area of the Scheme.

9. The regulations Nos. 6 and 7 shall not apply to any building existing on 14th July 1949 until such building is demolished and reconstructed. Provided also that in such a case reasonable additions or alterations may be allowed by the Local Authority consistent with these regulations.

10. In the case of residential buildings that may be constructed in the zone for "Any class of Buildings" as verged violet in Plan No. 4, all the Regulations Nos. 1 to 9 shall apply.

11. The following regulations shall apply to non-residential buildings that may be constructed within the areas verged violet and blue in Plan No. 4 and Final Plot No. 370.

(i) No construction of buildings other than factories, workshops, Mills, Ware-houses and the like shall be permitted within the Industrial Zones I and II verged blue.

(ii) The use of any land or building for offensive and obnoxious trades such as brick kilns, tannary etc. shall not be permitted in these zones.

(iii) The minimum area of the plot in the area reserved for industrial purposes shall not be less than 7,500 sq. ft. each. Provided that in the case of *bona fide* small scale industries, the minimum area of the plot may be permitted to be 5,000 sq. ft. each.

(iv) Not more than half the area of the plot shall be permitted to be built up.

(v) No factory or any other non-residential building shall be constructed within 15 ft. of any of the boundary of the plot. Provided that urinals and privies may be allowed at the rear of the plot leaving a margin of 5 ft. from the boundary of the plot. Provided that an out-house or other subsidiary structure may be permitted along the common boundary of the two adjacent building plots, the distance between such structure and the rear boundary of the plot being not less than 5 ft.

(vi) There shall be a minimum distance of 10 ft. between any two structures in a plot.

(vii) The main building shall not contain more than two stories including the ground and the first floor. All other subsidiary buildings shall be ground floor structures only.

(viii) Every room in such buildings shall be properly lighted and ventilated by sufficient number of windows, ventilators and sky-lights exclusive of doors provided that this requirement may be relaxed if artificial lighting and ventilation is provided to the satisfaction of the Local Authority.

(ix) Water closets, privies and urinals shall be provided for each sex separately and the number of such closets and urinals for each sex shall be as required under the Factory Act.

(ix) (a) Every building in the Industrial Zone shall comply with the provisions and regulations applicable to similar type of building under the Factory Act or any other Act which governs the construction and use of such buildings.

12. In addition to the building regulation No. 6 clauses (iii), (vi), (viii), (x), (x) (a), (xi), (xii), (xiii), (xv), (xvi), (xvii), (xix), (xx), (xxi) and (xxii) the following regulations shall apply to the building plot of an area less than 2000 sq. ft. as allotted in the Scheme or sold prior to 14th July 1949:—

(1) Not more than half the area of the plot shall be covered with building and the remaining half shall be kept permanently open, provided that this regulation shall not apply to those plots which have been previously built over in excess of the prescribed minimum with permanent building constructed under proper authority until such building is reconstructed. Provided also that the construction of a store, cattle shed and a privy together not exceeding 200 sq. ft. in area and situate at a minimum distance of 5 ft. at the rear of the main building and touching the common boundaries of the adjacent building plot may be permitted in excess of the half the area of the building plot.

(2) No building shall contain more than 2 stories including the ground floor and first floor.

(3) No building shall be constructed within 5 ft. of the front and 2½ ft. of the remaining sides. Provided that a semi-detached house may be permitted in a plot along the common boundary of the two adjoining plots in which case the open space at the sides shall not be less than 5 ft.

13. Any person, contravening any of the regulations or provisions of the Scheme, shall on being convicted of such contravention, be liable to a fine which may extend to Rs. 1,000 and in the case of continuing contravention of the aforesaid provision, he shall be liable to an additional fine which may extend to Rs. 50 for each day during which such contravention continues after conviction for the first contravention.



5th April 1961.

*B. S. Halim*

Arbitrator,  
Town Planning Scheme, Karad No. I.



## TOWN PLANNING SCHEME

FORM

Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas.
			City Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
1	Shri Mari Aai Temple Vahivatdar— (i) Shrimati Laxmibai W/o Ganapati Gurav.	Gaothan	F/191-A	2	28-3/9	....	....	2	28-3/9
			F/191-C	4	12-4/9	....	....	4	12-4/9
	(ii) Smt. Vithabai Jotiram Gurav.	Do.	F/191-D	6	192-4/9	....	....	5	192-4/9
2	Shri Mari Aai Temple Vahivatdar— (i) Walu W/o Rama Gurav (ii) Smt. Laxmibai Tukaram Gurav.	Do.	F/191-B	3	46-7/9	....	....	3	46-7/9
3	Shri Santu Krishna Burud.	Do.	F/192	6	242	3,630	3,630+x	6	242
4	Shambhu Appa Davastan Vahivatdar. Shri Balkrishna Dnyanu Mardhe.	Do.	F/193-A	9	51	....	....	9-A	51
5	Balkrishna Waman Dhopate	Do.	223/10/1	14A	353	5,295	5,295	..	....
5(a)	Abdul Rahiman Gani Patel.	Do.	R. S. No. 349						
			223/1 & 2	12	902	16,236	16,236+x	11	902
			223/3 to 5	15	405	8,060	8,060+x	14	604-7
			223/6 to 9	13	258	2,580	2,580+x	12	504-4
			223/10/1	14	2,729	24,561	24,561	13	1,232-6
								20	1,232-6
6	Bhaskar Narayan Ratnaparkhi Abdul Gani Patel (Owner of 14½ Sq. Yds.).	Do.	223/10/2	16	100	2,000	2,000+x	15	100
7	Smt. Laxmibai Anant Natu	Do.	223/10/3	17	100	2,000	2,000+x	16	113-6
8	The Urban Co-operative Bank, Karad.	Do.	223/10/4	18	192	3,456	3,456+x	16-a	144-4
9	Jayakisan Gangabhisin Bang	Do.	223/10/5 & 6	19	492-5/9	8,866	8,866+x	17	492-5
10	Vishnu Aba Gaikwad	Do.	223/10/7	20	480-3/9	8,646	8,646	18	480-3
11	Baburao Maruti Vaske	Do.	223/10/8	21	260	4,680	4,680	19	260
12	Gangaram Keshav Gujar	Do.	223/10/9 & 10	22	922-5	12,915	12,915	21	949-6
13	Dnyandeo Babaji Nikam Induikar.	Do.	223/10/11 & 12	23	179-1/9	3,940	3,940	22	179-1/9
14	Vishvanath Sitaram Teli	Do.	223/10/1 pt.	24	847	14,399	14,399	23	847
15	Bhargava Annasaheb Power Ramchandra and Laxman Mahadeo Peore.	Do.	223/10/1	25	1085-6	10,856	10,856	24	1,092-6

## KARAD No. I (FINAL)

B

## Valuation Statement

FINAL PLOT				Contribution (+) compensation (-) under section 87 Column 9(b) minus Column 6(b)	Increment Section(68) Column 10 (a) minus Column 9(a)	Contribution Section(66) 50 per cent. of Column 12	Addition to (+) or deduction from (-) contribution, 12 to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11,13, 14	Remarks
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
....	....	....	....	....	..	..	....	....	Temple.
....	....	....	....	....	..	..	....	....	
....	....	....	....	....	..	..	....	....	
....	....	....	....	....	..	..	....	....	Temple.
3,630	3,630+x	4,114	4114+x	....	484	242	....	+242	
....	....	....	....	....	..	..	....	....	Temple.
....	....	....	....	-5,295	..	..	....	-5,295	
16,236	16,236+x	18,040	18,040+x	....	1,804	902	....	+902	
12,094	12,094+x	13,304	13,304+x	+4,034	1,210	605	....	+4,639	
5,144	5,144+x	5,916	[5,916+x	+2,564	772	386	....	+2,950	
11,279	11,279	15,038	15,038	-2,188	7,456	3,728	....	+1,540	
11,094	11,094	14,791	14,791						
22,373	22,373	29,829	29,829						
2,000	2,000+x	2,200	2,200+x	....	200	100	....	+100	Rs. 14-50 payable by Shri Patil.
223	2,273+x	2,501	2,501+x	+273	228	114	....	+387	Rs. 85-50 payable by Shri Ratnaparkhi.
2,600	2,600	2,888	2,888	-856 -50 -906	288	144	....	-762	Compensation for removal of temporary shed.
8,866	8,866+x	10,589	10,589+x	....	1,723	861	....	+861	
8,646	8,646	9,606	9,606	....	960	480	....	+480	
4,680	4,680	5,200	5,200	....	520	260	....	+260	
13,294	13,294	14,710	14,710	+379	1,425	712	....	+1,091	
3,940	3,940	4,299	4,299	....	359	179	....	+179	
14,399	14,399	15,881	15,881	....	1,482	741	....	+741	
10,926	10,926	12,565	12,565	+70	1,630	819	....	+889	

## TOWN PLANNING SCHEME

FORM

Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas.
			City Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
16	Keshav and Balkrishna Vishnu Shirolkar.	Gaothan.	223/11 to 15	26	5,152	77,280	77,280	25 & 26	4,100 023 5
			203-C/31B to 36	723	G. sq. yds. 12-113	27,388+	27,388+N	547	G. sq. yds. 12-113
			203-C/60	709	1,909-1	18,136	18,136	633	19,091-1
17	Keshav and Balkrishna Vishnu Shiralkar and Ramchandra Annaji Shrotri. G. Sq. Yds. (6 88)		203-A/21 & 23 to 25.	756	A. G. Sq. yds. 1-6-71	15,502	15,502	560	A. G. Sq. Yd. 1-6-71
18	Gopal & Sadashiv Krishnaji Kulkarni.	Do.	223/16	27	627	11,286	11,286+N	28	627
19	Smt. Nirmalabai W/O Laxminarayan Oditel.	Do.	223/17 to 22	28	712	12,816	12,816	29	712
19A	(1) Smt. Nirmalabai W/O Laxminarayan Oditel. (2) Ramchandra Annaji Shrotri.	Do.	223/20	28A	19	....	....	29-A	19
20	Sharad Ramchandra and Manohar Audhut Shrotri.	Do.	223/23 to 28	29	G. Sq. 8-80	20,960	20,960	30	1,056-8
			221 } 222 }	537	1,375	16,500	16,500	364A	1375
			228	525	313-8	2,354	2,354	360	313-8
20A	Ramchandra Annaji Shrotri.	Do.	251	517	4,698-6	37,589	37,589	353	4698-6
			234A	518	303-6/9	3,644	3,644	354	303-6
			244	507	13	130	130	344	13
20B	B. A. Shrotri (Lessor) Karad Municipal Borough (Lessee)	Do.	230	521	117-3/9	1,173	1,173	357	117-3
	(1) Gopal Ganesh Patwardhan	Do.	224	529	72-3/9	656	656	363A	72-8
	(2) Bhanu Bayaji Dsindge, Naridas Vithaldas Badiyani.		226	527	207-7/9	2,077	2,077	362	207-7
21	Vishnu Vasudeo (Lessor). Vijapure	Do.	R. S. No. 348/2. C. T. S. No. 191.	33	491-6	6,391	6,391 + 150	32	522-2
22	Ramchandra Annaji Shrotri and Madhav Pandurang Dhapare.	Do.	R. S. No. 348/1+2A/2	34-B	A. G. Sq. yds. 1-9-0	65,219	65,219	33	5,190-4
23	Vasant Krishnaji Dhapare..	Do.	R. S. No. 348/1+2A/1	34-A	2-27-0	77,682	77,682	34	12,394-7
24	Keshav Narayan Bartakke and Vithal Tatyaji Mirajkar.	Do.	R. S. No. 347/1 R. S. No. 347-A C. T. S. No. 182.	35 42	402-7 188	4,229 1,053	4,229 1,053	35	670-4
25	Ramchandra Rajaram Bembhare and Bapurao Rajaram Bembhare.	Do.	R. S. N 347-A/2	36	420-7	4,418	4,418	36	452-2

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under section 67 Col. 9 (b) minus Column 6(b).	Increment Section 64 Col. 10 (a) minus Column 9 (b).	Contribution (Section 66) 50% of Column 12.	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner, being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
61,500	61,500	67,650	67,650	Rs. —8,922	Rs. 7,398	Rs. 3,699	Rs. ....	Rs. —5,223	
6,858	6,858	8,106	8,106						
68,358	68,358	75,756	75,756						
27,388	27,388+X	30,126	30,126+X	....	2,738	1,369	....	+1,369	
18,136	18,136	20,045	20,045	....	1,909	954	....	+954	
15,502	15,502	18,320	18,320	....	2,818	1,409	....	+1,409	
11,286	11,286+X	12,540	12,540+X	....	1,254	627	....	+627	
12,816	12,816	14,240	14,240	....	1,424	712	....	+712	
....	....	....	....	....	....	....	....	....	Common Passage.
21,136	21,136	23,250	23,250	+176	2,114	1,057	....	+1,233	
16,500	16,500	19,594	19,594	....	3,094	1,547	....	+1,547	
2,354	2,354	2,589	2,589	....	235	117	....	+117	
37,589	37,589	42,287	42,287	....	4,698	2,349	....	+2,349	
3,644	3,644	4,024	4,024	....	380	190	....	+190	
130	130	143	143	....	13	6	....	+6	
1,173	1,173	1,173	1,173	....	....	....	....	....	Public Latrines.
656	656	728	728	....	72	36	....	+36	
2,077	2,077	2,285	2,285	....	208	104	....	+104	
6,788	6,788	7,833	7,833	+397 —150 +247	1,045	522	....	+769	For removal of temporary shed.
57,095	57,095	67,476	67,476	—8,124	10,381	5,190	....	—2,934	
80,566	80,566	92,060	92,060	+2,884	12,394	6,197	....	+9,081	
7,103	7,103	8,117	8,117	+921	1,014	507	....	+1,428	
4,748	4,748	5,426	5,426	+330	678	330	....	+669	

## TOWN PLANNING SCHEME

FORM

Redistribution and

Serial No.	NAME OF OWNER	Tenure	ORIGINAL PLOT					Number	Area in Acres and Gunthas. Sq. Yds.
			City Survey Number	Number	Area in Acres and Gunthas. Sq. Yds.	VALUE IN RUPEES			
						Without reference to value of structures	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
26	Gopal Ganesh Patwardhan.	Gaathan	C. T. S. No. 199-C	552	200	2,400	2,400	367-B	200
			R. S. No. 347-A/3	37	470-7	5,178	5,178		37
26A	(a) Laxman alias Pandit Gopal Patwardhan.	Do.	239	512	272	2,720	2,720	349	272
	(b) Damodhar Shivram Gumaste.	Do.	C. T. S. No. 252	500	282	2,820	2,820	336	282
	(c) Smt. Vimlabai w/o Gopal Ganesh Patwardhan	Do.	229	524	1,742-2	12,195	12,195	359	1,742-2
27	Vishwasrao Ramchandra Patil.	Do.	185	39	347	3,643	3,643	38	485-3/9
			819/4. pt	66	211-7	2,117	2,117	56	623
			819/3 pt.	65	605	6,050	6,050		
28	Anant Khando Deshpande	..	184	40	493	5,176	5,176	39	437-8/9
29	Popatlal Dhrupehand Gujar (2/3). Pandit Vaman Kulkarni (1/3).	..	C. T. S. No. 183	41	356	3,738	3,738	56-B	273-7
30	Vithal Tatyaji Mirajkar ..	Do.	181	43	388-2/9	4,076	4,076	40	450
			240	511	213	2,130	2,130	348	213
			352-A 303-C	730	155-4	3,885	3,885	554	123
			2-A & 12A 180	44	357	3,748	3,748	56-C	342-7
32	Dadamiya Ibrahim Maruti Ganesh Aranke (Mortgagee). Warden Insurance Co. Ltd., Bombay (Mortgagor) (without possession).	Do.	179	45	675-3/9	6,753	6,753	41	719-5/9
33	Maruti Ganesh Aranke (Mortgagee) The Warden Insurance Co. Ltd., Bombay (Mortgagor) (without possession).	Do.	178	46	228	2,280	2,280	42	895
			177	47	689	6,690	6,690		
34	Government of Maharashtra	Do.	225	48	A. g. 0-19	17,242	17,242	43	A. g. 0 19
35	Pandurang Dattatraya Gotkhinde.	Do.	R. S. No. 819/3 pt.	49	91	1,092	1,092	44	106-1/9

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under section 67 Col. 9 (b) minus Column 9(b)	Increment (section 65) Col. 10 (a) minus Column 9(a)	Contribution (section 66) 50% of Column 12	Addition to (+) or deduction from (—) contribution to be made under other sections	Net demand from (+) or by (—) owner being the addition of Columns 11,13, 14	Remarks
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
2,400	2,400	2,650	2,650	....	250	125	....	+125	
3,249	3,249	3,692	3,692	—1,929	443	221	....	—1,708	
2,720	2,720	2,992	2,992	....	272	136	....	+136	
2,820	2,820	3,102	3,102	....	282	141	....	+141	
12,195	12,195	13,502	13,502	....	1,307	653	....	+653	
5,096	5,096	6,067	6,067	+1,453	971	485	....	+1,938	
6,230	6,230	7,476	7,476	—1,937	1,246	623	....	—1,314	
4,595	4,595	5,252	5,252	—581	657	328	....	—253	
2,875	2,875	3,559	3,559	—363	684	342	....	—521	Contribution payable according to the shares.
4,725	4,725	5,400	5,400	+649	675	337	....	+986	
2,130	2,130	2,343	2,343	....	213	106	....	+106	
3,075	3,075	3,382	3,382	—310	+307	153	....	—637	
3,598	3,598	3,941	3,941	—150	343	171	....	+21	
7,196	7,196	8,275	8,275	+443	1,079	539	....	+982	
8,950	8,950	10,740	10,740	....	1,790	895	....	+895	
17,242	17,242	19,541	19,541	....	2,299	1,149	....	+1,149	
1,273	1,273	1,538	1,538	+181	265	132	....	+313	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER	Tenure	ORIGINAL PLOT					Number	Area in Acres and Gunthas Sq. Yds.
			City Survey Number	Number	Area in Acres and Gunthas Sq. Yds.	VALUE IN RUPEES			
						Without reference to value of structures	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
36	Keshav Yeshvant Desai ..	Gaathan	R. S. No. 819/3 pt.	50	685	8,562	8,562	45	577
				58	Road	Ra. 1	Ra. 1	Nil.	....
				59	80	920	920	53-A	71
				63	Road	Ra. 1	Ra. 1	Nil.	....
				64	227	2,043	2,043	56-A	402-1
				62	408	4,896	4,896	55	444
37	Koyappa Bhima Mane ..	Do.	819/3 Pt.	52 & 53	206 + 70/276	3,312	3,312	47+48	330
38	Sayed Amirali Attarwala ..	Do.	819/3 Pt.	54	56-3/9	648	648	49	56-3
39	Laxmibai, w/o Pandurang Yadav Parit.	Do.	819/3 Pt.	55	72	828	828	50	72
40	Shankar Datto Hogade ..	Do.	819/3 Pt.	56	86-6	996	996	51	86-6
				57	58-3	671	671	52	58-3
41	Smt. Awadabai Joti Pisal ..	Do.	810/3 Pt.	60	78-7	905	905	53	78-7
42	Gulab Ali Momin ..	Do.	819/3 Pt.	61	58-3	671	771	54	58-3
43	Bhairoba Temple— (1) Pandu Gopal Dhangar (1/4). (2) Balku Ravaji Dhangar (1/8). (3) Soma Hari Dhangar (1/8). (4) Vithoba Sakharam Dhangar (1/4). (5) Dhondi Namu Dhangar (1/4).	Do.	819/3 Pt.	68	2,601	....	....	57	2,601
44	Pandurang Ganapati Haridas.	Do.	819/5 pt.	69B	30-285	3,328	3,328	58 B	208-6
	Keshav Yeshwant Desai.			69 A1 69 A2	875-45	7,879	7,879	58 A	1,340-3
45	Gopal Krishna Babulekar ..	Do.	819/1	70	2,904	23,232	23,232	59	2,302-00
				389	2,770	11,080	11,080	210	3,324-1
46	Indirabai, w/o Balkrishna Dhopate.	Do	C. T. S. No. F/190-A R. S. No. 725 pt.	72	1,085	16,850	16,850	61	1,085
				684	A. G. Sq. Yd. 1 13 0	28,858	28,858	510	A. G. Sq. Yd. 1 13 0.
				687/3	S. Yds. 600	4,312	4,312	515	600
46A	(1) Indirabai, widow of Balkrishna Dhopate (1/2). (2) Narayan Balaji Budhakar (1/2).	Do.	R. S. No. 725 Pt.	565	931	6,983	6,983	376	931
47	Karad Municipal Borough (Lessor). Saiya Abdul Shakon Haji Allimohamad.	Do.	F/94-A	73	23,900	23,900	23,900 + 200	62	2,262-8
48	Foreign Mission Board, Presbyterian Church, U. S. A.	Do.	F/94	74	1,080	13,440	13,440	63	1,657-7

## KARAD No. I (FINAL)

I—contd.

## Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under section 67 Col. 9 (b) minus Column 6 (b)	Increment (Section 65) Col. 10 (a) minus Column 9(a)	Contribution (Section 66) (50% of Column 12)	Addition to (+) or deduction from (-) contribution to be made under other sections	Net demand from (+) or by (-) owner being the addition of Columns 11, 13, 14	Remarks
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
				Rs.	Rs.	Rs.	Rs.	Rs.	
7,216	7,216	8,660	8,660	-1,346	1,444	722	....	-624	
....	....	....	....	-1	....	....	....	-1	Road.
824	824	913	913	-96	89	44	....	-52	
....	....	....	....	-1	....	....	....	-1	Road.
3,619	3,619	4,825	4,825	+1,576	1,206	603	....	+2,179	
5,328	5,328	5,500	5,500	+432	172	86	....	+518	
3,060	3,960	4,208	4,208	+648	248	124	....	+772	
648	648	717	717	....	69	34	....	+34	
828	828	918	918	....	90	45	....	+45	
996	996	1,104	1,104	....	108	54	....	+54	
671	671	743	743	....	72	36	....	+36	
905	905	1,003	1,003	....	98	49	....	+49	
671	671	743	743	....	72	36	....	+36	
....	....	....	....	....	....	....	....	....	Temple.
3,284	3,284	3,882	3,882	-44	598	299	....	+255	
11,376	11,376	13,238	13,238	+3,497	1,862	931	....	+4,428	
10,136	10,136	26,312	26,312	-4,096	7,176	3,588	....	-508	
13,206	13,206	14,958	14,958	+2,216	1,662	831	....	+3,047	
10,850	10,850	19,376	19,376	....	2,526	1,263	....	+1,263	
28,858	28,858	32,065	32,065	....	3,207	1,603	....	+1,603	
4,312	4,312	4,830	4,830	....	518	259	....	+259	
0,083	0,083	7,448	7,448	....	465	232	....	+232	
22,020	22,020 +x	24,801	24,801 +x	- 1,271 - 2,00*	1,696†	848	....	-623	Contribution wholly to be paid by lessee. * Compensation for tenant. † Rebate 25 percent
13,262	13,262	....	....	- 178	....	....	....	-178	Church, no increment.



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas. Sq. yds.
			Survey Number.	Number.	Area in Acres and Gunthas. Sq. yds.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
49	(1) Dagadoo Shankar Teli (1/4). (2) (i) Ambaradada and Md. Chand. (ii) Nabhill Dadamiya Mulla. (iii) Abdulbari Md. Yusuf. (iv) Abdulhamced Abdul-ayeed. (v) Md. Yusuf M/G Abdulbari. (vi) Shabrudin Usman Mujawar. (vii) Khudiya widow of Isal Padalkar.	Gaothan.	F/94-B	75	3,230	24,975	24,975	....	....
50	Khach Khadara Musjd Vahivatdar—Ahmed and Md. Chand, Babalal, Dada etc.	Do.	F/94-C	76	5,362	37,534	37,534	64	52847
51	Hanamant Shankar Dhavlikar.	Do.	R. S. No 817/2	77	2,420	6,050	6,050	82	708.6
51A	Shankar Rajaram Dhavalikar (26/192). Hanamant Shankar Dhavalikar (166/192)	Do.	344 A C.T.S. 257 258	572, } 573 }	A. Gs. 3-17	28,350	28,350	383	A. Gs. Sq. yds. 2-34.6-0
52	Dattatraya Rajaram Dhavalikar, Rambilas Kisanlal Lahoti— (i) Dattatraya Damodar Deo. (ii) Atmaram Anant Deo. (iii) Mahadeo Anant Deo. (iv) Gopal Anant Deo. (v) Madhukar Anant Deo.	Do.	R. S. No. 713/2-B/3	660	2-25	13,125	13,125	484 485	0-17-61 1-0-38
53	Narayan Balkrishna Kulkarni (1/4). Gangadhar Dattatraya Kulkarni (1/4).	Do.	R. S. No. 817/1	78	A. Gs. Sq. yds. 0-19-0	9,196	9,196	79	302.4
54	Balu Rama Wadar ..	Do.	F/95/1	80	187 5	1,313	1,313	65	187.5
55	(1) Balu Rama Wadar (1/4) (2) Vasant Shetti Wadar (1/4). Shamu Shetti Wadar. Malu Bala Wadar. Dhondi Bala Wadar. (3) Nagu Anand Wadar (1/4). (4) Bhima Sonya Wadar (1/4).	Do.	91	80-A	44	308	308	65.A	44
56	Narayan Maruti Motikar ..	Do.	F/93-B	81	325	2,600	2,600	Nil.	....
57	Maruti Dada Kaikadi (1/3). Ramchandra Dada Kaikadi (1/3). Babu Dada Kaikadi (1/3).	Do.	F/90-K/2	82	97	970	970	67	97
58	(1) (i) Bhima Sonya (1/4) .. (ii) Margu Sonya (1/4). (2) (i) Vasant Shetti Wadar. (ii) Shamu Shetti Wadar. (iii) Malu Bala Wadar. (iv) Dhondi Bala Wadar (1/4). (3) Balu Rama Wadar (1/4). (4) Nagu Anand Wadar (1/4)	Do.	F/93-A	83	81	810	810	68	81

## KARAD No. I (FINAL)

D. contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under section 67 Col. 9 (b) minus column 6 (b)	Increment (Section 17) Col. 10 (a) minus Col. 9 (a)	Contribution (Section 60) 50 per cent of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
without reference to value of structures.	Inclusive of structures.	without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
.....	.....	.....	.....	Rs. -24,975	Rs. ..	Rs. ..	Rs. ....	Rs. -24,975	
36,993	36,993	36,993	36,993	-541	..	..	....	-541	
3,543	3,543	6,200	6,200	-2,507	2,657	1,328	....	1,179	
28,650	28,650	35,812	35,812	+300	7,162	3,581	....	+3,881	
2,641	2,641	3,301	3,301						
18,518	18,518	20,986	20,986	+8,034	3,128	1,564	....	+9,598	Contribution payable according to the Shares.
21,169	21,159	24,287	24,287						
1,812	1,812	2,718	2,718	-7,384	906	453	....	-6,931	Do.
1,313	1,313	1,406	1,406	....	93	46	....	+46	Do.
308	308	330	330	....	22	11	....	+11	Do.
.....	.....	.....	.....	-2,600	....	....	....	-2,600	Do.
970	970	1,042	1,042	....	72	36	....	+36	
810	810	870	870	....	60	30	....	+30	Do.

## TOWN PLANNING SCHEME

FORM

Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT						
			Survey Number.	Number.	Area in Acres and Gunthas.  Sq. yards.	VALUE IN RUPEES		Number.	Area in Acres and Gunthas.  Sq. yards
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
59	(1) (i) Vasant and Shamu Shetti Vaddar. (ii) Malu Bala Vaddar. (iii) Dhondi Bala Vaddar (1/4). (2) Balu Rama Vaddar(1/4). (3) Nagu Anand Vaddar(1/4) (4) Bhima Sonya Vaddar (1/4).	Gaothan.	F/93 and 95/1	84	92	690	690	69	92
60	(1) (i) Vasant Shetti Vaddar Duddappa Shetti Vadar. Shamu Shetti Vaddar (1/4). (2) Balu Rama Vaddar (1/4) (3) Nagu Anand Vaddar (1/4) (4) Bhima Sonya Vaddar(1/4)	Do.	F/92 and 92/1	85	76	570	570	70	76
61	(1) Vasant Shetti Vaddar Shamu Shetti Vaddar (M/G Nagoobai). (2) Dhondi and Malu, son of Bala Vaddar. (3) Bhima and Maraju son of Sonya Vaddar.	Do.	F/90-K/1	86	554	4,986	4,986	{ 71 66	371.6 127.5
62	Dhondi Appa Vaddar	Do.	F/90-B	87	142	1,420	1,420	72	142
63	(1) Ramchandra Sitaram Vaddar. (2) Krishna Sitaram Vaddar (3) Tukaram Sitaram Vaddar.	Do.	F/90 & 90-A	88	435	3,480	3,480	73	435
64	Tatoo Narayan Bhosale (Mortgagor). Government of Maharashtra (Mortgagee with possession)	Do.	C/111-C	89	452	2,260	2,260	80	350
65	Hari Babaji Mule	Do.	C/111-B	90	532 8/9	2,664	2,664	81	630.6
66	Smt. Kasabai wife of Parbati Mang and Vanubai wife of Parbati Mang.	Do.	C/106-A	103-A	146	730	730	Nil.	....
67	Kashinath Ramchandra Shevale.	Do.	C/107-A	103-B	140	700	700	83-A	243.3
68	Dadu Martanda Mang .. Rama Martanda Mang .. Shamu Martanda Mang .. David Martanda Mang ..	Do.	C/111-A	91	370-1	1,851	1,851	79-A	323.3
69	Dadoo Amab Mahar .. Bapusahab Nannasahab More.	Do.	C/116	93	478	1,912	1,912	90	679
70	Govinda Krishna Gore .. Tatoba Narayan Bhosale.	Do.	C/115	94	600	2,700	2,700	76	511.1
71	Dattoba Joti Desai	Do.	C/114	95	493	2,218	2,218	77-A	380.4
72	Nama Chilu Thorwade .. and Marat Alli Mangalgi Khoja- (Mudat-Kharadidar).	Do.	C/113	96	444	1,998	1,998	77	443.3
73	Dadu, Yadu and Sadu Aba Mahar.	Do.	C/60-A C/102	107	860	3,870	3,870	87	843.2
74	Dadu, Yadu and Sadu Aba Mahar.	Do.	C/105	97	1,207	5,701	5,701	88	750.1
74A	Ganpati Kashinath, Arjuna Thorwade (1/2). Pandur Kondi Thorwade(1/2)	Do.	C/109 C/110	98 99	194 284	873 1,188	873 1,188	{ 80	378
						2,001	2,001		

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under section 87 Col. 9 (b) minus Column 6(b).	Increment (Section 65) Col. 10 (a) minus Column. 9(a)	Contribution (Section 66) (50 per cent. of Column 12	Addition to (+) or deduction from (—) contribution of to be made under other sections.	Net demand from (+) or by (—) owner being the addition Columns 11, 13, 14.	Remarks
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
690	690	736	736	....	46	23	....	+23	Contribution payable according to the Sharce.
570	570	608	608	....	38	19	....	+19	Do.
3,345	3,345	3,624	3,624	—621	534	267	....	—354	
1,020	1,020	1,275	1,275						
	4,365		4,899						
1,420	1,420	1,562	1,562	....	142	71	....	+71	
3,480	3,480	3,806	3,806	....	326	163	....	+163	
1,750	1,750	1,925	1,925	—510	175	87	....	—423	
3,152	3,152	5,516	5,516	+488	2,364	1,182	....	+1,670	
....	....	....	....	—730	..	..	....	—730	
1,216	1,216	1,825	1,825	+516	609	304	....	+820	
1,616	1,616	2,425	2,425	—235	809	404	....	+169	
2,716	2,716	3,395	3,395	+804	679	339	....	+1,143	
2,300	2,300	3,833	3,833	—400	1,533	766	....	+366	
1,712	1,712	1,902	1,902	—506	190	95	....	—411	
1,905	1,905	3,325	3,325	—3	1,330	665	....	+662	
3,794	3,794	5,903	5,903	—76	2,109	1,054	....	+978	
3,410	3,410	5,314	5,314	—2,285	1,898	949	....	—1,336	
1,701	1,701	2,835	2,835	—360	1,134	567	....	+207	

## TOWN PLANNING SCHEME

## FORM

## Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas. Sq. Yds.
			City Survey Number.	Number	Area in Acres and Gunthas. Sq. Yds.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
74B	Maratalli Mangalgi Khoja ..	Gaothan.	C/101-B	109	637	4,140	4,140	86	646
75	(1) Shirappa Shiva Mahar.. (2) Ganapa and Krishna Arjuna Mahar. (3) Bandu Gunda Mahar .. Khandu Gunda Mahar.	Do. ..	C/108	100	470	2,155	2,155	89-A	409
76	Madhav Narayan Kulkarni	Do. ..	C/106-C and 107-C.	101	258	1,290	1,290	80-A	327.3
77	Marthand Krishnaji Sathe.	Do. ..	C/108-B and 107-B.	102	228	1,140	1,140	83	323.6
78	Bapusaheb Narayan More.	Do. ..	C/103-B ..	104	276-1	1,381	1,381	} 84	477
	Vithalrao Kamalrao Deshmukh.		C/101-A	108	411	2,672	2,672		
79	Bapusaheb Narayan More ..	Do. ..	C/103-A ..	105	549	2,745	2,745	85	} 301.8
			C/104	106	146	730	730	Nil.	
80	(i) Dinkar Antu Gurav ..  (ii) Pandurang Antu Gurav. M/G. of No. 2 Mother Nala w/o Antu Gurav.	Do. ..	B/48-A ..  47-I/1.	293	584	3,475 4,672	3,475 4,672 + 300	199	426
81	Banubai w/o Pandurang Mohite.	Do. ..	B/47-I	294	134	1,800	1,800 + x	200	202.2
82	Chingu w/o Balu Sinde ..	Do. ..	B/47-G.	295	652	5,862	5,868 + x	201	695
83	Bhau Govinda Sulake ..	Do. ..	B/47-F	296	1,068	8,544	8,544	124	1,055
84	Rama Dnyanu Patil ..	Do. ..	R. S. No. 81/1 CTS No. 115/66	297 } 370 B }	A. G. 0 20	2,275	2,275	123	A. G. 0-14.8
			81/3--B+2 -C CTS No. 61	373 C	0-11.5	776	776	286 A	0-24.8
85	Daji Taku Mahar ..	Do. ..	82/1 CTS No. 116	298	1-4-0	2,420	2,420	108 } 125 }	0-35.70 0-7-11
86	Uma Sambhu Mahar ..	Do. ..	82/2A CTS. No. 117	299	0-15-0	715	715	126 } 122 }	0-4.5 0-4.76
			82/8A CTS No. 124.	306	0-0-0	300	390	Nil.	
87	(1) Babu Pira Mahar (½) (2) Bapu Pira Mahar (½)	Do. ..	82/2B+3 CTS No. 118	300	0-13-0	1,105 715	1,105 715	127 } 121 }	0-4.86 0-4.81
87A	Bhau Pandu Mahar .. Ganpati Balu Othale ..	Do. ..	82/4 CTS No. 119	301	0-27-0	1,485	1,485	128 } 120 } 129 }	0-4.69 0-4.76 0-4.69
88	Bandu Tuka Mahar ..	Do. ..	82/5 CTS. No. 120.	302	0-6	330	330	110	0-4.85
89	(1) Bayaja Daughter of Hari Kamble (½) (2) Gangu w/o Shagoji Kamble (½).	Do. ..	82/6 CTS. No. 121.	303	0-6	330	330	Nil.	

## KARAD No. I (FINAL)

—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under section 87 Column 9(b) minus Column 6 (b).	Increment (Section 65 Column 10 (a) minus Column 9(a)).	Contribution Section 66 50% of (Column 12)	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the addition of Columns 11, 13, and 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
4,109	4,109	4,845	4,845	+59	646	323	....	+382	
1,840	1,840	3,272	3,272	—315	1,432	716	....	+401	
1,637	1,637	2,455	2,455	+347	618	409	....	+756	
1,618	1,618	2,913	2,913	+478	1,295	647	....	+1,125	
2,385	2,385	3,577	3,577	—1,608	1,192	596	....	—1,072	
1,959	1,959	3,428	3,428	—1,516	1,469	734	....	—782	
3,408	3,408	4,260	4,260	—1,264 —300	852	426	....	—1,138	
				—1,564					
2,730	2,730+x	2,983	2,983+x	—1,921	253	126	....	+1,047	
6,255	6,255+x	7,819	7,819+x	+387	1,564	782	....	+1,169	
8,440	8,440	10,550	10,550	—104	2,110	1,055	....	+951	
1,295	1,295	2,146	2,146	....	..	..	....	....	
1,701	1,701	2,825	2,825	—55	1,975	987	....	+932	
2,996	2,996	4,971	4,971	....	....	....	....	....	
1,968 427	1,968 427	3,266 711	3,266 711	—25	1,582	791	....	+766	
2,395	2,395	3,977	3,977	....	....	....	....	....	
270 416	270 416	450 690	450 690	—419	454	227	....	—192	
686	686	1,140	1,140	....	....	....	....	....	
292 421	292 421	486 697	486 697	—2	470	235	....	+233	
713	713	1,183	1,183	....	....	....	....	....	
281 417 410	281 417 410	469 690 682	469 690 682	—377	733	366	....	—11	
1,108 424	1,108 424	1,841 703	1,841 703	+84	279	139	....	+233	
....	....	....	....	—330	..	..	....	—330	

## TOWN PLANNING SCHEME

FORM

Redistribution and

Serial No.	NAME OF OWNER	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas.
			City Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
90	Kondi Nama Mahar Ganapati Babu Govarkar (Protected Tenant).	Inam	82/7-A C. T. S. 122	304	0-6	330	330	130	Sq. yds. 0-468
91	Karu Vithu Mahar (Ganapati Babu Govarkar) (Protected Tenant).	Do.	82/7-B C. T. S. 123	305	0-5	275	275	Nil	....
92	Bapu Chokhya Mahar Bandu Tuka Mahar (Protected Tenant).	Do.	82/9-B C. T. S. 125	307	0-7	455	455	207	Sq. yds. 0-461.1
93	Chandur Rama Mahar	Do.	82/9-A C. T. S. 126	308	0-7	455	455	131	A. Gs. 0-4.69
94	Daji Dhondi Mahar (1/3) Kisha Dhondi Mahar (1/3)	Do.	82/9-B +10 C. T. S. 127	309	0-13	845	845	118	0-4.91
95	Daji Joti Mahar Pandu Nayaku Mahar	Do.	82/11 C. T. S. 128	310	0-7	455	455	132	0-4.63
96	Chandrabai Dadoo Mahar	Do.	82/12 C. T. S. 129	311	0-10	650	650	117	0-4.77
97	Chandru Appa Mahar	Do.	82/13-A C. T. S. 130	312	0-5	325	325	135	0-4.47
98	Bapu Tatya Mahar (1) Pandu Genu (Protected Tenant). (2) Bhau Pandu (Protected Tenant).	Do.	82/13-A C. T. S. 131	313	0-6	390	390	115	0-4.69
99	Vishnu Dagloo Kamble	Do.	82/14-A C. T. S. 132	314	0-4	260	260	116	0-4.77
			82/15-B C. T. S. 135	317	0-4	260	260		
			81/18 C. T. S. 65	374	0-12	780	780	133	0-4.64
			81/3-A-2-C C. T. S. 66						
100	Jijabai widow of Satava Mahar. Vishnu Dhakoo Kamble (P. Tenant).	Do.	82/14-B C. T. S. 133	315	0-4	260	260	141	0-4.43
101	Laxman Devaji Mahar M/G. Bhagu widow of Mahadu Mahar.	Do.	82/35-A C. T. S. 134	316	0-4	260	260	Nil	....
102	Khandu Yesu Mahar Uma Shambhu Mahar (P. Tenant).	Do.	82/16-A C. T. S. 136	318	0-8	520	520	134	0-3.47
103	(1) Maruti Pandu Mahar Jagu Maruti Mahar. (2) Bandu Pandu Mahar.	Do.	82/16-B C. T. S. 137	319	0-8	540	540	146	0-6.62
104	Bhau Nayaku Mahar Amrita Bandu Mahar. Bapu Choka Mahar.	Do.	82/17 C. T. S. 138	320	0-10	675	675	114	0-6.1

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under section 67 Column 9(b) minus Column 6 (b).	Increment [Section 65 Column 10] (a) minus Column 9(a).	Contribution Section 66 50% of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the additions of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
281	281	469	469	-49	188	94	....	+45	
....	....	....	....	-275	....	....	....	-275	
333	333	579	579	-122	246	123	....	+1	
281	281	469	469	-174	188	94	....	-80	
430	430	712	712	-415	232	141	....	-274	Contribution payable according to the shares.
278	278	463	463	-177	185	92	....	-85	
417	417	691	691	-233	274	137	....	-96	
268	268	447	447	-57	179	89	....	+32	
410	410	680	680	+20	270	135	....	+155	
417	417	692	692	-103	275	-137	....	+34	
278	278	464	464	-502	186	93	....	-409	
244	244	404	404	-16	160	80	....	+64	
....	....	....	....	-260	....	....	....	-260	
208	208	347	347	-312	139	69	....	-243	
364	364	604	604	-176	240	120	....	-56	
534	534	884	884	-141	350	175	....	+34	



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER	Tenure	ORIGINAL PLOT					Number	Area in Acres and Gunthas
			City Survey Number	Number	Area in Acres and Gunthas	VALUE IN RUPEES			
						Without reference to value of structures	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
105	Ganpat Dayanu Watkar (½). Dadu Hari Lade (½).	Inam ..	82/16 .. CTS/139	321	0-13	878	878	113 145	0-5-86 0-6-6
106	Jagoo Maruti Mahar, Bagoji Maruti Mahar M/G Nagai.	Do.	82/19 .. CTS/140-57	322-A	0-12-53	846	846	112	0-5-9
107	(1) Dadu Hari Lade .. (2) Nivruti Rama Lade ..	Do.	82/20 .. CTS/141-68	323-A	0-11-19	755	755	137 111	0-3-43 0-5-87
108	Rama Krishna Mahar ..	Do. ..	82/21-A .. CTS/142-69	324-A	0-6-56	443	443	143	0-5-59
109	(1) Vishnu Nayaku Mahar (½). (2) Laxman Nayaku Mahar (½).	Do.	82/21-B .. CTS/143-70	325-A	0-5-6	378	378	142	0-5-35
110	Nama Khandoo Lade Mahar	Do. ..	82/23 .. CTS/144-71 82/23 .. CTS/145-72	326-A 327-A	0-10-62 0-10-33	717 697	717 697	110 109	0-5-87 0-4-41
111	Ganga Sadoo Mahar ..	Do.	82/24 .. CTS/146-73	328-A	0-5-10	344	344	139	0-4-58
112	Shaukar Chandru Lade ..	Do. ..	82/25 .. CTS/147-74	329-A	0-4-52	305	305	136	0-3-5
113	Kondai w/o Rama Mahar ..	Do.	82/26 .. CTS/148-75	330-A	0-4-44	300	300	147	0-0-8
114	Dhondi Santu Mahar .. Namdeo Khandu Mahar, (P. Tenant).	Do.	82/27 .. CTS/149-76	331-A	0-7-66	510	510	108 144	0-4-4 0-5-05
115	Bandu Laxman Mahar (½) Tuka Anoo Mahar (½) Hari Krishna Mahar (½) Shivram Dnyanu Mahar (1/8) Daulu Savala Mahar (1/8) Nama Khandu Mahar (P. Tenant).	Do.	82/28 .. CTS/150-77	332-A	0-7-15	483	483	108A 141A	0-4-4 0-3-08
116	Sakharam Salawa Mahar (½). Namdeo Balawa Mahar (½). Kondi Topa Mahar (½). Namu Khandu (P. Tenant).	Do.	82/29 .. CTS/151-78	333-A	0-7-17	484	484	140 140A	0-4-6 0-4-09
117	Pandu Tuka Mahar .. Nama Khandu (P. Tenant).	Do.	82/30 .. CTS/152-79	334-A	0-6-80	452	452	106A 107A	0-3-8 0-3-07
118	Jagu Bhagnath Lado ..	Do. ..	82/31-32 .. CTS/153-80	335-A	0-10-11	720	720	107 106	0-4-01 0-3-73
119	Kedari Masu Mahar ..	Do. ..	82/33 .. CTS/154-81	336-A	0-7-19	512	512	91	0-5-38
120	(1) Rahi Lakha Mahar .. (2) Nivruti Tuku Mahar. (3) Dasarya Savala Mahar. (4) Bali Dhondi Mahar M/O Nani. (6) Dnyanu Pandu Mahar.	Do. ..	82/34 .. CTS/155-82	337-A	0-3-6	258	258	105-A 104	0-3-71 0-4-47
130	Janu Bagnak Mahar ..	Do. ..	82/35A-B .. CTS/156, 157, 83, 84.	338-A	0-23-9	1,703	1,703	103 105	0-4-6 0-3-7

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under section 67 Column 9(b) minus Column 8(b).	Increment (Section 65 Column 10(a) minus Column 9(a))	Contribution Section 66 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections	Net demand from (+) or by (-) owner being addition of Columns 11, 13, 14	Remarks
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures	Inclusive of structure	Without reference to value of a structures	Inclusive of structures	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
513	513	850	850	Rs.	Rs.	Rs.	Rs.	Rs.	
363	363	602	602	-2	576	288	....	+286	Contribution payable according to shares.
870	876	1,452	1,452						
516	516	856	850	-330	340	170	....	-160	
206	206	343	343						
514	514	851	851	-35	474	237	....	+202	
720	720	1,194	1,194						
308	308	510	510	-135	202	101	....	-34	
294	294	488	488	-84	194	97	....	+13	Do.
514	514	851	851	-203	337	168	....	-35	
386	386	640	640	-311	254	127	....	-184	
272	272	439	439	-72	167	83	....	+11	
210	210	481	481	-05	271	135	....	+40	
418	418	1,092	1,092	+118	674	337	....	+455	
385	385	638	638						
327	327	543	543	+202	469	234	....	+436	
712	712	1,181	1,181						
385	385	638	638						
220	220	364	364	+122	397	198	....	+320	Contribution payable according to the shares.
605	605	1,002	1,002						
276	276	445	445						
282	282	454	454	+74	341	170	....	+244	Do.
558	558	809	809						
228	228	368	268						
347	347	575	575	+123	368	184	....	+307	
575	575	943	943						
351	351	581	581						
224	224	301	301	-145	367	183	....	+38	
575	575	942	942						
471	471	780	780	-41	309	154	....	+113	
234	234	358	358						
391	391	648	648	+367	361	190	....	+557	
625	625	1,006	1,006						
402	402	667	667						
222	222	358	358	-1,079	401	200	....	-879	
624	624	1,025	1,025						

**TOWN PLANNING SCHEME  
FORM  
Redistribution and**

Serial No.	NAME OF OWNER	Tenure	ORIGINAL POLT					Number	Area in Acres and Gunthas
			City Survey Number	Number	Area in Acres and Gunthas	VALUR IN RUPRES			
						Without referenceto value of structures	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
131	(1) Dadu Aba Mahar (1/12) .. (2) Walu Chandru Mahar (1/12). (3) Ganpati Arjuna Mahar (1/12). (4) Bandu Gunda Mahar (1/12). (5) Pandu Kondi Mahar (1/12).	Inam ..	82/44 CTS/173	354	Sq. yds. 121	63	63	..	....
132	Nama Chilu Mahar (1/12) .. Vishwanath Piraji Thoravade (1/12).	Do. ..	82/42-43 CTS/172	353	0-3	188	188	76-A	Sq. Yds. 355
133	Pandu Kondi Mahar (1/12) .. Chandru Chandu Mahar (1/12). Bandu Gunda Mahar (1/12). Ganpati Arjuna Mahar (1/12).	Do. ..	82/40 CTS/170	351	0-2	125	125	..	....
134	Dadu Aba Mahar ..	Do. ..	82/41 CTS/171	352	0-2	125	125	Nil.	....
136	Vishnu Krishna Mahar ..	Do. ..	82/47 CTS/163	344	0-20-7	1,345	1,345	95 96 101	0-4-55 0-4-6 0-6-33
		Do. ..	82/36-B CTS/166	347 355-A	0-4 0-9-7	250 728	250 728	75 ..	0-7-43 ....
137	Laxmi Temple ..	Do. ..	82/46-A 47	345	60 Sq. yds.	32	32	91-A	82-3
138	Ishwara Natha Mahar ..  Vishnu Krishna Mahar ..	Do. ..  165	82/36-A  C. T. S.	346	A. g. 1 3	2,580	2,580	94 97 100 92	0-5-8 0-6-38 0-5-04 0-4-6
139	Hausabai Chanu Thowade (1/12). Sakharam Maruti Mahar (1/12).	Do. ..	82/37 C. T. S. 167	348	0-5	313	313	93	0-5-78
140	Krishna Kesu Thorawade ..	Do. ..	82/38 C. T. S. 168	349	0-2	125	125	..	....
			82/39 C. T. S. 169	350	0-2	125	125	138	0-3-5
						250	250		
141	(1) Krishna Kesu Thorawade (1/12). (2) Shrirang Pandurang Thorawade (1/12). (3) Housa Changu Thorwade (1/12).	Do. ..	82/45  C. T. S. 175	356	0-2	175	175	Nil.	....
142	(1) Vishnu Krishna Mahar (1/3). (2) Krishna Kesu Mahar (1/6). (3) Shankar Maruti Mahar (1/12). (4) Dadu Aba Mahar (1/12). (5) Ganapat Arjuna Thoravade (1/12). (6) Bandu Gunda Thoravade (1/64). (7) Pandurang Kondi Mahar (1/24). (8) Walu w/o Chandu Mahar (1/64). (9) Nama Chilu, Vishwanath Piraji Thoravade (1/12th each). (10) Housabai Changu Mahar (1/12).	Do. ..	82/46-A C. T. S. 176	357	0-8	700	700	74	0-7-5

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under section 67 Column 9(b) minus Column 6(b)	Increment (Section 65) Column 10(a) minus Column 9(b)	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (—) contribution to be made under other sections	Net demand from (+) or by (—) owner being the addition of Columns 11, 13, 14	Remarks
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
....	....	....	....	Rs. —63	Rs. ....	Rs. ....	Rs. ....	Rs. —63	
176	176	293	293	—12	117	58	....	+46	Contribution payable according to the shares.
....	....	....	....	—125	....	....	....	—125	
....	....	....	....	—125	....	....	....	—125	
398	398	660	660						
402	402	667	667						
380	380	613	613	—165	760	380	....	+215	
1,180	1,180	1,940	1,940						
642	642	1,069	1,069	+392	427	213	....	+605	
....	....	....	....	—728	....	....	....	—728	
41	41	41	41	+9	....	....	....	+9	Temple.
348	348	562	562						
383	383	618	618						
302	302	488	488						
403	403	667	667	—1,144	899	449	....	—695	
1,436	1,436	2,335	2,335						
375	375	606	606	+62	231	115	....	+177	
219	219	359	359	—31	140	70	....	+39	
....	....	....	....	—175	....	....	....	—175	
630	630	1,058	1,058	—61	419	209	....	+148	Contribution payable according to the shares.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas. Sq. Yds.
			City Survey Number.	Number	Area in Acres and Gunthas. Sq. Yds.	VALUE IN RUPEES			
						Without reference to value of structures	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
143	Kondiba Husubhai Bagwan (Mortgagor). Maruti Babaji Rondhe (Mortgagee). (with possession).	Inam	81/1-C-2-A C. T. S. 64	371-C	0-4-62	254	254	..	....
144	Smt. Anusaya widow of Raghu Patil.	Do.	81/2-B C. T. S. 63	372-C	0-5-60	308	308	..	....
145	Shankar Vithaji Patil (1/4) Kisan Shivaram Patil (3/32) Tukaram Jayaram Patil (5/64). Nana Subhanji Patil (1/4). Sitaram Gunda Patil (1/4). Rajaram Taty Patil (5/64).	Rayatwar	7-A/2 C. T. S. 5	376	0-10	875	875	204	0-5-88
146	Dnyanobapuri Guru Kushapuri Gosavi (Lessor). Ganu Vithu Patil (Lessee).	Inam.	6/2 C. T. S. 11	381	0-2	175	175	209	3-75
147	Hanamant Lingu Patil ..	Do.	6/3 C. T. S. 10	382	0-6	390	390	208	3-75
		Do.	B/46	392	Sq. Yds. 218	1,962	1,962	214	Sq. Yds 399
148	Bajarang Vithu Patil ..	Jat Inam.	6/4 C. T. S. 4	383	0-4	220	220	211	0-4-4
149	Dnyanobapuri Guru Kushapuri Gosvai (Lessor). Krishna Shivaram Patil (Parmanent Lessee).	Do.	6/5 C. T. S. 3	384	0-4	220	220	205	3-5
150	(1) Abasaheb Sitaram Patil (1/3). (2) Balakrishna Maruti Patil (7/64). (3) Bala Maruti Patil (43/192). (4) Shankar Vithoji Patil (1/12). (5) Rajaram Taty Patil (5/192). (6) Kisan Shivaram Patil (1/32). (7) Nana Subhanji Patil (1/12). (8) Tukaram Jayaram Patil (5/192). (9) Babu Ganu Mangare (1/12).	Rayatwari	7A/1 C. T. S. 2	385	0-5	375	375	203	3-45
151	Shri Maruti Temple ..	Gaothan.	B/47-D-E	386	Sq. yds. 900	8,160	8,160 + X	202	Sq. yds. 1,078
152	Narayan Waman Gogate (1/2). Maheshwar Shripad Sane (1/2).	Gaothan.	B/47-B/2	390	943	3,772	3,772	213-A	813-4
153	(1) Banarang Vithu Patil .. (2) Hanamant Lingu Patil.	Do.	B/47-A	391	882 516	6,291	6,291	213	2,418-2
					1398				
154	Balkrishna Ramchandra Kulkarni.	Do.	B/46-B	393	112	1,008	1,008 + X	215	220-4
155	Balkrishna Ramchandra Kulkarni. Hanmant Lingu Patil.	Do.	B/46-A	394	20	1	1	Nil.	....

## KARAD No. I (FINAL)

B—contd.

## Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 87 Column 9(b) minus Col. 6(b).	Increment (Section 66) Column 10 (a) minus Column 9(a)	Contribution (Section 66) 50% of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
....	....	....	....	Rs. — 254	Rs. ..	Rs. ....	Rs. ....	Rs. —254	
....	....	....	....	Rs. —308	Rs. ..	Rs. ....	Rs. ....	Rs. —308	
514	514	1,058	1,058	Rs. —361	Rs. 544	Rs. 272	Rs. ....	Rs. —89	
328	328	570	570	Rs. +153	Rs. 242	Rs. 121	Rs. ....	Rs. +274	
328	328	569	569	Rs. —62	Rs. 241	Rs. 120	Rs. ....	Rs. +58	
3,591	3,591	3,091	3,091	Rs. +1,629	Rs. 100	Rs. 50	Rs. ....	Rs. +1,679	
385	385	668	668	Rs. +165	Rs. 283	Rs. 141	Rs. ....	Rs. +306	
192	192	481	481	Rs. —28	Rs. 289	Rs. 144	Rs. ....	Rs. +116	
259	259	517	517	Rs. — 116	Rs. 258	Rs. 129	Rs. ....	Rs. +13	Contribution according to the shares.
9,175 + x	9,175	9,175	9,175 + x	Rs. +1,015	Rs. ..	Rs. ....	Rs. ....	Rs. +1,015	
3,254	3,254	3,660	3,660	Rs. — 518	Rs. 406	Rs. 203	Rs. ....	Rs. —315	Contribution payable according to the shares.
10,882	10,882	12,091	12,091	Rs. +4,591	Rs. 1,209	Rs. 604	Rs. ....	Rs. +5,195	
1,984	1,984 + x	2,204	2,204 + x	Rs. +976	Rs. 220	Rs. 110	Rs. ....	Rs. +1,086	
....	....	....	....	Rs. —1	Rs. ..	Rs. ....	Rs. ....	Rs. —1	Passage.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT.					Number	Area in Acres and Gunthas. Sq. yds.
			City Survey Number.	Number	Area in Acres and Gunthas. Sq. yds.	VALUE IN RUPEES.			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6a	6(b)	7	8
156	Yakub Babaji Sutar ..	Gaothan	B/42	395	2,061-5	1,394	1,394+x	216	200
157	Usman Raja Sutar ..	Do.	B/43	396	215-3	969	969+x	217	208
	Hasu Raju Sutar ..		B/45	398	142	639	639+x	219	137
158	(1) Tayar and Abbas Mohmed Bala Sutar.	Do.	B/44	397	130	585	585+x	218	114
	(2) Makbul Husein Sutar M/G Hasham widow of Mohd. Bala Sutar.		B/45-A	399	210	945	945+x	220	163-3
159	Khasherao Balvantrao Jadhav. Baburao Nilkanth Desai.	Do.	B/45-B	400	450	2,025	2,025	221	202-7
160	Shikshan Mandal, Karad (Mortgagor). Western India Life Insurance Co. (Mortgagee).	Do.	B/41-G/1	401	11,751	41,129	41,129+x	222	11,950
	Without Possession ..		B/274	420	1,420	4,260	4,260+x	224	1,457-6
	Without Possession ..		B/278	428	1,512	3,024	3,024	232	1170-8
161	Jagu Krishna Divate ..	Do.	B/41-G/2/18	402	99	....	....	..	....
162	Dhondi Bayaji Divate ..	Do.	B/41-G/2/14	403	92	....	....	..	....
163	Ramu Krishna Divate .. Krishna Tukaram Divate.	Do.	B/41-G/2/12	404	84	....	....	..	....
164	S. M. Divate ..	Do.	B/41-G/2/9	405	84	....	....	..	....
165	Maruti, Laxman and Gajanan Yeshwant Divate and Mahadu and Tukaram Ramchandra Divate.	Do.	B/41-G/2/7	406	199	....	....	..	....
166	Kalku Kushaba Divate ..	Do.	B/41-G/2/5	407	94	....	....	..	....
167	Genu Gajaba Divate ..		B/41-G/2/3	408	94	....	....	..	....
168	Owners of B/41-G/2/3 to B/41-G/2/18.		B/41-G/2/3	409	155	....	....	..	....
169	Rama Bala Divate ..		B/41-G/2/1	410	98	....	....	..	....
170	Vishnu Maruti Divate ..		B/41-G/2/4	411	84	....	....	..	....
171	Dhondi Bala Divate ..		B/41-G/2/6	412	173	....	....	..	....
172	Gundu Dnyanu Divate ..		B/41-G/2/8	413	44	....	....	..	....
173	Janardan Dnyanu Divate ..		B/41-G/2/10	414	44	....	....	..	....
174	Daji Vithu Divate ..		B/41-G/2/11	415	89	....	....	..	....
175	Kashinath Lakhu Divate ..		B/41-G/2/13	416	22	....	....	..	....
176	Dattu Yeshwant Divate ..	Gaothan.	B/41-G/2/15	417	22	....	....	..	....
177	Krishna Dnyanu Divate ..	Do.	B/41-G/2/16	418	42	....	....	..	....

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6 (b)	Increment (Section 65 Col. 10 (a) minus Column 9(a)	Contribution (Section 66) 50% of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11,13,14.	Remarks.
VALUE IN RUPEES									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
1,350	1,350	1,450	1,450 + x	Rs. -44	Rs. 100	Rs. 50	Rs. ....	Rs. +6	
936	936 + x	1,144	1,144 + x	-33	208	104	....	+71	
616	616 + x	753	753 + x	-23	137	68	....	+45	
513	513 + x	627	627 + x	-72	114	57	....	-15	
735	735 + x	898	898 + x	-210	103	81	....	-129	
1,317	1,317	1,610	1,610 .	-708	293	146	....	-562	
41,825	41,825 + x	50,787	50,787 + x						
4,373	4,373 + x	5,102	5,102 + x						
46,198	46,198 + 2 x	55,889	55,889 + 2 x	+809	2,423	1,211	....	+2,020	75 percent rebate.
2,342	2,342	2,927	2,927	-682	585	292	....	-390	
....	....	....	....	..	..	....	....	+29	One final plot allotted in common ownership in lieu of O. P. Nos. 402 to 419.
....	....	....	....	..	..	....	....	+27	
....	....	....	....	..	..	....	....	+25	
....	....	....	....	..	..	....	....	+25	
....	....	....	....	..	..	....	....	+58	
....	....	....	....	..	..	....	....	+27	
....	....	....	....	..	..	....	....	+27	
....	....	....	....	..	..	....	....	....	Common passage.
....	....	....	....	..	..	....	....	+28	
....	....	....	....	..	..	....	....	+26	
....	....	....	....	..	..	....	....	+52	
....	....	....	....	..	..	....	....	+14	
....	....	....	....	..	..	....	....	+14	
....	....	....	....	..	..	....	....	+26	
....	....	....	....	..	..	....	....	+7	
....	....	....	....	..	..	....	....	+7	
....	....	....	....	..	..	....	....	+13	



**TOWN PLANNING SCHEME  
FORM  
Redistribution and**

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
178	(1) Dnyanu Krishna Divate. (2) Nivriti Dnyanu Divate. (3) Tatyah Mahadu Divate.	Gaythan	B/41-G/2/17	419	84	....	....	..	....
					1,603	4,007	4,007	223	1,600.6
179	Pandurang Govind Latkar Narayan Govind Latkar.	Do.	B/280	421	1,045	3,135	3,135	225	878
180	Shree Narainha Temple ..	Do.	B/285	425	135	....	....	229	135
181	Dharmshala .. ..	Do.	B/284	426	60	....	....	230	60
182	Shri Maruti Temple .. Vahivatdar—Divate Bros.	Do.	B/277	429	1,495	....	....	233	1,495
183	Karad Municipality (Lessors). Club (Lessee) ..	Rayatwari	B/276	430	Sq. Yds. 4582	9,164	9,164	234	4,582
			R. S. 816	431	A. G. 0 28	1,540	1,540	235	0 29.6
183A	Vahivatdar Vithal Maruti ..	Do.	B/299	422	Sq. Yds. 1,303	....	....	226	1,303
184	Balkrishna Tukaram Shikhare.	Do.	810/1 809/A-4	432 427-B	A. G. 0-39	1,755	1,755	236-A	A. G. 0-37.0
					0-20	500	500	....	....
185	Purshottam Dattatraya Vinkar, Kulkarni.	Do.	810/2 809/A-3	433 427-A	0-39	1,950	1,950	236-B	0-37.5
					0-21.35	534	534		
186	Gopal Krishna Bhashu- lekar (½). Dattatraya Krishna Bhashu- lekar (½).	Do.		434-A 434-B	0-27	1,485	1,485	237	0-15.83
								238	0-16.26
187	(1) Gopal Ramchandra Kale (½). (2) Pralhad Ramchandra Kale (½).  (3) Vishwanath Pandurang Kale (½).	Do.	9/1 CTS/39-1. 3/1+2A	435	0-21	....	....	239	0-21
				457	0-15	938	938	246	0-5.51
				451	0-4	180	180	Nil.	....
				441 461 360	0-3 0-9.41	113 824	113 824	204-A 250	0-4.32 0-9.31
188	Vithal Gangadhar Kale M/G Mat. Uncle Bal- krishna Gundo Bhide.	Do.	9/2 + 3/2B/3A 3/8-B 5/3-B	436	0-10	....	....	240	0-10
				456	0-3	500	500	257	0-5.22
				453	0-2	90	90	Nil.	....
				463	0-8	340	340	263	0-4.25
189	Vasudeo Tukaram Kale ..	Do.	9/3 3/3-B 3/7-B/8-A  3/5-B 5/4	437	0-10	....	....	241	0-10
				455	0-7	438	438	258	0-7.34
				452	0-2	90	90	....	....
				444 464	0-4 0-8	150 340	150 340	265-A 264	0-5 0-4.32
190	Anandibai W/o Dattu Kale	Do.	9/4  3/5A+9B+ 10A 5/2+3-A	438	0-21	....	....	242	0-21
				442	0-28	1,050	1,050	268	0-5.65
				402	0-15	604	604	267 253	0-6.3 0-9.51
						1,744	1,744		

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 67 Col. 9 (b) minus Column 6 (b)	Increment (Section 65) Col. 10 (a) minus Column 9(a).	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (—) contribution, to be made under other sections.	Net demand from (+) or by (—) owner, being the Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
....	....	....	....	....	....	....	....	28	
4,227	4,227	4,649	4,649	+220	422	211	....	+431	
2,634	2,634	3,073	3,073	—501	439	219	....	—282	
....	....	....	....	....	....	....	....	....	Temple.
....	....	....	....	....	....	....	....	....	Dharmashala.
....	....	....	....	....	....	....	....	....	Temple.
9,164	9,164 + X	11,454	11,454 + X	....	2290	1,145	....	+1,145	
1,628	1,628	3,700	3,700	+88	2,072	1,036	....	+1,124	
....	....	....	....	....	....	....	....	....	Temple.
1,065	1,065	2,312	2,312	—590	431	215	....	—375	1/3 low lying area No increment to it.
....	....	....	....	....	....	....	....	....	
1,875	1,875	2,812	2,812	—609	937	468	....	—141	
595	593	593	593	+328	121	60	....	+388	Contribution payable according to the shares.
1,220	1,220	1,341	1,341	....	....	....	....	....	
1,813	1,813	1,934	1,934	....	....	....	....	....	In river bed.
....	....	....	....	....	....	....	....	....	
482	482	844	844	....	....	....	....	....	
426	426	746	746	—30	682	341	....	+311	Contribution payable according to shares.
908	908	1,500	1,590	....	....	....	....	....	
....	....	....	....	—180	....	....	....	—180	
216	216	378	378	+103	162	81	....	184	
815	815	1,426	1,426	—9	611	305	....	+296	
....	....	....	....	....	....	....	....	....	In river bed.
326	326	718	718	—174	392	196	....	+22	
....	....	....	....	—90	....	....	....	—90	
234	234	558	558	—106	324	162	....	+58	
....	....	....	....	....	....	....	....	....	In river bed.
386	386	713	713	—52	327	163	....	+111	
....	....	....	....	—90	....	....	....	—90	
250	250	438	438	....	....	....	....	....	
216	216	389	389	—24	361	180	....	+156	
406	406	827	827	....	....	....	....	....	In river bed.
....	....	....	....	....	....	....	....	....	
282	282	671	671	....	....	....	....	....	
326	326	778	778	—566	1,458	729	....	+163	
570	570	1,189	1,189	....	....	....	....	....	
1,178	1,178	2,636	2,636	....	....	....	....	....	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
191	Government of Maharashtra (Lessor). LESSEES. (1) Ramchandra Dattatraya Kulkarni (1/4). (2) Shankar Rajaram Dhavalikar (1/4). (3) Dattatraya Rajaram Dhavalikar (1/4).	Inam ..	10	439	0-17	....	....	243	0-17
192	Narayan Bhaurao Ghalsai.	Rayatwari	11	440	0-24	....	....	244	0-24
193	Vyanktesh Gangadhar Kale Appa Mahadu Londhe. (Permanent Tenant).	Do. ..	3/5-C/2-A	443	0-4	150	150	263-A	0-4-62
194	Satara Land Mortgage Bank	Do. ..	2/6 4/4	445	0-17	638	638	262	0-8-9
				458	0-33	2,062	2,062	247	0-4-65
			7-A/9	465	0-22	1,375	1,375	256	0-4-45
				247-A				0-5-86	
				256-A				0-5-51	
370	251	0-11-51							
265	265	0-4-9							
					4,075	4,075			
195	Balkrishna Narayan Ashtekar.	Do. ..	2/5	446	0-7	262	262	Nil.	....
196	Dadu Bhanu Patil ..	Do. ..	2/4	447	0-7	262	262	260	0-6-75
197	Krishnabai W/o Balwant Patil.	Do. ..	2/3 4/1	448	0-18	675	675	261	0-8-05
				460	0-22	1,375	1,375	249	0-4-97
						2,050	2,050	254	0-5-02
198	Hanumant Lingu Patil ..	Do. ..	2/2	449	0-2	100	100	Nil.	....
199	Burial Ground Wahiwatdar; Abbas Sagji and Ahmed Babaji Ambe-kari.	Do. ..	2/1	450-A	0-2	....	....	245-A	0-2
200	Anandibai W/o Dattu Kale (1/4). Vithal Gangadhar Kale M/G Mat. Uncle B. Gundu Bhide (1/8). Vasudeo Tukaram Kale 1/6 Vishwanath Pandurang Kale (1/6). Gopal Bakrishna Kale (1/12) Fralhad Ramkrishna Kale (1/12).	Do. ..	3/4-B	454	0-4	300	300	266	0-3-86
201	(1) Anandibai W/o Datto Laxman Kale (1/9). (2) Gopal Ramkrishna Kale (1/9) (3) Fralhad Ramkrishna Kale (1/9). (4) Vishwanath Pandurang Kale (1/9). (5) Rajaram Tukaram Kale (1/9). (6) Tryambak Tukaram Kale (1/9). (7) Vasudeo Tukaram Kale (1/9). (8) Vyankatesh Gangadhar Kale (1/9). (9) Uttam Gangadhar Kale (1/9) M/G Vyankatesh Gangadhar Kale.	Do. ..	3/4-A	450	0-25-78	1,611	1,611	245	0-25-78

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 67 Col. 9 (b) minus Column 6 (b)	Increment (Section 65) Col. 10 (a) minus Column 9 (a)	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (—) contribution, to be made under other sections.	Net demand from (+) or by (—) owner, being the Columns, 11, 13, 14	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(a)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
....	....	....	....	....	....	....	....	....	In river bed.
....	....	....	....	....	....	....	....	....	In river bed.
254	254	578	578	+104	324	162	....	+266	
467	467	1,001	1,001						
407	407	837	837						
267	267	558	556						
512	512	1,054	1,054						
331	331	689	689						
803	803	1,726	1,726						
270	270	612	612	—958	3,358	1,679	....	+721	
3,117	3,117	6,475	6,475						
....	....	....	....	—262	....	....	....	—262	
354	354	760	760	+92	406	203	....	+295	
423	423	740	740						
435	435	61	61						
301	301	527	527	—891	869	434	....	—457	
1,159	1,159	2,028	2,028						
....	....	....	....	—100	....	....	....	—100	
....	....	....	....	....	....	....	....	....	Burial Ground.
212	212	393	393	—88	181	90	....	+2	Contribution payable according to the shares.
1,611	1,611	2,900	2,900	....	1,289	644	....	+644	Contribution payable according to the shares.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.	
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES				
						Without reference to value of structures.	Inclusive of structures			
1	2	3	3(a)	4	5	6(a)	6(b)	7	8	
202	Rajaram Hanmant Patil ..	Do. ..	4/2+3	459	0-16	1,000	1,000	248	0-5-05	
								255	0-4-99	
203	(1) Taher Abdul Inamdar (1/3). (2) Shamsuddin Abdul Inamdar (1/3). (3) Satara District Co-op Land Mortgage Bank (1/3).	Rayat-wari.	76/5 ..	470	0-23	1,150	1,150	279	0-12	
								280	0-6-47	
204	Abdul Rasakbhai Inamdar.	Do.	76/4 CTS/46.	471	0-21	1,050	1,050	278	0-11-21	
								281	0-7-96	
205	(1) Bala Amin Inamdar (1/2) (2) Ibrahim Nabisaheb Inamdar (1/6). (3) Abdul Nabisaheb Inamdar (1/6). (4) Gani Usman Inamdar (1/12). (5) Abu Md. Usman Inamdar (1/12). (4) and (5) M/G Roshanbai.	Do.	76/3 CTS/47.	472	0-21	1,050	1,050	277	0-11-24	
								282	0-8-13	
206	Sileman Rajubhai Inamdar.	Do.	76/2-B CTS/48.	473	0-13	900	900	276	0-11-8	
								283	0-8-24	
207	Abas Bapubhai Inamdar ..	Do.	76/1 CTS/50.	475	0-33	1,732	1,732	275	0-13-33	
								284	0-8-42	
208	Abbas Rajubhai Inamdar ..	Do.	76/2-A CTS/49.	474	0-18	900	900	285	0-11-57	
209	Gangadhar Shanker Datar.	Rayat-wari.	7A/8 ..	466	0-20	1,250	1,250	266A	0-4-05	
			2A/7 ..	467	0-17-2	1,075	1,075	251A	0-17-4	
210	Balkrishna Maruti Patil .. Abasaheb Sitaram Patil ..	Do.	7A/3, 4, 5 ..	468	1-11	3,825	3,825	252	1-5-85	
			7A/6 ..	469	1-23	3,150	3,150	271	0-5-63	
									272	0-5-85
									273	0-5-83
									269	0-5-83
									270	0-5-78
211	Vithal Balkrishna Shikhare. Tukaram Jayaram Patil (Mirashi Tenant). Bhaskar Narayan Patwardhan. Tukaram Jayram Patil (owner of 1½ Gunthas).	Do.	7-A/7 ..	377	0-3-8	333	333	206	0-4-13	
			7-A/8	378	0-4	350	350	—	—	

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 87 Column 9 (b) minus Column 6 (b)	Increment (Section 65 Column 10 (a) minus Column 9 (a))	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the additional Columns 3, 11, 14	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
442	442	909	909						
300	300	625	625	-258	792	396	—	+138	
742	742	1,534	1,534						
690	690	1,424	1,425						
340	340	736	736	-120	1,131	565	—	+445	Contribution payable according to the the shares.
1,030	1,030	2,161	2,161						
645	645	1,331	1,331						
418	418	940	940	+13	1,208	604	—	+617	
1,063	1,063	2,271	2,271						
646	646	1,124	1,124						
427	427	747	747	+23	798	399	....	+422	Do.
1,073	1,073	1,871	1,871						
679	679	1,401	1,401						
433	433	927	927	+212	1,216	608	....	+820	
1,112	1,112	2,328	2,328						
766	766	1,418	1,418						
442	442	774	774	-524	984	492	....	-32	
1,208	1,208	2,192	2,192						
607	607	1,124	1,124	-293	517	258	....	-35	
202	202	365	365	-1,048	163	81	....	-967	
1,305	1,305	2,284	2,284	+230	979	489	....	+719	
3,439	3,439	7,451	7,451	-386	4,012	2,006	....	+1,620	
331	331	794	794						
351	351	804	804						
350	350	802	802						
320	320	729	729	-885	3023	1,511	....	+626	
318	318	795	795						
595	595	1,304	1,304						
2,205	2,205	5,288	5,288						
301	361	560	560	+28	199	99	....	+127	
....	....	....	....	-350	....	....	....	-350	

## TOWN PLANNING SCHEME

## FORM

## Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES.			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
211A	Chandbi W/O Ali Mulla .. Vishnu Maruti Divate (Protected Tenant).	Rayat-wari.	R. S. No./80. CTS/58.	483C	2-00	4,800	4,800	286	1-30-0
212	Shri Shivajinagar Co-operative Housing Society Ltd., Karad.	Do.	82/35A-B	338B	0-23-0	1,703	1,703	304	0-11-78
			82/46/7 CTS No./95.	339A, B	0-16	1,040	1,040	305	0-10-4
			82/48-6 .. CTS/96.	340A, B	0-8	520	520	306	0-5-69
			82/46/5 .. CTS/97.	341A, B	0-7	455	455	307	0-5-47
			82/46/4-B .. CTS/98	342A, B	0-10	650	650	102	0-4-57
			82/46-8 ..	343A, B	0-17	1,197	1,197	98	0-4-5
								99	0-4-5
			82/46-2 ..	355B	0-6-3	551	551	308	0-8-05
			82/46-3 ..	358	0-15	900	900	309	0-4-99
			82/46-9+52	359	0-17	1,020	1,020	310	0-5-35
			82/46-10 ..	360	0-21	1,260	1,260	311	1-0-45
								312	
			82/46-11+54 CTS/91.	361	0-21	1,050	1,050	314	2-9-15
			82/46-12 ..	362	0-32	1,520	1,520	315	
			82/46-13-56	363	0-15	712	712	318	2-9-15
								to	
			82/46/14 ..	364	0-8	380	380	319	1-38-58
			82/46/16-56	365	0-7	322	322	320	0-36-43
			82/46-16 ..	366	0-17	808	808	320A	0-6-05
			83/46/17 ..	367	0-19	855	855	..	....
			83	368	1-9-0	2,205	2,205	321	0-17-28
			81/1-B ..	369A	0-12-89	773	773	322	0-12-61
			81/1C+2A	371A	0-4-62	254	254	323	0-35-5
212	Shivaji Nagar Co-operative Housing Society Ltd., Karad—contd.	Rayat wari.	82/2-B Pt.	372A	0-5-60	308	308	324A	1-19-75
			81/3B+2C pt.	373A	0-11-50	588	588	326	0-5-70
			80/pt. ..	483A	1-10-31	2,326	2,326	327	0-5-6
			84/CTS-59	484	3-35	6,588	6,588	328	0-5-4
			79/52 ..	482A	1-9-55	2,106	2,106	302	0-14-35
			85/1-CTS/ 109.	485	4-12-0	7,348	7,348	..	....
			88/3-CTS/ 112.	486	1-9-0	2,082	2,082	295	....
			88/2-CTS/ 111.	487	1-12	2,210	2,210	296	2-8-87
			88/4-CTS/ 113.	488	0-22	935	935	297	
								298	2-8-87
								299	
								300	2-4-34
			88/1-CTS/ 110.	489	1-17	2,422	2,422	293	
			87/2-CTS- 108.	490	1-12	2,210	2,210	294	2-4-34
			87/6+7pt.	491/1	0-5	250	250	294	
			87/6+7+8 pt.	491/2	0-6-15	750	750	331	0-5-65
			87/6+7+8 pt.	491/3	0-6-15	750	750	302	
			8/6+7+8A CTS/109.	491/4	0-10	500	500	303	0-32-70

## KARAD No. I (FINAL).

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 66 (Col. 9 (b) minus Column 6 (b).	Increment (Section 65 Col. 10 (a) minus Col. 9 (a)	Contribution Section 66 50% of Column 12	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the addition of Columns 11, 13, 14	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
4,870	4,870	8,427	8,427	+ 70	3,557	1,778	....	+1,848	
1,030	1,030	2,150	2,150	....	....	....	....	....	
910	910	1,872	1,872	....	....	....	....	....	
489	489	1,006	1,006	....	....	....	....	....	
479	479	985	985	....	....	....	....	....	
400	400	822	822	....	....	....	....	....	
394	394	810	810	....	....	....	....	....	
394	394	810	810	....	....	....	....	....	
696	696	1,449	1,449	....	....	....	....	....	
436	436	898	898	....	....	....	....	....	
468	468	976	976	....	....	....	....	....	
2,831	2,831	6,058	6,058	....	....	....	....	....	
6,350	5,350	11,144	11,144	....	....	....	....	....	
3,536	3,536	8,840	8,840	....	....	....	....	....	
1,639	1,639	3,643	3,643	....	....	....	....	....	
257	257	605	605	....	....	....	....	....	
734	734	1,728	1,728	....	....	....	....	....	
532	532	1,329	1,329	....	....	....	....	....	
1,509	1,509	3,994	3,994	....	....	....	....	....	
2,988	2,988	6,871	6,871	....	....	....	....	....	
290	290	688	688	....	....	....	....	....	
280	280	665	665	....	....	....	....	....	
270	270	675	675	....	....	....	....	....	
861	861	2,063	2,063	....	....	....	....	....	
....	....	....	....	....	....	....	....	....	
..	..	..	..	....	....	....	....	....	
4,440	4,440	10,880	10,880	....	....	....	....	....	
3,795	3,795	9,277	9,277	....	....	....	....	....	
282	282	706	706	....	....	....	....	....	
1,000	1,000	4,505	4,505	....	....	....	....	....	



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. Yds.				Sq. Yds.
			86/CTS-106	492	0-26	1,170	1,170	0	3075.5
									A. G.
									0-25.4
			87/28-5	493	1-21	2,898	2,898	N	1-26.3
			87/4A-7	494/2	0-4	200	200	329	0-5.22
			87/4A/3	494/3	0-4	200	200	330	0-5.29
			87/4A/1	494/1	1-35	3,562	3,562	333	1-13.9
						57,578	57,578		
213	Bhimrao Narayan Jadhav..	Rayat-wari	87/4A/4	494/4	0-4	200	200	324-B	0-3.3
214	Dhondi Babaji Divate ..	Do.	87/4A/5	494/5	0-4	200	200 + 3,000	332	0-4.67
215	Gundu Sitaram Divate ..	Do.	87/4A/6	494/6	0-9	400	400 + 5,000	325	0-9.5
216	Pandurang Hariba Shinde..	Do.	87/4A/7	494/7	0-7	350	350	325-A	0-7.2
217	Government of Bombay (Lessor O. P. 495), Karad Municipal Borough (Lessor O. P. 496B). Lessees—Shri Shivaji Education Society—Secretary P. L. Karambelkar. Trustees—(1) P. P. Gokhale (2) Y. B. Chavan, (3) R. K. Lohcti, (4) P. L. Karambelkar.	Do.	87/1+2+3	495	0-35	2,188	2,188+X	313	2-22.30
			CTS/101 to 103.	496-B	0-32.52	1,220	1,220	..	....
					Sq. Yds.				Sq. Yds.
218	Balkrishna Waman Dhopate	Do.	347-A CTS/255.	497	440	5,280	5,280+X	334-A	431
219	Janabai W/o Baburao Vithoba Powar.	Do.	347-A CTS/254.	498	844 4/9	9,289	9,289+X	334-B	844.4
220	Gopal Narayan Datar Hussain A. Kazi.	Do.	347-A CTS/253.	499	1,764	15,876	15,876+X	335	1,764
221	Vasudeo Gopal Bhurke ..	Do.	347-A CTS/250.	501	138.8	1,388	1,388+X	337	138.8
222	Shankar Rajaram Dhavalkar.	Do.	347-A CTS/249.	502	65	650	650+X	338	65
223	Mahadoo Vinayak Khandkar.	Do.	347-A CTS/248.	503	62 2	622	622+X	339	62.2
224	Prabhakar Laxman Karambelkar.	Do.	347-A CTS/247	504	58.3	583	583+X	340	58.3
225	Kashinath Ramchandra Navadikar.	Do.	347-A CTS/246.	505-A	55	550	550+X	341	55
226	Gopal Narayan Datar Hussain Ali Kazi.	Do.	347-A CTS/245.	505-B	65	650	650+X	342	65
227	Hashmat W/o Mohd. Mujawar.	Do.	347-A CTS/245.	506	147 2	1,472	1,472+X	343	147.2
228	Punjabi W/o Khanderao Sangli.	Do.	347-A CTS/243.	508	107	1,070	1,070	345	107
229	Dattatraya Ganesh Patwardhan.	Do.	347-A CTS/242.	509	250	2,500	2,500	346	250
230	Krishnaji Ganesh Patwardhan.	Do.	347-A CTS/241.	510	224	2,240	2,240	347	224

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6 (b)	Increment (Section 55) Col. 10 (a) minus Column 9 (a)	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
2,143	2,143	2,143	2,143	....	....	....	....	....	Open Space.
3,149	3,149	3,149	3,149	....	....	....	....	....	Open Space.
262	262	685	685	....	....	....	....	....	
264	264	661	661	....	....	....	....	....	
2,290	2,200	4,714	4,714	-12,214	51,437	25,716	....	+13,504	
45,364	45,364	96,801	96,801						
165	165	371	371	-35	206	103	....	+68	
234	234	584	584	-2,966	350	175	....	-2,791	
475	475	1,187	1,187	-4,925	712	356	....	-4,569	
360	360	855	855	+10	495	247	....	+257	
7,168	7,168+X	12,542	12,542+X	+3,760	1,344*	672	....	+4,432	*Rebate 75 per cent. contribution wholly to be paid by Lessee.
5,172	5,172+X	6,034	6,034+X	-108	862	431	....	+323	
9,289	9,289+X	10,977	10,977+X	....	1,688	844	....	+844	
15,876	15,876+X	17,640	17,640+X	....	1,764	882	....	+882	
1,388	1,388+X	1,527	1,527+X	....	139	69	....	+69	
650	650+X	715	715+X	....	65	32	....	+32	
622	622+X	684	684+X	....	62	31	....	+31	
583	583+X	641	641+X	....	58	29	....	+29	
550	550+X	605	605+X	....	55	27	....	+27	
650	650+X	715	715+X	....	65	32	....	+32	
1,472	1,472+X	1,620	1,620+X	....	148	74	....	+74	
1,070	1,070	1,177	1,177	....	107	53	....	+53	
2,500	2,500	2,750	2,750	....	250	125	....	+125	
2,240	2,240	2,464	2,464	....	224	112	....	+112	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. Yds.				Sq. Yds.
231	Raoji Bala Kadam ..	Rayatwari	347-A CTS/238.	513	104	1,040	1,040	350	104
232	Gopal Hari Kuikarni ..	Do. ..	347-A CTS/237.	514	125-3	1,253	1,253	351	125-3
233	Kamalabai W/o Dattatraya Kuikarni.	Do. ..	347-A CTS/236.	515	117-3	1,232	1,232	352-A	117-3
234	Shankar Damodar Agnihotri	Do. ..	347-A CTS/235.	516	106-6	1,173	1,173	352	106-6
235	Manoramabai W/o Gopal Datar.	Do. ..	347-A CTS/234-B	519	214	2,354	2,354	355	214
236	Narhar Balwant Inamdar ..	Do. ..	347-A 234-C.	520	389	4,279	4,279	356	389
237	Anant and Prabhakar Mahadeorao Deshpande M/G Collector and Court of Wards, North Satara.	Do. ..	347-A CTS/231	522-A	243-6	2,436	2,436	358-A	243-6
238	Dattatraya Ganesh Patwardhan.	Do. ..	347-A CTS/232.	522-A	141-6	1,416	1,416	358-B	141-6
239	Laxmichand Motichand Shah.	Do. ..	347-A CTS/233.	523	699-6/9	7,696	7,696	359-A	699-6
240	(1) Madhukar and Waman Gopal Patwardhan (21/24). (2) Babibai W/o Baburao Talwar (2/24). (3) Bhagwant Sitaram Vibhute (1/24).	Do. ..	347-A CTS/227.	526	2,163-3	16,374	16,374	361	2,163-3
241	Dattatraya Krishnaji Thombare.	Do. ..	347-A CTS/225.	528	194-4	1,944	1,944	363	194-4
242	Mahir W/o Ramzan Mulla.	Do. ..	347-A CTS/220.	536	222-4	2,446	2,446	364-B	222-4
244	Vasudeo Krishna Joshi ..	Do. ..	347-A CTS/199-B.	551	194-4	2,138	2,138	367-A	194-4
245	The Karad Electric Supply Company.	Do. ..	824 CTS/222.	560	Sq. Yds. 7,197	82,765	82,765+X	370	Sq. Yds. 6,975
246	(1) Dattatraya Vasudeo Jogalekar. (2) Digambar Vasudeo Jogalekar. (3) Kamalakar Vasudeo Jogalekar. (4) Kashinath Vasudeo Jogalekar.	Do. ..	345/1 CTS/221/1 to 12.	561	A. G. 0 23.3	25,374	25,374	371	A. G. 0 23.3

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 87 Col. 9 (b) minus Column 6 (b)	Increment Section 65 Col. 10 (a) minus Column 9 (a)	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13, 14	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(a)	10(a)	10(b)						
				Rs.	Rs.	Rs.	Rs.	Rs.	
1,040	1,040	1,144	1,144	....	104	52	....	+52	
1,253	1,253	1,378	1,378	....	125	62	....	+62	
1,232	1,232	1,349	1,349	....	117	58	....	+58	
1,173	1,173	1,270	1,270	....	106	53	....	+53	
2,354	2,354	2,568	2,568	....	214	107	....	+107	
4,289	4,279	4,668	4,668	....	389	194	....	+194	
2,436	2,436	2,680	2,680	....	244	122	....	+122	
1,416	1,416	1,558	1,558	....	142	71	....	+71	
7,696	7,696	8,395	8,395	....	699	349	....	+349	
16,374	16,374	18,012	18,012	....	1,638	819	....	+819	Contribution payable according to the shares.
1,944	1,944	2,236	2,236	....	292	146	....	+146	
2,446	2,446	2,780	2,780	....	334	167	....	+167	
2,138	2,138	2,333	2,333	....	195	97	....	+97	
80,212	80,212 + X	88,930	88,930 + X	-2,553 -200*	8,718	4,359	....	+1,606	*Compensation for wire fence.
				-2,753					
25,374	25,374	28,193	28,193	....	2,819	1,409	....	+1,400	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. Yds.				Sq. Yds.
247	Narayan Krishnaji and Dilipkumar Waman Marulkar M/G Vimalabai Waman Marulkar.	Rayatwari	Rs. S. 345 221/13	..	23	230	230	..	23
	Vasant and Ramchandra Dattatraya Vaidya M/G Chandrabai widow of Vishnu Deo (Area 18-1/3 Sq. Yds.).	Do.	221/14	..	72	720	720	..	72
	Jagnatharao Daulatrao Yadav.	Do.	221/15	..	103	1,030	1,030	..	103
H-1	Vishwanath Mahadeo Kulkarni.		221/16	562	58	580	580	372	58
H-3	Parvati widow of Chandrashekhar Joshi.		221/17	..	G. Sq. Yds. 1-7	1,280	1,280	..	G. Sq. Yds. 1 7
	Ganesh Appaji Marulkar ..	Do.	221/18	..	1-4	1,250	1,250	..	1 4
	Ganesh Appaji Marulkar and Jaganatharao Daulatrao Yadav. (44 1/2 S. Yds.).	Do.	221/19	..	Sq. Yds. 100	1,000	1,000	..	Sq. Yds. 100
	Ganesh Appaji Marulkar ..	Do.	221/20	..	53	530	530	..	53
	Narayan Balaji Budhkar ..	Do.	221/21	..	46	460	460	..	46
			221/22	..	G. Sq. Yds. 1-79	2,000	2,000	..	G. Sq. Yds. 1-79
248	Narayan Balaji Budhkar ..	Do.	221/24	564	698	5,235	5,235	374	698
	Sambhaji Marutao Thorat (Major of Family).	Do.	221/28	567	540	4,050	4,050	377	540
	Sambhajirao Marutao Thorat, Major of Family (2-3/9 Sq. Yds.).	Do.	221/26-A	567	378	2,835	2,835	377	378
250	Dinkar Pandurang Mohite ..	Do.	221/29	568	394	2,955	2,955	378	394
251	Sk. Md. Abbas Dawatbhai Mulla.	Do.	Rs. S. 345 221/30-A	569-A	469	3,518	3,518	379-A	469
251A	Shivram Ramrao Chougale.	Do.	221/30-B	569-B	110	825	825	370-B	110
252	Vithal Jagannath Ghalsasi.	Do.	R. S. 344 Pt. 259	574	A G. 0-1	162	162	384	A. G. 1-1
253	Narhar Dattatraya Dhavali-kar.	Do.	R. S. 343/1	575	1-1-0	11,275	11,275	385	1-054
	Shankar Tukaram Shinde (Miraahi Tenant).	Do.	C. T. S. 260						
254	Government of Maharashtra.	Do.	Rs. S. 343/2	576	0-23	6,900	6,900	386	0-25-07
	Shankar Tukaram Shinde (Miraahi Tenant).		C. T. S. 281	626	0-14-0	3,325	3,325	442	0-16-6
				620	1-31	17,750	17,750	437	0-34-1
								436	0-30-26
255	Krishnabai widow of Gopal Deshpande. (Lessor). Shamrao Ramji Power (Lessee). Shankar Tukaram Shinde (P. Tenant).	Do.	353/1	625	-1	2,375	2,375	440	0-11-7

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Column 9 (b) minus Column 6 (b)	Increment (Section 65) Column 10(a) minus Column 9 (a)	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution, to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 14, 14	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
230	230	253	253	....	23	11	....	+11	
720	720	792	792	....	72	36	....	+36	
1,030	1,030	1,133	1,133	....	103	51	....	+51	
580	580	638	638	....	58	29	....	+29	
1,280	1,280	1,408	1,408	....	128	64	....	+64	
1,250	1,250	1,375	1,375	....	125	62	....	+62	
1,000	1,000	1,100	1,100	....	100	50	....	+50	
530	530	583	583	....	53	26	....	+26	
460	460	506	506	....	46	23	....	+23	
2,000	2,000	2,200	2,200	....	200	100	....	+100	
5,235	5,235	5,758	5,758	....	523	261	....	+261	
4,050	4,050	4,455	4,455	....	405	202	....	+202	
2,835	2,835	3,118	3,118	....	283	144	....	+141	
2,955	2,955	3,250	3,250	....	295	147	....	+147	
3,518	3,518	3,870	3,870	....	352	176	....	+176	
825	825	909	909	....	84	42	....	+42	
162	162	200	200	....	38	19	....	+19	
11,148	11,148	14,189	14,189	-127	3,041	1,520	....	+1,393	
7,521	7,521	9,715	9,715	+621	2,194	1,097	....	+1,718	The question of regrant of land to Watandaris under consid- eration of Government.
3,816	3,816	6,424	6,424	+1,491	2,608	1,304	....	+1,795	
8,099	8,099	11,509	11,509						
9,078	9,078	10,591	10,591	-573	4,923	2,461	....	+1,888	
17,177	17,177	22,100	22,100						
2,786	2,786	4,785	4,875	+411	2,089	1,044	....	+1,455	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT.					Number	Area in Acres and Gunthas.  Sq. Yds.
			Survey Number	Number	Area in Acres and Gunthas.  Sq. Yds.	VALUE IN RUPPEES.			
						Without reference to value of structures.	Inclusive of structure		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
256	Shrikriahna Jagnanth Deshpande (Lessor). Lessee of (1) B. D. Nikam (0-6.5) M/G Mother Laxmabai. (2) Vasant Trimbak Rethrekar (0-6.5).	Rayatwari	343/3	577-A	0-13	4,875	4,875 + 1,250	308	0-16-28
257	Vinayak Vyankatesh Deshpande M/G Nazar District Court Satara (Lessor). Dyanan Vithu Tadakhe. (Lessee).	Do.	343/3	577-B	0-13	4,875	4,875 + 1,760	409	0-9-86
258	(1) Yusuf Ali Nadaf (1/2) . . (2) Chand Bakasar Pinjari (1/2)	Do.	344A C. T. S. 264	579	2-0	14,000	14,000	....	....
259	(1) Mohd. Yusuf Rahimansha Kazi (1/2). (2) Gulabhusein Rahimansha Kazi (1/2).	Do.	344A C. T. S. 265	580	2-11	14,787	14,787	....	....
260	Muslim Burial Ground. Trustees—(1) U. S. Karbhari, (2) P. D. Syed, (3) G. A. Bhagwan, (4) Y. A. Maner, (5) A. R. Mutawalli.	Do.	346 B C. T. S. 114	581	29-12	46,880	46,880	325-B	2-33-75
261	Chairman, Market Yard Committee, Karad.	Do.	341 pt. 342 pt. 341 342 339 343 321 322/1 to 5 and 323 339 pt. 339 pt. 341 pt. 339 pt. 339 pt.  582/56 582/59 582/57	.... 582 583 584 to 590	.... A. G. 4-20* 11-20-9  Sq. Yds.	.... 92,180	.... 92,180 +350	.... 388	.... A. G. 4-20 11-20-9  16-09 Sq. Yds.
262	Chairman, Market Yard Committee, Karad (Lessor) Pandurang Hari Powar (Lessee).	Do.	342 pt./1	582/1	666-6	2,666	2,666 + X + 250	388/1	666-6
263	Chairman, Market Yard Committee, Karad (Lessor) Dattatraya Yellappa Sangale (Lessee).	Do.	342 pt./2	582/2	666-6	2,666	2,666 + X	388/2	666-6
264	Chairman, Market Yard Committee, Karad (Lessor) Dnyanoba Tatoba Patil (Lessee).	Do.	342 pt./3	582/3	666-6	2,666	2,666 + X	388/3	666-6
265	Chairman, Market Yard Committee, Karad (Lessor) Pandit Pandurang Dhavale (Lessee).	Do.	342/4	582/4	666-6	2,666	2,666 + X	388/4	666-6

## KARAD No. I (FINAL)

B—contd.

## Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 (Column 9 (b) minus Column 6 (b)).	Increment (Section 65) (Column 10 (a) minus Column 9 (a))	Contribution (Section 66) (50% of Column 12)	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 13, 14	Remarks.
VALUE RUPEES									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
4,065	4,065	6,098	6,098	Rs. -810 -1,250 -2,060	Rs. 2,033	Rs. 1,016	Rs. ....	Rs. -1,044	
2,405	2,405	4,437	4,437	-2,410 -1,760 -4,170	1,972	986	....	-3,184	
....	....	....	....	-14,000	....	....	....	-14,000	
....	....	....	....	-14,787	....	....	....	-14,787	
44,185	44,815	....	....	-2,065	....	....	....	-2,065	
....	....	....	....	....	....	....	....	....	
92,180	92,180	1,15,225	1,15,225	-350†	20,165*	10,082	....	+9,732	*Rebate 12½ per cent. Road area. †Compensation for fence and pillars reconstructions with old material
....	....	....	....	....	....	....	....	....	Open Space.
2,666	2,666+X	2,916	2,916+X	....	219*	109	....	+109	
2,222	2,222	2,430	2,430	....	182*	19	....	+91	
2,222	2,222	2,430	2,430	....	208	104	....	+104	
2,666	2,666	2,916	2,916	....	250	125	....	+125	} Leased for 99 years from 1951. Contribution wholly to be paid by lessee.
2,666	2,666	2,916	2,916	....	250	125	....	+125	
2,666	2,666+X	2,916	2,916	....	250	125	....	+125	
2,666	2,666	2,916	2,916	....	250	125	....	+125	
2,355	2,355+X	2,575	2,575+X	-311* -50	220	110	....	-201 -50*	
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916+X	2,916+X	....	250	125	....	+125	Do.



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas.
			Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES.			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. yds.				Sq. yds.
266	Chairman, Market Yard Committee, Karad (Lessor). Suleman Miyasaheb Patankar.	Rayatwari	342/5	582/5	561 6	2,246	2,246+X	388/5	561 6
266A	Chairman, Market Yard Committee, Karad (Lessor) Setkari Sangh Pro. Pandurang Ganpati Hardas (Lessee).	Do. ..	342/6	582/6	553 5	2,214	2,214+X	388/6	553 5
267	Chairman, Market Yard Committee, Karad (Lessor) Gaurihar Gundappa Ligade (Lessee).	Do. ..	341/7	582/7	555 5	2,220	2,220+X	388/7	555 5
268	Chairman, Market Yard Committee, Karad (Lessor). Deochand Deepchand Shah (Lessee).	Do. ..	341/8	582/8	555 5	2,220	2,220+X	388/8	555 5
269	Chairman, Market Yard Committee, Karad (Lessor). Ramaji Bhangji Bhat (Mortgagor) Lessee. The Bank of Karad (Mortgagee without Possession).	Do. ..	341/9	582/9	555 5	2,220	2,220+X	388/9	555 5
270	Chairman, Market Yard Committee, Karad (Lessor) Bhimarao Khanderao Shinde (Lessee).	Do. ..	341 pt. and 342 pt./10	582/10	555 5	2,220	2,220+X	388/10	555 5
271	Chairman, Market Yard Committee, Karad (Lessor). Chandrakant Kashinath Hingmire (Lessee). Prop. Kashinath Shankarrao Hingmire.	Do. ..	342/11	582/11	666 6	2,666	2,666+X	388/11	666 6
272	Chairman, Market Yard Committee, Karad (Lessor) Balawantrao Maruttrao Jadhav and Company. Prop. Balawant Maruttrao Jadhav.	Do. ..	342/12	582/12	666 6	2,666	2,666+X	388/12	666 6
273	Chairman, Market Yard Committee, Karad, (Lessor) Messrs. V. P. Patil and Co., (Lessee), Prop. Vishnu Bhaui Patil	Do. ..	342/13	582/13	666 6	2,666	2,666+X	388/13	666 6
274	Chairman, Market Yard Committee, Karad (Lessor) Damodar Ishwarappa Degankar (Lessee).	Do. ..	342/14	582/14	666 6	2,666	2,666+X	388/14	666 6
275	Chairman, Market Yard Committee, Karad. (Lessor). Dinkar Yeshwant Patil, (Lessee).	Do. ..	342 and 343/1 15	582/15	666 6	2,666	2,666+X	388/15	666 6
276	Chairman, Market Yard Committee, Karad, (Lessor), Desai, Sarkale and Co., (Lessee), Prop. A. R. Sarkale.	Do. ..	342 and 343/1 16	582/16	666 6	2,666	2,666+X	388/16	666 6
277	Chairman, Market Yard Committee, Karad (Lessor) Messrs. Rasool Mahamed and Co., Prop. Rasool Mahamed, (Lessee).	Do. ..	342 and 343/1 17	582/17	666 6	2,666	2,666+X	388/17	666 6

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 67 Col. 9 (b) minus Column 6 (b).	Increment (Section 17) Col. 65 Col. 10(a) minus Column 9(a).	Contribution Section 66 50% of Column 12.	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
2,246	2,246+X	2,458	2,456+X	....	210	105	....	+105	Leased for 99 years from 1951, Contribution wholly to be paid by lessee.
2,214	2,214+X	2,422	2,422+X	....	208	104	....	+104	Do.
2,220	2,220+X	2,428	2,428+X	....	208	104	....	+104	Do.
2,220	2,220+X	2,428	2,428+X	....	208	104	....	+104	Do.
2,220	2,220+X	2,428	2,428+X	....	208	104	....	+104	Do.
2,220	2,220	2,428	2,428+X	....	208	104	....	+104	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,991+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas.
			Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. yds.				Sq. yds.
278	Chairman, Market Yard Committee, Karad, (Lessor) B. S. Todkar (Lessee).	Rayat-wari.	343 pt./18	582/18	666 6	2,666	2,666+X	388/18	666 6
279	Chairman, Market Yard Committee Karad (Lessor). Messrs. Daji Tukaram Patil. (Lessee).	Do. ..	341 and 343 pt/19	582/19	666 6	2,666	2,666+X	388/19	666 6
280	Chairman, Market Yard Committee, Karad (Lessor) Metha Lalubhai Hemchand (Lessee) (Mortgagor), (1) The Bank of Karad. (2) The Karad Urban Co-operative Bank (Mortgagee).	Do. ..	341/20	582/20	666 6	2,666	2,666+X	388/20	666 6
281	Chairman, Market Yard Committee, Karad (Lessor) Jithalal Keshavaji (Lessee).	Do. ..	341/21	582/21	666 6	2,666	2,666+X	388/21	666 6
282	Chairman, Market Yard Committee, Karad (Lessor). P. G. Burungale (Lessee).	Do. ..	341/22	582/22	666 6	2,666	2,666+X	388/22	666 6
283	Chairman, Market Yard, Committee, Karad (Lessor) Kalayani Bros., (Lessee) Prop. Kalyanaji Jethabhai.	Do. ..	341/23	582/23	666 6	2,666	2,666+X	388/23	666 6
284	Chairman, Market Yard Committee, Karad (Lessor). Dhondichand Banduchand Shah, (Lessee).	Do. ..	341/24	582/24	666 6	2,666	2,666+X	388/24	666 6
285	Chairman, Market Yard Committee Karad, (Lessor). Tulehidas Vasant and Co., Prop. Chhaganlal Mulji Bhate (Lessee).	Do. ..	341 and 343 pt/25.	582/25	666 6	2,666	2,666+X	388/25	666 6
286	Chairman, Market Yard, Committee, Karad (Lessor). Dundappa Mallappa Sounsudi (Lessee).	Do. ..	341 and 343 pt/26.	582/26	666 6	2,666	2,666+X	388/26	666 6
287	Chairman, Market Yard Committee, Karad (Lessor) Messrs. Patil and Kale Co., (Lessee), Prop. Yeshwant Balaji Kale.	Do. ..	341 and 343 pt/27	582/27	666 6	2,666	2,666+X	388/27	666 6
288	Chairman, Market Yard Committee, Karad (Lessor) Ganpatlal Motilal Shah (Lessee).	Do. ..	343/1 pt/28	482/28	666 6	2,666	2,666+X	388/28	666 6
289	Chairman, Market Yard Committee, Karad (Lessor) Ganapati Dnyanoba Batano (Lessee).	Do. ..	343/1 pt/29	582/29	666 6	2,666	2,666+X	388/29	666 6
290	Chairman, Market Yard Committee, Karad (Lessor), Shri Chavan Varekar and Co. (Lessee).	Do. ..	343/1 pt/30	582/30	666 6	2,666	2,666+X	388/30	666 6

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT.				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus col. 6 (b)	Increment (Section 17) Col. 65 10 (a) minus Column 9 (a)	Contribution Section 66 50% of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Leased for 99 years from 1951, Contribution wholly to be paid by lessee.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.

## TOWN PLANNING SCHEME

FROM

Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. Yds.				Sq. Yds.
291	Chairman, Market Yard Committee, Karad (Lessor); Messrs. Mohite, Mohire and Co. (Lessee). Prop. Yeshwant Jaganath Mohite.	Rayatwari.	343/1/pt/31	582/31	666 0	2,666	2,666+X	388/31	666 0
292	Chairman, Market Yard Committee, Karad, (Lessor) Doshi Bhagwandas Talakchand (Lessee). Prop. Keshavbhai Bhagwandas Doshi.	Do. . .	343/1/2pt./32.	582/32	666 0	2,666	2,666+X	388/32	666 0
293	Chairman, Market Yard Committee, Karad (Lessor). Bhaskarrao Shamrao Thorat (Lessee).	Do. . .	343/2/pt/33	582/33	666 0	2,666	2,666+X	388/33	666 0
294	Chairman, Market Yard Committee, Karad (Lessor) Doshi, Pitambardas Bhagwandas (Lessee).	Do. . .	343/2/pt/34	582/34	666 0	2,666	2,666+X	388/34	666 0
295	Chairman, Market Yard Committee, Karad (Lessor). The Bank of Karad, Karad (Lessee).	Do. . .	339/35	582/35	666 0	2,666	2,666+X	388/35	666 0
296	Chairman, Market Yard Committee, Karad (Lessor) Sheth Khemchand Narayandas and Co. Prop. Sheth Khemchand Krishnadas. (Lessee).	Do. . .	339 and 341/36.	582/36	666 0	2,666	2,666+X	388/36	666 0
297	Chairman, Market Yard Committee, Karad, (Lessor). Kanhaiyalal Babulal Patel (Lessee).	Do. . .	341/37	582/37	666 0	2,666	2,666+X	388/37	666 0
298	Chairman, Market Yard, Committee, Karad, (Lessor). Kuberdas Hirachand Shah, (Lessee).	Do. . .	341/38	582/38	666 0	2,666	2,666+X	388/38	666 0
299	Chairman, Market Yard, Committee, Karad (Lessor) Keshav Nathaji Gujar (Lessee).	Do. . .	339	582/39	733 3	2,933	2,933+X	388/39	733 3
300	Chairman, Market Yard, Karad (Lessor), Mangalaji Oil Mill, Prop. Madhanalli Mangalaji Khoja (Lessee).	Do.	339 and 341/40	582/40	700	2,800	2,800+X	388/40	700
301	Chairman, Market Yard Committee, Karad (Lessor) Nilkanth Annappa Kalyani (Lessee).	Do.	339/42	582/42	666 0	2,666	2,666+X	388/42	666 0
302	Chairman, Market Yard Committee, Karad (Lessor) Tatoba Balwant Jadhav, (Lessee).	Do.	339 and 343/2/43	582/43	666 0	2,666	2,666+X	388/43	666 0
303	Chairman, Market Yard Committee, Karad (Lessor) Shankar Pandu Patil (Lessee).	Do.	343/1 and 339/44	582/44	666 0	2,666	2,666+X	388/44	666 0
304	Chairman, Market Yard Committee, Karad (Lessor) Atmaram Narayan Jadhav (Lessee).	Do.	343/1/45	582/45	666 0	2,666	2,666+X	388/45	666 0

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6(b).	Increment (Section 65 Col. 10(a) minus Column 9(a).	Contribution Section 68 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the Columns 11 13, 14.	Remarks
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Leased for 99 years from 1951. Contri- bution wholly to be paid by lessee.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,933	2,933 + X	3,207	3,207 + X	....	274	137	....	+137	Do.
2,800	2,800 + X	3,062	3,062 + X	....	262	131	....	+131	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.
2,666	2,666 + X	2,916	2,916 + X	....	250	125	....	+125	Do.

## TOWN PLANNING SCHEME

FORM

Redistribution and

Serial No.	NAME OF OWNER	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. Yds.				Sq. Yds.
305	Chairman, Market Yard Committee, Karad (Lessor) The Karad Co-operative Sale and Purchase Society Ltd., Karad (Lessee).	Raya-t-wari.	339/47 339/48 339/49	582/47 582/48 582/49	2000	8,000	8,000+X	388/47 388/48 388/49	2,000
306	Chairman, Market Yard Committee (Lessor) Kashinath Jambusheth Kulalkar (Lessee).	Do.	339/50	582/50	666 6	2,666	2,666	388/50	666 6
307	Chairman Market Yard, Committee (Lessor) Kantilal Ghottalal Desai (Lessee).	Do.	339/51	582/51	666 6	2,666	2,666+X	388/51	666 6
308	Chairman Market Yard, Committee (Lessor) Varana Valley Co-op. Sale & Purchase Society Ltd., Islampur (Lessee).	Do.	339/55	582/55	666 6	2,666	2,666+X	388/55	666 6
309	Chairman Market Yard Committee, (Lessor) The Urban Co-op. Bank Ltd., (Lessee).	Do.	339/58	582/58	666 6	2,666	2,666	388/58	666 6
310	Government of Maharashtra (Lessor) Anna Govind Shinde (Lessee).	Inam	393/1 CTS/ 290/358/ CTS.No.291	597 598	A. G. 0 20 2 35	3,000 25,875	3,000 25,875	395	A. G. 2 27
311	Government of Maharashtra (Lessor) Shankar Pandu Shinde (Lessee) M/G Mother Sonabai.	Do.	393/2 /CTS- 290	596	6 25	49,687	49,687	394	5-52-78
	(1) Waman Krishnaji & Dilip kumar Waman Marulkar (305 Sq. Yds.) (2) Balkrishna Vaman Dhopate (533 Sq. Yds.) (3) Narayan Balaji Budhakar (95 Sq. Yds.) (4) Jagannath Daulatrao Yadav (35 Sq. Yds.)	Raya-t-wari.	345/3 221/23 ..... .....	563 .. .. ..	A. G. 0 8 ..... .....	4,840 ..... ..... .....	4,840 ..... ..... .....	373 .. .. ..	0 8 ..... ..... .....
311A	Balkrishna Vaman Dhopate 378 Sq. Yds., Sambhajirao Marutrao Thorat, 266 Sq. Yds.	Do.	RS. No. 345 221/26+27	566	Sq. Yds. 634	4,755	4,755	376	Sq. Yds. 634
311B	(1) Balkrishna Vaman Dhopate (163 Sq. Yds.) (2) Smt. Anusayabai Sitaram Ghodke (521 Sq. Yds.) (3) Madhavarao Bajajirao, Kadam (765 Sq. Yds.)	Do. Do. Do.	726/CTS- 336/338 ..... .....	767 .. ..	1,440 ..... .....	4,320 ..... .....	4,320 ..... .....	591 .. ..	1,703-3 ..... .....
311C	(1) Kalidas Bhalchand Gujar  (2) Wamdeo Pandurang Khuntale Vasant Pandurang Khuntale. (3) Bapurao Dyanoba & Tukram Nama Mohire (1,320-2Sq. yds.).	Do. Do. Do.	203-A/28,31 & 83 pt. 203-A/32- ABC & D. 203-A/33 to 37 pt.	.. 734 ..	1,253 233 266 1,320-2	3,446 2,097 5,543 2,304 11,882	3,446+X 2,097+X 5,543+X 2,394+X 11,882+X	.. 550 ..	1,253 233 266 1,320-2
311D	Jutalal Keshavji Bahiyani..	Do.	203-C/27 to 30.	725	696	12,180	12,180+X	549	696
311E	Smt. Ashabai w/o Ganesh— (1) Dhondke } (2) Shamrao Malhar Deshpande }	Do.	203-A/26	736	375	6,750	6,750+X	562	375

## KARAD No. I (FINAL)

B—contd.

## Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 19 Col. 9 (b) minus Column 6 (b)	Increment (Section 65 Col. 10 (a) minus Column 9 (a))	Contribution (Section 66 50% of Column 12)	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the Columns 11, 13, 14	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
8,000	8,000+X	8,750	8,750+X	....	750	375	....	+375	Lessed for 99 years from 1951 Contribution wholly to be paid by lessee.
2,666	2,666	2,916	2,916	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666+X	2,916	2,916+X	....	250	125	....	+125	Do.
2,666	2,666	2,916	2,916	....	250	125	....	+125	Do.
24,097	24,097	34,807	34,807	—4,778	10,710	5,355	....	+577	
47,396	47,396	56,874	56,874	—2,291	9,478	4,739	....	+2,448	
4,840	4,840	5,324	5,324	....	484	242	....	+76	
....	....	....	....	....	..	..	....	+133	
....	....	....	....	....	..	..	....	+24	
....	....	....	....	....	..	..	....	+9	
4,755	4,755	5,231	5,231	....	476	238	....	+142 +96	Shri Dhopate's Share Shri Thorat's Share.
5,110	5,110	5,962	5,962	+790	852	426	....	+130	
....	....	....	....	....	..	..	....	+440	
....	....	....	....	....	..	..	....	+646	
3,446 2,097	3,416+X 2,097+X	4,073 2,330	4,073+X 2,330+X	....	860	430	....	+430	
5,543 2,394	5,543+X 2,394+X	6,403 2,660	6,403+X 2,660+X	....	266	133	....	+133	
11,882	11,882+X	13,202	13,202+X	....	1,320	660	....	+660	
12,180	12,180+X	13,396	13,396+X	....	1,218	609	....	+609	
6,750	6,750	7,406	7,406+X	....	656	328	....	+328	Contribution payable according to the shares.



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas.
			Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3 (a)	4	5	6 (a)	6 (b)	7	8
313	Government of Maharashtra (Lessor), Gunda Sitaram Jadhav (Lessee).	Rayatwari.	322/3 CTS 280 394/3 CTS 287	594	0-10	2,250	2,250	392	0-13.8
315	Lalbi W/O Magbul Khatik, Rajaram Rama Chavan (P. Tenant).	Do.	395 CTS 284	591	8-18	59,150	59,150	389	7-34.11
316	Government of Maharashtra (Lessor), Bali Vithoo Taware (Lessee).	Do.	R. S. 394/5 CTS 285	592	0-20	4,500	4,500	390	0-16.41
317	Digambar Vasant, Achut, Kashinath Palkar.	Do.	394/4 286 CTS	593	0-17	3,825	3,825	391	0-14.95
318	(1) Krishna Babaji Kumbhar (1/3), (2) Pandurang Kanhoba Karande (1/3), (3) Shamrao Parashuram Kumbhar (1/3).	Do.	394/2 CTS 288 394/1 CTS 289	595	0-8 0-10	4,050	4,050	393	0-11.05
319	Shri Narsinha Temple, Vahivatdar—Narayan Narhar Jambhale (Lessor), Shankar Tukaram Bhopate (Mirashi Tenant), Jivandas Zutalal Badiyani (Lessee).  Shri Narsinha Temple Vahivatdar Narayan Narhar Jambhale (Lessee).	Inam.	R.-S. 359 CTS 292	599-A	A. G. 2-39	20,825	20,825	396	2-26.37
320	Nilkanth Annapppa Kalayani (Mirashi Tenant).	Do.	R. S. 359 CTS 292	599	5-0	32,500	32,500	397	4-36.16
321	Government of Bombay (Lessor). Lessee—Balawant Krishnaji Phutane.	Rayatwari.	357	600	1-28	14,450	14,450 +800	401 399	0-35.63 0-10.6
			6 CTS 270					400	0-11.4
322	Kntababi W/o Syed Md. Mulla.	Do.	357 pt.  5A+B CTS 271	B/001/1	1-24.8	12,960	12,960	402 407	0-25 0-10.62
323	Pitambardas Bhagwandas Doshi, Keshavlal Bhagwandas Doshi.	Inam	357 pt.  5A-B 1	601/2	0-5.5	1,375	1,375	408	0-7.52
324	Krishna Dadu Shinde, Krishnabai w/o Bandu Nagare.	Do.	357  4-B CTS 272 357	602	0-32	5,200	5,200	403 406	0-12.93 0-9.72
325	Krishna Dadu Shinde.	Do.	4-A 357/3 CTS 273	603	0-30	4,875	4,875	404 410	0-13.28 0-8.65

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 87 Col. 9 (b) minus Column 6 (b).	Increment (Section 65 Col. 10 (a) minus Column 9 (a))	Contribution (Section 66) 50% of Col. 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9 (a)	9 (b)	10 (a)	10 (b)						
3,105	3,105	3,450	3,450	Rs. +855	Rs. 345	Rs. 172	....	Rs. +1,027	The question of grant of land to the occupant is under consideration of Government.
54,969	54,969	70,675	70,675	-4,181	15,706	7,853	....	+3,672	
3,692	3,692	4,102	4,102	-808	410	205	....	-603	
3,364	3,364	3,737	3,737	-461	373	186	....	-275	
2,486	2,486	2,762	2,762	-1,564	276	138	....	-1,426	Contribution payable according to the Shares.
18,614	18,614	27,922	27,922	-2,211	9,308	4,654	....	+2,443	Contribution wholly payable by Mirashi Tenant.
31,876	31,876	39,232	39,232	-624	7,356	3,678	....	+3,054	Do.
8,462	8,462	11,579	11,579	-5,988	3,117	1,558	....	-4,430	The question of grant of land to the occupant is under consideration of Government *Compensation for well.
2,517	2,517	3,160	3,160	+2,517	663	331	....	+2,848	
2,707	2,707	3,420	3,420	+2,707 -800*	713	356	....	+2,263	
5,000	5,000	7,500	7,500	+1,907					
2,124	2,124	3,982	3,982						
7,124	7,124	11,482	11,482	-5,836	4,358	2,179	....	-3,657	
1,880	1,880	2,632	2,632	+505	752	376	....	+881	
2,101	2,101	3,677	3,677	-1,155	3,669	1,334	....	+179	
1,044	1,044	3,037	3,037						
4,045	4,045	6,714	6,714						
2,656	2,656	3,984	3,984	-489	2,518	1,259	....	+770	Contribution payable according to the shares.
1,730	1,730	2,920	2,920						
4,386	4,386	6,904	6,904						

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas.
			Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3 (a)	4	5	6 (a)	6 (b)	7	8
326	The Karad Co-operative Purchase and Sale Society Ltd., Karad.	Rayatwari	R. S. 357	605/1	0-39	11,700	11,700	412	0-38.05
			1A/7 357	605/2					
			1A/2 357	605/3					
			1A/1 357	605/4					
			1A/3 357	605/5					
			1-B 357	605/6					
			1A/6 357	605/7					
			1A/4 357	605/8					
			1A/5 357	605/9 & 11					
			1A/8 357	605/10					
1-C									
327	K. D. Shinde.	Inam.	357/2	604	1-31	14,200	14,200	411 405	1-6.79 0-19.94
328	Narayan Krishna Divate.	Do.	364	646-A	7-00	42,000	42,000	467	5-37.91
			355 CTS-294/ 293pt.	606	4-6	20,050	20,050	426	0-33.97
329	Nilkanth Annappa Kalyani	Do.	364 293pt	646-B	7-8	36,000	36,000	467-A 427	5-37.91 09.1-1
			355 SC+9B	607	1-36	11,400	11,400	414	0-28.95
330	(1) Mahadeo Ramchandra Deshpande (1/4). (2) Krishnarao Laxman Deshpande (1/4). Mahadu Gopal Shingan and Sitaram Narayan Ingawale (Protected Tenants).	Do.	355	607	1-36	11,400	11,400	414	0-28.95
			355	642	1-20	18,000	18,000	424 425 461	0-32.12 0-37.65 0-33.72
			4	636	1-3	13,438	13,438	459 453	0-12.21 0-38
331	Sitabai w/o Ramchandra Deshpande (Lessor), (1) Bapu Dada Rainak (Lessee). Dattu Dada Shinde, (Mortgagee for 1/3share). (2) Chandru K. Rainak.	Do.	1	609	3-10	42,838	42,838	423 429 432 428	1-2.32 0-23.45 0-35.1 0-16.5
			355			19,600	19,600		
			5B+7B +8A+ 9A+10 +13B +14 CTS 218						
			D/8						
332	Sitabai w/o Ramchandra Deshpande (Lessor). Manjula w/o Shankar Rainak (Lessee).	Do.	355	610	0-32	6,400	6,400	416	0-25.65
			12+13A CTS 218						
			D/11 355 11+88 +9 C CTS 218	608	0-17	2,337	2,337	415	0-26.62
			D 355 5A+6 +7A	637-B	1-13	7,950	7,950	433	1-10.77
			2 CTS C/7/2 355	637-A	0-16	2,400	2,400		
			5A+6 +7-A 1 CTS 218			10,350	10,350		

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6(b).	Increment (Section 65) Col. 10(a) minus Col. 9 (a)	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) by (-) owner being the Addition of Columns 11, 13, 14.	Remarks
VALUE IN RUPEES									
Undeveloped		Developed.							
Without reference to value of structures.	Inclusive structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9 (a)	9 (b)	10 (a)	10 (b)	Rs.	Rs.	Rs.	Rs.	Rs.	
11,415	11,415	15,220	15,220	-285	3,805	1,902	....	+1,617	
9,358	9,358	14,037	14,037	-754	7,574	3,787	....	+3,033	
4,088	4,088	6,983	6,983						
13,446	13,446	21,020	21,020						
41,634	41,634	58,288	58,288						
6,360	6,360	10,191	10,191						
30,320	30,320	41,690	41,690	+7,273	31,846	15,923	....	+23,196	
78,323	78,323	1,19,169	1,19,169						
29,739	29,739	37,173	37,173						
2,387	2,387	5,730	5,730	-3,874	10,777	5,388	....	+1,514	
32,126	32,126	42,903	42,903						
5,780	5,780	8,096	8,096						
5,219	5,219	9,114	9,114						
6,118	6,118	10,683	10,683						
12,645	12,645	14,331	14,331						
3,052	3,052	4,578	4,578						
11,875	11,875	16,150	16,150						
44,680	44,680	62,952	62,952	+1,851	18,263	9,131	....	+10,982	
6,612	6,612	11,532	11,532						
3,664	3,664	6,390	6,390						
5,265	5,265	9,214	9,214	-3,959	11,595	5,979	....	+1,838	
15,541	15,541	27,136	27,136	+2,475	1,856	928		+3,403	
2,475	2,475	4,331	4,331						
5,130	5,130	7,182	7,182	-1,370	2,052	1,026	....	-244	
5,324	5,324	7,454	7,454	+2,987	2,130	1,065	....	+4,052	
7,616	7,616	14,080	14,080	-2,734	6,473	3,230	....	+502	

Contribution payable according to the shares.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
333	Lessors (1) to (8) (1) Laxman Mahadeo Deshpande (1/12). (2) Mahadeo Ramchandra Deshpande (1/12). (3) Sitabai w/o Ramchandra Deshpande (1/6). (4) Krishnabai w/o Gopal Deshpande (1/12). (5) Radhabai w/o Shankar Deshpande (1/12). (6) Shrikrishna Jaganath Deshpande (1/12). (7) *Government of Maharashtra (1/3). (8) Vinayak Vyankatesh Deshpande (1/12). Shankar Tukaram Shinde (Lessee).	Inam	354/3 CTS/218/C/7	611	1-11	9,180	9,180	417 422	0-34-01 0-34-22
334	Lessors (1 to 8 same as Serial No. 333 above). Anna Daulata Shinde (Lessee).	Inam	354/2C/4 OTS/218/O/6/4.	612	0-20	4,500	4,500		
334A	Lessors (1) to (8) as above .. Shivaji Mahadu Shinde, (Mortgagor). Dattu Dadu Shinde, (Mortgagee with Possession).		354/2C/3 CST/218/O/6/3.	613	0-18	4,050	4,050	418	2-10-67
334B	Lessor (1) to (8) as above .. Shamrao Bala Jadhav (Lessee). Purnashattam Dattatraya Karmarker (Sub-Lessee).		354/2C/2 CTS/218/O/6/2.	614	0-27	6,075	6,075		
334C	Lessors (1) to (8) as above .. Lessees .. .. (1) Shrishna Dadu Shinde (1/4). (2) Dattu Dadu Shinde (1/4) (3) Tanaji Gopal Shinde M/G. (2) above (1/2).		354/2C/1 OTS/218/O/6/1.	615	1-13	16,425 31,050	16,425 31,050		
335	Government of Maharashtra (Lessor)— [Govind Vinayak Deshpande, Watandar]. Baban Ganapati, Shankar Kundalik and Baburoo .. Kundalik Shinde (P. Tenant).	Inam	354/2/B CTS/218/C/5 354/2/B/1 CTS/218/C/4	616 617	0-34-4 2-10-8	4,590 14,755	4,590 14,755	420 421	0-21-5 1-21-95
336	Shrikrishna Jaganath Deshpande. Shankar Tukaram Shinde (P. Tenant).	Do.	353/9-A CTS/218/B/16.	618	2-7	14,137	14,137	434	1-20-45

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 67 Col. 9 (b) minus Column 6 (b).	Increment (Section 65) Col. 10 (a) minus Column 9(a)	Contribution (Section 63) 50% of Column 12)	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
6,802	6,802	9,523	9,523						
5,560	5,560	9,731	9,731	+3,182	6,892	3,446	....	+6,628	Contribution payable according to the Shares.
12,362	12,362	19,254	19,254						*The question of regrant of land to Original Watandar Shri Govind Vinayak Deshpande (M/G—Mother Saraswatibai) is under consideration of Government.
20,401	20,401	29,468	29,468	—10,649 —3,500*	9,067	4,533	....	—9,616	The question of regrant of land to the Watandar is under consideration of Government. *Compensation for loss of structure.
3,404	3,404	6,114	6,114	—1,086	2,621	1,310	....	+214	The question of regrant of land to Watandar is under consideration.
10,841	10,841	20,056	20,056	—3,014	9,215	4,607	....	+693	
10,578	10,578	21,156	21,156	—3,559	10,578	5,289	....	+1,730	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT						
			Survey Number	Number	Area in Acres and Gunthas.	VALUE IN RUPEES		Number	Area in Acres and Gunthas.
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
337	Vinayak Vyankatesh Deshpande.	Inam	353/9-B/ CTS/218/B 11.	619	2-34	28,500	28,500	419	0-34.72
	Dnyanu Vithu Tadake (P. Tenant).							435	1-4.40
			353/6-B/ CTS/218/B/ 7.	623	0-37	8,325	8,325	444	23.63
	Shrikrishna Jagannath Deshpande.	Do.	353/6-A/ CTS/218/B/ 6.	624	1-0	9,000	9,000	441	0-26.1
	Shankar Tukaram Shinde (P. Tenant).								
338	Krishnabai w/o Gopal Deshpande (Lessor).	Do.	353/7/CTS/ 218/B/8.	621					
	Shamrao Ramaji Powar (Lessee).			622	1-17	14,250	14,250	438	0-34.71
	Sub-Lessees :— (1) Bhagwan Narayan Jadhav. (2) Shamrao Balkrishna Patil. (3) Dattatraya Dinkar Kulkarni. (4) Narayan Ramchandra Kulkarni.								
	Shankar Tukaram Shinde (P. Tenant).								
339	Government of Maharashtra (Lessor).	Do.	353/3	627	1-39	26,663	26,663	443	0-34.4
	Shankar Tukaram Shinde (Lessee).							445	0-29.16
340	Government of Maharashtra (Shri Govind Vinayak Deshpande) (watandar).	Rayat- wari.	353/4 pt. CTS 218/B /4	628	2-0	26,000	26,000	446	0-39.90
	(1) Laxman Bali Sawant (1/3). (2) Vithoba & Dadu Dnyanu Sawant (2/3).	Do.						448	0-24.77
341	Government of Maharashtra (Lessor), Shivling Balappa Kalayani (4 Gunthas Lessee.) Laxman wali Sawant Vithoba Dadu Sawant (5.11 GS).	Do.	353/4-B	629	0-9.11	6,621	6,621 + ×	446-A	0-9.11
342	Government of Maharashtra (Lessor)	Do.	353/5-ACTS 218/B/5	630	2-14	30,550	30,550 + ×	447	1-14.05
	(1) Shamu Vishnu Shinde, M/G Babu Bhanu Shinde (1/3) (2) Babu Bhanu Shinde (1/3). (3) Lalubhai Kemchand Mehta (6.75 Gs.).								449

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6(b).	Increment Section 65 Col. 10(a) minus Column 9 (a)	Contribution Section 68 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition Columns 11 13, 14.	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive structure.	Without reference value of structures.	Inclusive of structures.	11	12	13	14	15	
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
10,416	10,416	13,020	13,020						
13,344	13,344	16,680	16,680	-4,740	5,940	2,970	....	-1,770	
23,760	23,760	29,700	29,700						
5,316	5,316	7,075	7,075	-3,009	1,759	879	....	-2,130	
5,872	5,872	9,136	9,136	-3,128	3,264	1,632	....	-1,496	
10,413	10,413	13,884	13,884	-3,837	3,471	1,735	....	-2,102	
12,900	12,900	14,620	14,620						
7,290	7,290	11,299	11,299	-4,473	5,729	2,864	....	-3,609	The question of regrant of land to the watandar Shri Govind Vinayak Deshpande is under consideration of Government.
20,190	20,190	25,919	25,919						
14,996	14,996	16,995	16,995						
6,102	6,102	8,050	8,050	-4,812	3,857	1,928	....	-2,884	The question of regrant of land to Watandaris under consideration of Government.
21,188	21,188	25,045	25,045						
6,621	6,621 + x	7,725	7,725 + x	....	1,104	552	....	+552	Do.
20,260	20,260 + x	22,971	22,971 + x						
9,325	9,325	12,122	12,122	-965	5,508	2,754	....	+1,789	Do.
29,585	29,585 + x	35,093	35,093 + x						



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES.			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
343	Lessors same as 1 to 8 .. (1) Laxuman Mahadeo Deshpande (1/12). (2) Mahadeo Ramchandra Deshpande (1/12). (3) Sitabai w/o Ramchandra Deshpande (1/6). (4) Krishnabai w/o Shankar Deshpande (1/12). (5) Radhabai w/o Shankar Deshpande (1/12). (6) Shrikrishna Jagannath Deshpande (1/12). (7) Government of Maharashtra (1/3). (8) Vinayak Vyankatesh Deshpande (1/12). Vishnu Vasudeo Vijapure (Lessee). Ravaji Bhanaji Bhate (Sub-Lessee).	Rayatwari.	354/1A+1B 2A/1A/1- CTS 216/ C/1/1	631	0-15	4,688	4,688	450 456	0-28.7 0-19.5
343A	Lessors (1) to (8) as above Shankar Ramchandra Vijapure (Lessee).	Do.	354/1A + 1 B + 2A/ 1A/2 -CTS 218/C/1/2.	632	0-16	5,000	5,000	....	....
343B	Lessors (1) to 8 as above .. Ganesh Govind Vijapure (Lessee).	Inam	354/1A + 1 B 2A/1A/3 CTS 218/C /1/3	633	0-15	4,688	4,688		
344	Lessors (1) to (8) as above .. Mahadeo Pandurang Dhapar (Lessee). Sub-Lessee— (1) Kisanlal Pramaji Marwadi. (2) Lalubhai Hemchand Gujar.	Do.	354/1A + 1 B+2A/1B CTS 218/C /2.	634	1-6	14,375	14,375	451 455	28.45 28.03
345	Lessors (1) to (8) as above— Vasant Krishna Dhapare M/G Nazar District Court Satara (Lessee) Sub-Lessee Shrikrishna Bhise & Co., Babu Baju Shinde.	Do.	354/1B + 2 A/2CTS- 218/C/3	635	2-26	31,800	31,800	452 454	1-17.92 0-33.3
346	(1) Sitabai w/o Ramchandra Deshpande (Lessor). (2) Ramchandra Damodar Deshpande (Lessor) Gouri-har Eknath Sinhasane (Lessee).	Do.	355/2/355/ 3A 2B/2	638	0-8 0-11.75	5,925	5,925	496A	0-14.07
347	Ramchandra Damodar Deshpande (Lessor) Malatibai w/o Achyut Wilimbe and Shripad Ramchandra Deshpande (Lessee).	Rayatwari.	355/2 + 3A/ 1-B/1	639	0-19.3	3,790	5,790	468	0-26.45
347A	Ramchandra Damodar Deshpande (Lessor) Mahadu Jayram Patil (Lessee).	Do.	355/3A/1-A	639-A	0-20	6,000	6,000	469-B	0-14.0
348	Ramchandra Damodar Deshpande (Lessor). Lessee:— (1) Ganapat Jathiram Gujar (4). (2) Vyankatrao Ramchandra Dubal (4).	Do.	355/3A/1-A	640	0-31.5	9,450	9,450	457	0-29.34

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 67 Col. 9 (b) minus Column 6 (b).	Increment (Section 66 Col. 10 (a) minus Column 9 (a))	Contribution Section 66 50% of Column 12	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the Columns 11, 13, 14	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
10,782	10,702	11,480	11,480	Rs.	Rs.	Rs.	Rs.	Rs.	
4,875	4,875	7,313	7,313	+1,261	3,156	1,578	....	+2,839	Final plots allotted in lieu of O. P. No. 631 to 633.
15,637	5,637	18,793	18,793						
....	....	....	....	....	..	..	....	....	
10,669	10,669	11,380	11,380						
6,508	6,508	9,428	9,428	+2,802	3,629	1,814	....	+4,616	
17,177	17,177	20,806	20,806						
21,720	21,720	23,168	23,168						
7,575	7,575	10,984	10,984	—2,505	4,857	2,428	....	—77	
29,295	29,295	34,152	34,152						
5,276	5,276	6,158	6,158	—649	880	440	....	—309	
9,919	9,919	10,579	10,579	+4,129	660	330	....	+4,459	
5,250	5,250	5,775	5,775	—750	625	262	....	—488	
11,003	11,003	11,736	11,736	+1,553	733	366	....	+1,919	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT.					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
349	Ramchandra Damodar Deshpande, (Lessor) Lessees:- (1) Shankar Narayan Kalayani (1/4). (2) Mahadeo Shankar Kalayani (1/4). (3) Prabhakar Shankar Kalayani (1/4). Ramchandra Damodar Deshpande (Lessor). Lessees:- Sakharam Sitaram Sature, Manager of Family M/G Jijabai (Lessee).	Rayatwari.	355/3B/1	641	2-9	26,700	26,700	458	0-37.35
	355/3-B/2		460						0-14.65
	355/3-C		459-A						0-9.93
350	Government of Maharashtra (Lessor). Lessee:- (1) Shankar Tukaram Jadhav (1/2). (2) Khashaba Dnyanu Patil (1/2).	Do.	365/1-CTS/297.	643	2-24	16,000	16,000	464	2-7.23
351	Government of Maharashtra (Lessor). Lessees:- (1) Vishwanath Pandurang Kale (1/4). (2) Gopal Ramkrishna Kale (1/8). (3) Pralhad Ramkrishna Kale (1/8). (4) Bhima W/o Krishna Salunke (1/2).	Do.	365/2-CTS/296.	644	1-15	8,937	8,937	465	0-25.01
								431	0-22.45
									1-8.36
352	Government of Maharashtra (Lessor). Lessees:- (1) Vishwanath Pandurang Kale (1/2). (2) Bhima W/o Krishna Salunke (1/2).	Do.	365/3-CTS/296.	645	1-18	8,700	8,700	400	0-22.61
								430	0-22.91
									1-5.52
353	(1) Shaikh Abdul Ajj Amin Sutar. (2) Mahamand Amin Sutar.	Do.	366/CTS-298	647	2-23	16,737	16,737	463	2-30.07
354	Atmaram Bapuji Patak	Do.	367	648	1-32	16,200	16,200	408-A	1-13.5
355	Vishnu Ganesh Joshi (1/2). Waman Ganesh Joshi (1/2).	Do.	368/1+2A	649	0-33	14,850	14,850	462	0-31.58

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 8(b)	Increment Section 65 Col. 10(a) minus Column 9 (a)	Contribution Section 66 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
				Rs.	Rs.	Rs.	Rs.	Rs.	
14,006	14,006	14,940	14,940						
3,603	3,603	5,310	5,310						
17,609	17,669	20,250	20,250	-9,031	2,581	1,290	....	-7,741	
2,482	2,482	3,724	3,724	+2,482	1,242	621	....	+3,103	
14,174	14,174	19,626	19,626	-2,726	5,452	2,726	....	....	The question of regrant of land to the occupant is under consideration of Government.
7,254	7,254	6,024	6,024	-1,683	5,440	2,720	....	+1,037	Do.
		12,694	12,694						
6,828	6,828	6,014	6,014						
		5,935	5,935	-1,872	5,121	2,560	....	+688	Do.
		11,949	11,949						
17,886	17,886	26,142	26,142	+1,149	8,256	4,128	....	5,277	
12,037	12,037	14,712	14,712	-4,103	2,675	1,337	....	-3,836	
12,632	12,632	15,790	15,790	-2,218	3,158	1,579	....	-639	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas. Sq. Yds.
			City Survey Number.	Number.	Area in Acres and Gunthas. Sq. Yds.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
356	(1) Ramchandra Sitaram Ghatge (1/2) (2) Sounubai w/o Vishnu Shevade (1/2).	Inam	368/2-B	650	A. G. 0-12	5,400	5,400	470	A. G. 0-8.56
357	Government of Maharashtra (Lessor). Tatoba Gopal Shinde (Lessee).	Do.	700/1-714 C. T. S. 328-D.	651	4-3 Sq. Yds. 2,860	36,875	36,875	471	3-19.76 Sq. Yds. 791 A-Gunthas 0-15.33
						4,424	4,424	503	
						775	7,362	490	
						11,786	11,786	505	
358	Government of Maharashtra (Lessor). Lessees :- (1) Gitabai w/o Shankar Gurav (1/2). (2) Walu w/o Rama Gurav (1/2).	Do.	705/3	652	0-29	5,438	5,438	472	0-21.74
359	Government of Maharashtra (Lessor). Jagannatha Pandurang Nalavade (Lessee).	Do.	705/2-B	653	0-11.5	1,725	1,725	473	0-11.22
360	Government of Bombay (Lessor). Khandu Narayan Chikurdekar (Lessee).	Do.	705/2-A	654	0-11.5	1,725	1,725	474	0-12.64
361	(1) Anant Balawant Desai (1/4). (2) Bhausahab Balwant Desai M/G Balwant Ganapat (1/4). (2) Ganpati Dnyanu Mohite (1/2).	Do.	705/1	655	1-13	13,250	13,250	477	0-16.68
								478	0-29.62
362	Government of Maharashtra (Lessor). (1) Ramu Dnyanu Jagadale (1/2). (2) Ramchandra Dnyanu Jagadale (1/2). (Lessees).	Do.	705/4-B	656	A. G. 0-5	500	500	475	0-5.24
363	Government of Maharashtra Vishnu Santu Bhopate (Lessee).	Do.	705/4-A	657	0-5	500	500	476	0-4.84
364	Government of Maharashtra (Lessor). Dhondi w/o Mahiboo Jangi (Lessee).	Do.	706	658	1-25	16,250	16,250	480	0-21.15
								479	0-30.89
365	Government of Maharashtra (Lessor). Chandbi w/o Abdul Husein Khalija.	Do.	707	659	1-18	14,500	14,500	481	0-20.27
								482	0-27.05
366	Ramoilal Kishanlal Lahoti	Do.	713 CTS/316 to 319.	661	Sq. Yds. 3,932	20,310	20,310	483	0-27.9

## KARAD No. I (FINAL)

B—contd.

## Valuation Statement—contd

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6 (b).	Increment (Section 65) Col. 10 (a) minus Column 9 (a).	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution, to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 13, 14	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
3,852	3,852	4,280	4,280	-1,548	428	214	....	-1,334	
31,440	31,440	41,928	41,928	-5,229	10,482	5,241	....	+12	The question of regrant of land to the occupant is under consideration of Government.
7,514	7,514	8,305	8,305	-1,400	1,752	876	....	-524	
2,872	2,872	3,833	3,833						
10,386	10,386	12,138	12,138						
1,505	1,505	1,672	1,672	+1,505	167	83	....	+1,588	
5,435	5,435	7,772	7,772	-3	2,337	1,168	....	+1,165	Do.
1,683	1,683	2,805	2,805	-42	1,122	561	....	+519	Do.
1,896	1,896	3,002	3,002	+171	1,108	553	....	+724	Do.
2,085	2,085	3,857	3,857						
11,108	11,108	12,588	12,588	-57	3,252	1,626	....	+1,569	
13,193	13,193	16,445	16,445						
524	524	917	917	+24	393	196	....	+220	Do.
484	484	847	847	-16	363	181	....	+165	Do.
3,172	3,172	5,287	5,287						
11,583	11,583	13,127	13,127	-1,495	3,659	1,829	....	+334	
14,755	14,755	18,414	18,414						
3,940	3,940	4,926	4,926						
10,144	10,144	11,496	11,496	-416	2,338	1,169	....	+753	Do.
14,084	14,084	10,422	10,422						
17,437	17,437	18,831	18,831	-3,873	1,394	697	....	-3,176	

## TOWN PLANNING SCHEME

## FORM

## Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number.	Area in Acres and Gunthas. Sq. Yds.
			Survey Number.	Number	Area in Acres and Gunthas. Sq. Yds.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
367	Government of Maharashtra (Lessor). Piloba Yithoba Choudhari (Lessee).	Rayatwari.	714/CTS/323-C.	662	710	6,745	6,745+X+400*	500	681.7
368	Government of Maharashtra Popular Purchase and Sale Society (Lessee).	Do.	714/CTS/323-B.	663	610	5,795	5,795+X	501	485.7
369	Government of Maharashtra (Lessor). Vishwanath Govinda Patankar (Lessee).	Do.	714/CTS/323-A.	664	1,056+165	10,032	10,032	502	947.5
370	Government of Maharashtra (Lessor) Shivram Ganesh Lohar (Lessee).	Do.	714/CTS/326-C.	666	283	2,971	2,971	504	283
371	Government of Maharashtra (Lessor). Hussein Appa Mujawar (Lessee).	Do.	714/CTS/326-B/325-B.	667	328 24 352	3,696	3,696	505A	352
372	Government of Maharashtra (Lessor). Keshav Abaji Varkar (Lessee).	Do.	714/CTS/326-A/325-A.	668	655 A. G.	6,878	6,878	506	655 A. G.
373	Government of Maharashtra (Lessor). (1) Vishwanath Govinda Patankar (1/3). (2) Ramdas Govind Patankar (1/3). (3) Maruti Govinda Patankar (1/3). for 2 and 3 M/G (1) above (Lessee).	Do.	714/5/CTS/327.	669	1-24.1	4,807	4,807	486	1-8.93
374	Government of Maharashtra (Lessor). Lessee :- (1) Gopal Ramkrishna Kale, (2) Pralhad Ramkrishna Kale, (3) Vishwanath Pandurang Kale.	Do.	714/4-B	670	0-18	900	900	489	18-13
375	Government of Maharashtra (Lessor). Lessee :- (1) Bhima w/o Krishna Salunke.	Do.	714/4-A	671	0-18	900	900	490	0-18.17
376	Government of Maharashtra (Lessor). Khashaba Dnyanu Patil (Lessee).	Do.	714/3	672	0-19	950	950	487	0-17.33
377	Government of Maharashtra (Lessor). Shankar Tukaram Jadhav (Lessee).	Do.	714/2	673	0-17	850	850	488	0-14.17
378	Government of Maharashtra (Lessor). Lessee :- (1) Keshav Gangaram Jadhav (1/2) (2) Madhav Gangaram Jadhav (1/2).	Do.	714/1	674	0-6 } 0-29 }	1,750	1,750	401	0-28.71

## KARAD No. I (FINAL)

—contd.

## Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67. Col. 9 (b) minus Column 8 (b).	Increment (Section 65) Col. 10 (a) minus Column 9(a).	Contribu- tion (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 13, 14.	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
6,476	6,476+X	7,158	7,158+X	Rs. -269 -400 -669	Rs. 682	Rs. 341	Rs. ....	Rs. -328	*Compensation for latrine.
4,614	4,614+X	5,100	5,100+X	-1,181	486	243	....	-938	Contribution wholly to be paid by lessee. Do.
9,001	9,001	9,949	9,949	-1,031	948	474	....	-557	Do.
2,971	2,971	3,254	3,254	....	283	141	....	+141	Do.
3,696	3,696	4,048	4,048	....	352	176	....	+176	Do.
6,878	6,878	7,533	7,533	....	655	327	....	+327	Do.
3,070	3,070	6,422	6,422	-1,137	2,752	1,376	....	+239	Do. Contribution wholly payable by Lessee accordi g to the shares.
907	907	1,586	1,586	+7	679	339	....	+346	The question of grant of land to the occupant is under consid- eration of Government.
909	909	1,590	1,590	+9	681	340	....	+349	Do.
867	867	1,516	1,516	-83	649	324	....	+241	Do.
708	708	1,311	1,311	-142	603	301	....	+159	Do.
1,436	1,436	2,512	2,512	-314	1,070	538	....	+224	Do.



## TOWN PLANNING SCHEME

## FORM

Redistribution an

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT.					Number	Area in Acres and Gunthas.
			Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without rference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					A. G.				A. G.
379	Shree Ekveeradevi Vahivatdar :- (1) Mahadeo Ganpat Batane (1/2). (2) Laxman Ganapat Batane (1/2).	Rayatwari	715/4-B	675	2-26	6,625	6,625	492 493	0-24.67 0-34.74
			716	681	0-22.57	16,386	16,386	507	0-22.57
			715/3-B	680	0-21	15,246	15,246	498	0-24.87
380	Shree Ekaveeradevi Vahivatdar :- Gangadhar Baburao Batane. Gourihar Baburao Batane.	Inam	715/4-A	676	1-16	3,500	3,500	495 496A	0-23.37 0-21.01
			715/3-A/715	679	0-30	4,125	4,125	497	0-27.11
			715/1	678	1-24	4,800	4,800	494	0-31.16
							13,425		
381	Shree Ekaveeradevi Vahivatdar :- Dattatraya Sitaram Vani.	Do.	715/2	677	1-3	3,225	3,225	496 494A	0-21.14 0-26.74
382	Jayram Bala Jadhav Nivriti Vishnu Jadhav (Lessors). Pandit Pandurang Dhavale (Lessee and Mortgagor). Satara Swadeshi Bank, (Mortgagee). Lessors as above Lessees :- Abdul Aziz Hussain Momin Shri D. M. Sansuddi (6-2/33 Gunthas) 15 nPs.	Do. 65 nPs. shares.	717/A	682	1-0	16,940	16,940	508	1-0
383	Jahanoor Bandu Rohile	Do.	725/CTS./214A/4 & 214B.	683	Sq. yds. .038	8,285	8,285	509	1,038
384	Sayedlal Rasool Kikalgar.	Do.	725/CTS./214-C/3.	686	228-5	1,828	1,828	512	228-5
385	Gopal Narayan Datar (1/2). Ramchandra Annaji Shrotri (1/2).	Do.	725/CTS./214-C/2.	685	7,240	5,631	5,631	511	7,240
386	Sayedlal Rasul Shikalgar .. Indirabai w/o Balkrishna Dhopate.	Rayatwari	725 (pt.) ..	687/2	40	250	250	514	40
387	Pandit Vaman Kulkarni ..	Do.	725 (pt.) ..	687/1	302	1,887	1,887	513	302
388	Anant Ganapati Jadhav ..	Do.	725 (pt.) ..	688	A. G. 0-39.07	31,224	31,224	516	A. G. 0-39.07
390	(1) Md. Shafi Ramajan Mulla M/G. Ramjan Hamid Mulla. (2) Md. Phaoak Ramajan Mulla. M/G Ramajan Hamid Mulla.	Jat Inam	352-A CTS/203-C/ 56, 58.	691	Sq. yds. 431-6	4,100	4,100	518	Sq. yds. 431-6

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6(b)	Increment (Section 63) Col. 10(a) minus Column 9(a)	Contribution (Section 68) 50 per cent of Column 12	Addition to (+) or deduction from (-) contribution, to be made under other sections.	Net demand from (+) or by (-) owner, being the addition Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
1,542	1,542	2,390	2,390	Rs.	Rs.	Rs.	Rs.	Rs.	
2,171	2,171	3,365	3,365	-2,912	2,042	1,021	....	-1,891	
3,713	3,713	5,755	5,755						
16,386	16,386	17,751	17,751	....	1,365	682	....	+682	
18,050	18,050	19,550	19,550	+2,804	1,500	750	....	+3,554	
1,457	1,457	3,505	3,505						
1,317	1,317	3,689	3,689						
3,728	3,728	5,422	5,422	-3,586	7,672	3,836	....	+250	
2,337	2,337	3,895	3,895						
8,839	8,839	16,511	16,511						
		4,228	4,228						
3,591	3,591	3,342	3,342	+366	3,979	1,989	....	+2,353	
		7,570	7,570						
16,940	16,940	18,150	18,150	....	1,210	605	....	+605	Contribution payable according to the shares.
8,285	8,285	9,013	9,013	....	728	364	....	+364	
1,828	1,828	1,999	1,999	....	171	85	....	+85	
5,631	5,631	6,234	6,234	....	603	301	....	+301	Contribution payable according to the shares.
250	250	250	250	....	..	..	....	....	Land used and to be used as passage No contribution.
1,887	1,887	2,115	2,115	....	+238	114	....	+114	
31,224	31,224	33,626	33,626	....	2,402	1,201	....	+1,201	
4,100	4,100	4,532	4,532	....	432	216	....	+216	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas. Sq. yd.
			Survey Number	Number	Area in Acres and Gunthas. Sq. yds.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
391	Dattatraya Thombare. Krishnaji	Jat-Inam	352-A CTS/203-C 54, 55, 57.	692	434	4,123	4,123	519	434
392	(1) Dattatraya Thombare. Krishnaji (2) Md. Shafi and Phanak Ramjan Mulla. M/G. Ramjan Hamid Mulla	Do.	352-A CTS/203-C /59.	690	175 4	1,228	1,228	518-A	175 4
393	(1) Bhikaji Shinde (½). Pandurang (2) Mahadeo Shinde (½). Pandurang	Do.	352-A CTS/203-C 50 to 53.	693	573	6,016	6,016	520	573
394	Smt. Anbai w/o Dhondi Mohadik.	Do.	352-A CTS/203-C 47 to 49.	694	119	1,606	1,606	521	119
395	Pandurang Shankar Todakari	Do.	352-A CTS/203-C 46.	695	103	1,390	1,390	522	103
396	(1) Vishnu Govind Gadhave (2) Gajanan Govind Gadhave. M/G. Brother Vishnu.	Do.	352-A/CTS/ 203-C/45.	696	201	2,713	2,713	523	201
397	V. A. Chorage	Do.	325-A/CTS/ 203-C/44.	697	398	3,582	3,582	524	398
398	Bhaskar Narayan Patwardhan (11/16). Kisanlal Premraji Lahoti for (3½ Gunthas) (5/16).	Do.	352-A/CTS/ 203 C/39 to 43.	698	1,350	12,150	12,150	525	1,350
399	Nilkanth Annappa Kalayani	Do.	350-A/CTS/ 203-C/61.	700	A. G. 0 27	24,503	24,503	527	A. G. 0 27
400	Ramvilas Kisanlal Lahoti	Do.	352-A/203-C /38. 352-A/CTS/ 220/8 to 30 203-C/37	699 713 722	Sq.yds. 617 805 61	5,553 14,892 274	5,553 14,892 274	526 537 546	Sq.yds. 617 805 61
401	(1) Gopal Narayan Datar (1/2). (2) Shivram Ramrao Chougule (1/2).	Do.	352-C/1-A/1 +2A. 352-C/1B+ 2B/2-A. 352C/1-A/2	702 703	A. G. 0-22 2 0 2.09	5,550 218	5,550 218	529 ..	A. G. 0-16 93 ....
401-A	(1) Shivram Ramrao Chougule. (2) Gopal Narayan Datar. (3) Vasudeo Krishna Joshi.	Do.	352-C/1-A/3 352-C/1B+ 2B/2B.	705	0 13.05	4,140	4,140	382	0-13 41
402	Vishnu Govind Ghadave(1/2) Bandu Dhondi Bhosgaonkar (1/2).	Do.	352-C(Pt.)	704	1 20	18,750	18,750	530	1 2.28
403	(1) Vasudeo Krishna Joshi (19/96). (2) Vishnu Khanderao Shinde (3) Dattatraya Krishnaji Thombare (17/64). (4) Rajaram Balwant Jirango (17/64).	Do. Do.	352-C(Pt.)	706	0 5	1,562	1,562	439	0 12.52

## KARAD No. I (FINAL)

B—contd.

## Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 67 Col. 9 (b) minus Column 6(b)	Increment (Section 65) Col. 10 (a) minus Column 9 (a)	Contribution (Section 66) 50 per cent of Column 12	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	inclusive of structures.	Without reference to value of structures.	inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
4,123	4,123	4,557	4,557	....	434	217	....	+217	
1,228	1,228	1,228	1,228	....	..	..	....	....	Land used and to be used as passage No contribution.
6,016	6,016	6,589	6,589	....	573	288	....	+288	
1,606	1,606	1,755	1,755	....	149	74	....	+74	
1,300	1,300	1,518	1,518	....	128	64	....	+64	
2,713	2,713	2,965	2,965	....	252	126	....	+126	
3,582	3,582	3,980	3,980	....	398	199	....	+199	
12,150	12,150	13,500	13,500	....	1,350	675	....	+675	
24,503	24,503	26,953	26,953	....	2,450	1,225	....	+1,225	
5,553	5,553	6,170	6,170	....	617	308	....	+308	
14,892	14,892	16,100	16,100	....	1,208	604	....	+604	
274	274	335	335	....	61	30	....	+30	
4,233	4,233	6,348	6,348	—1,535	2,115	1,057	....	—478	
....	....	....	....	....	....	..	....	....	
3,352	3,352	6,033	6,033	—788	2,081	1,340	....	+552	
13,212	13,212	21,140	21,140	—5,538	7,928	3,964	....	—1,574	
2,817	2,817	4,695	4,695	+1,255	1,878	939	....	+2,194	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					A. G.				A. G.
404	Vyankatesh Ramchandra Sakhadeo.	Jat-Inam	352-A/CTS/220/6.	710	0-4	4,840	4,840	534	0-4
405	Dattatraya Vasudeo Joglekar.	Do.	352-A/CTS/220/1.	711	Sq. Yds. 358	4,833	4,833	535	Sq. Yds. 358
406	Lilabai w/o Bhagawant Rote.	Do.	352-A/CTS/220/2 to 5 and 230.	712	302-2	7,555	7,555	536	302-2
407	Bhagwant Raghoba Rote ..	Do.	350/CTS/203-A/8+9A.	741	590	10,620	10,620	574	425-3
407A	Janardan Mukund Nayak (Mortgagor). Canara Industrial and Banking Syndicate Ltd. (Mortgagee).	Do.	352-A/CTS/220/31.	714	424	3,816	3,816	538	424
408	Baburao Vishwanath Batane (Lessor). Kutubbi w/o Mohd. Mulla (Lessee).	Do.	351/CTS/203-A/43-A/1.	715-A	271.3	1,221	1,221	539-A	271-3
409	Baburao Vishwanath Batane (Lessor). Ganpat Balwant Jirage (Lessee).	Do.	CTS/203-A/43-A/2.	715-B	29	130	130	539-B	29
410	Baburao Vishwanath Batane (Lessor). Vishnu Khanderao Shinde (Lessee).	Do.	CTS/203-A/43-A/3.	715-C	202	909	909	539-C	202
411	Baburao Vishwanath Batane (Lessor). Bhanu Sitaram Chavan (Lessee). Maruti Nana Chavan (Lessee). Rangrao Ganpat Patil (Lessee).	Do.	CTS/203-A/43-A/4.	716 *	128	576	576	540	128
412	Baburao Vishwanath Batane (Lessor). Shivrao Ramarao Chougule (Lessee).	Do.	CTS/203-A/43-A/5.	717	287	1,292	1,292	541	287
413	Baburao Vishwanath Batane (Lessor). Baburao Krishnaji Kharade (Lessee).	Do.	R. S./351/CTS. No./203-A/43-A/6.	718	167	752	752	542	167
414	Baburao Vishwanath Batane (Lessor). Baburao Krishnaji Kharade (Lessee).	Do.	CTS. No. 203-A/43-A/7.	719-A	30	135	135	543	30
415	Baburao Vishwanath Batane (Lessor). Baburao Krishnaji Kharade (Lessee). Mukund Pandurang Vasant Tukaram Velhal.	Do.	R. S./351-A/2. CTS./203-A/43-B.	719	200	900	900	543-A	200
417	(1) Ganpati Dnyanoba Batane. (2) Baburao Vishwanath Batane.	Do.	CTS./203-A/44.	720	33	148	148	544	33
418	(1) Baburao Vishwanath Batane (Lessor) (2) Ganapati Vithal Bhat (Lessee). (3) Vyanketrao Vithalaji Patil (Mudat Kharadidar).	Do.	R. S./351-D/CTS./203-A/45.	721	329-7	1,483	1,483	545	329-7

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 67 Col. 9 (b) minus Column 6(b).	Increment (Section 65 Col. 10(a) minus Column 9(a))	Contribution Section(66) 50% of Column 12.	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by (—) owner being the addition of Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
4,840	4,840	5,324	5,324	Rs. ....	Rs. 484	242	....	+242	
4,833	4,833	5,280	5,280	....	447	223	....	+223	
7,555	7,555	8,310	8,310	....	755	377	....	+377	
7,656	7,656	8,506	8,506	—2,984	850	425	....	—2,539	
3,816	3,816	4,240	4,240	....	424	212	....	+212	
1,221	1,221	1,357	1,357	....	136	68	....	+68	Contribution to be paid wholly by lessee.
130	130	159	159	....	29	14	....	+14	Do.
909	909	1,111	1,111	....	202	101	....	+101	Do.
576	576	704	704	....	128	64	....	+64	Do.
1,292	1,292	1,435	1,435	....	143	71	....	+71	Do.
752	752	835	835	....	83	....	....	+41	Do.
135	135	150	150	....	15	7	....	+7	Do.
900	900	1,100	1,100	....	200	100	....	+100	Do.
148	148	148	148	....	..	..	....	....	Contains water reservoir No increment.
1,483	1,483	1,813	1,813	....	330	165	....	+163	Contribution to be wholly paid by Lessee.

## TOWN PLANNING SCHEME

FORM

Redistribution and

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT.					Number.	Area in Acres and Gunthas.
			Survey Number.	Number.	Area in Acres and Gunthas.	VALUE IN RUPEES.			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. Yds.				Sq. Yds.
419	Vasant Dattatraya Khatavkar.	Jat-Inam	352-A/CTS. 203-C/31-B	724	816	14,280	14,280	548	816
420	Bhikaji Dhondiba Borate.	Do.	352-A/CTS. 203/6/21 to 26.	726	571.6	10,004	10,004	550	571.6
421	Kantilal Laxmichand Shah.	Do.	352-A/CTS. 203-C/14 to 20.	727	711.4	12,450	12,450	551	711.4
422	Manaku Raoji Patil ..	Do.	352-A/CTS. /203-C/6 to 11.	728	218.5	5,899	5,899	552	218.5
423	Ramchandra Govind Purohit.	Do.	352-A/CTS. /203-C/2-B, 3, 4 and 5. 203-C/13	729	158	4,266	4,266	553	158
				731-B	150	1,350	1,350	556	150
424	Ramchandra Govind Purohit.	Do.	352-A/CTS/203C/1.	731A	177	1,593	1,593	555	177
	Dattatraya Krishnaji Thombare (Mirashi Tenant).								
425	(1) Ramchandra Govind Purohit. (2) Manaku Ramaji Patil ..	Do. ..	352-A/CTS 203-C/12-B	732 ..	G.S. Yds. 16-64.6 ....	18,005	18,005	557	G. S. Yds. 16-64.6
426	(1) Mahadeo Ganapati Batane. (2) Laxman Ganapati Batane.	Do. ..	R.S. 351 C.T.S. No. 203-A/38 to 42.	733 770	A. G. 0-21 5-30.8	44,467 ....	44,467 ....	558 590	A. G. 0-21 5-30.8
427	Ramchandra Pandurang Kantale.	Do.	R. S. CTS. 203A/27.	735	Sq. Yds. 282	5,076	5,076	561	Sq. Yds 282
428	Md. Haji Aminuddin Atar. (1/2).								
	(1) Musa Usmanbhai Atar. (1/2).	..	22 A	737	220 234	8,334	8,334	503	463
	(2) Md. Haji Aminuddin Atar. (1/2)	Do.	R.S. 350CTS 203A-22-B		463				
429	Malhari Krishna Karpe ..	Do.	R. S./350/ CTS./203-A 20-A Pt.	738	222	3,996	3,996	564	222
429-A	V. D. Shiralkar, R. A. Shrotri	Do.	203/20-A Pt.	738-A	12	216	216	564-A	12
430	Vishnu Gopal Vaze ..	Do.	R. S./350/ CTS./203-A /20.	739	197	3,546	3,546	565	197
431	Sadashiv (Mother) Tanubai (1/2). Narayan Vaman Gogate (1/2).	Do.	R. S. /350/ CTS./203-A /19.	740	463	8,334	8,334	566	463
432	Shaikh Usman Shaikh Suleman Alias Kondibhai Karbhari.	Do.	R. S./350/ CTS./203-A /6 and 7.	742	424	7,420	7,420	575	395.5
433	Shivrao Ramrao Chougula	Do.	R. S./350/ CTS. 203-A /A-B/5.	743	612	10,710	10,710	576	612
434	Abdul Rahiman Gani Patil (Land Owner). Md. Ibrahim Abdul Patavkari (Building Owner).	Do.	R. S./350/ CTS./203-A /A-A/7 to 12.	745	808	14,544	14,544	578	808

## KARAD No. I (FINAL)

B—contd.

## Valuation Statement—contd.

FINAL PLOT.				Contribution (+) compensation(—) under sec. 67 Col. 9 (b) minus Column 6(b)	Increment (Section 65 Col. 10 (a) minus Column 9(a)	Contribution Section 66 50% of Column 12	Addition to (+) or deduction from (—) contribution to be made under other sections.	Net demand from (+) or by(—) owner being the Columns 11, 13, 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
14,280	14,280	15,708	15,708	....	1,428	714	....	+714	
10,004	10,004	11,003	11,003	....	999	499	....	+499	
12,450	12,450	13,696	13,696	....	1,246	623	....	+623	
5,899	5,899	6,501	6,501	....	602	301	....	+301	
4,266	4,266	4,701	4,701	....	435	217	....	+217	
1,350	1,350	1,350	1,350	....	..	..	....	....	Contains Temple. No Contribution.
1,593	1,593	1,770	1,770	....	177	88	....	+88	
18,005	18,005	20,006	20,006	....	2,001	1,000	....	+1,000	
44,467	44,467	48,914	48,914	....	4,447	2,223	....	+2,223	
....	....	....	....	....	..	..	....	....	Low lying Area. No compensation and no contribu- tion.
5,076	5,076	5,570	5,570	....	494	247	....	+247	
8,334	8,334	9,144	9,144	....	810	405	....	+405	Contribution payable according to shares.
3,900	3,900	4,385	4,385	....	389	194	....	+194	
216	216	216	216	....	..	..	....	....	Land used and to be used as passage. No contribution.
3,546	3,546	3,891	3,891	..	345	172	....	+172	
8,334	8,334	9,260	9,260	....	920	463	....	+463	
6,921	6,921	7,415	7,415	—499	494	247	....	—252	
10,710	10,710	11,475	11,475	....	765	382	....	+382	
14,544	14,544	16,160	16,160	....	1,616	808	....	+808	



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT				VALUE IN RUPEES		Number	Area in Acres and Gunthas.
			Survey Number.	Number	Area in Acres and Gunthas.	Without reference to value of structures.	Inclusive of structures			
								3(a)		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8	
					Sq. yds.				Sq. yds.	
435	Abdul Rahiman Gani Patil.	Jat-Inam	R. S./350/ CTS./203-A /2, 3, 4A/1 & 2/203-A /4-A/4 to 6	748	10,460.4	20,291	20,921	573-A	6,206	
					1,615.5	19,386	19,386	580	1,615.5	
							40,307			
436	Abdul Rahiman Gani, Patil Sayad Rasul Shigalkar.	Do.	R. S./350/ CTS./203-A /4A/3.	746	39	858	858	579	39	
437	(1) Abdul Rahiman Gani Patil (3/8). (2) Habib W/o. Bala Gani Patil (1/4). (3) Sakharam Tatyia Todkar (3/8)	Do.	R. S./350/ CTS./203-A /1.	747	93	2,398	2,398	581	93	
438	Ambadas Krishnarao Deshpande.	Do.	R. S./350/ CTS./203-A /9-B.	749	900	4,530	4,530	573-B	720.2	
439	Anant and Prabhakar S/o Madhavrao Deshpande M/G. Court of Wards, Satara.	Do.	R. S./350/ CTS./203-A /11.	750	422	2,321	2,321	572	408.4	
440	(1) Vaman Janardan Kar- markar (7/12). (2) Pandurang Ganpat Hardas (5/12).	Do.	R. S./350/ CTS./203-A /12-13.	751	378	1,890	1,890	571	378	
441	Mahadeo Ramchandra Deshpande.	Do.	R. S./350/ CTS./203-A 1A and B.	752	215	1,075	1,075	570-A	215	
442	(1) Vaman Janardan Karmarkar. (2) Mahadeo Ramchandra Deshpande.	Do.	203-A/14/1.	752-A	10	50	50	570	10	
443	Malhar Raoji Deshpande.	Do.	R. S./350/ CTS./203-A /15+16.	753	481	2,405	2,405	569	481	
444	Ashok Sakharam. M/G. Sakharam Bhan Powar.	Do.	R. S./350/ CTS./203-A /17.	754	133	798	798	568	133	
445	Babu Laxman Ghorpade Satara Swadeshi Commer- cial.	Do.	R. S./350/ CTS./203-A /18.	755	117	702	702	567	117	
446	Nanasaheb Ramchandrarao Mane. 268-B. Dilip Keshavrao Powar M/G Mangalabai W/o Keshavrao Powar. 269.	Do.	R. S./728-C B/CTS./339, 340.	758	543	2,444	2,444	590	559	
447	Dilip Keshavrao Powar Babaasheeb Madhavrao Patil Keshavrao Pataloji Powar	Do.	R. S./728-B CTS./341, 342 and 343	759	440	1,700	1,700	589	450.6	
448	Ramchandra Sadashev Dhavalc.	Do.	R. S./728-B /CTS./347, 348.	760	616	2,541	2,541	588	616	
449	Gopal Hari Kulkarni ..	Do.	R. S./728-B /CTS./349, 350.	761	634	2,615	2,615	587	634	
450	Ganesh Rajaram Bohulekar	Do.	R. S./728-B /CTS./344.	776-A	2,283	4,566	4,566	....	....	

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6(b).	Increment (Section 65) Col. 10(a) minus Column 9(a).	Contribution (Section 66) 50% Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 12, 14.	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
12,412	12,412	21,721	21,721	-8,509	14,155	7,077	....	-1,432	
193,86	19,386	24,232	24,232						
31,798	31,798	45,953	45,953	....	78	39	....	+39	
858	858	936	936						
2,398	2,398	2,616	2,616	....	218	109	....	+109	
4,321	4,321	5,041	5,041	-299	720	360	....	+151	
2,246	2,246	2,858	2,858	-75	612	306	....	+231	
1,890	1,890	2,457	2,457	....	567	283	....	+283	
1,075	1,075	1,397	1,397	....	322	161	....	+161	
50	50	65	65	....	15	7	....	+7	
2,405	2,405	3,126	3,126	....	721	360	....	+360	
798	798	998	998	....	200	100	....	+100	
702	702	877	877	....	175	87	....	+87	
2,516	2,516	2,795	2,795	+72	279	139	....	+211	
1,838	1,838	2,068	2,068	+78	230	115	....	+193	
2,541	2,541	2,772	2,772	....	231	115	....	+115	
2,015	2,015	2,853	2,853	....	238	119	....	+119	
....	....	....	....	-4,566	....	....	....	-4,566	

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas
			Survey Number.	Number	Area in Acres and Gunthas	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
					Sq. yds.				Sq. yds.
451A	Pandurang Dnyanoba Desai 321.2 Sq. Yds. Krishnajirao Pirajirao Patil (87.5/9 Sq. Yds.)	Jat-Inam	346-A	775	408 7	1,534	1,534	596-A	358.7
451B	Pandurang Dnyanoba Desai	Do.	337	776-C	418	836	836	....	....
			344	776-B	2,106 5	4,213	4,213	597	1,930.8
452	Ganesh Rajaram Bahulekar	Do.	358	762	296	1,184	1,184	586	296
			363	769	192	672	672	593	320
453	Ganesh Rajaram Bahulekar	Do.	365	767	2,071	1	1	....	....
454	Ganesh Rajaram Bahulekar	Do.	366	766	618	1,391	1,391	582	958.7
			367						
455	Prithviraj Dajisaheb M/G. Dajisaheb Ramrao Chavan.	Do.	R. S./728-B /CTS./357.	763	406	1,726	1,726	585	406
456	(1) Gopal Vishwanath Moghe. (2) Sadashiv Vishwanath Moghe.	Do.	R. S./728-B /CTS./360.	764	294	1,250	1,250	584	294
457	D. R. Chavan	Do.	R. S. No. 728-B/CTS. /359.	765	324	1,296	1,296	583	267.4
458	Hari Vaman Kulkarni	Rayat-wari.	728-B/CTS. /364.	768	377	1,508	1,508	592	377
459	Satara Swadeshi Commercial Bank Ltd.	Do.	361	771	706	2,824	2,824	594-A	700
460	Ganesh Rajaram Bahulekar.	Do.	R. S./728-B /355/356/ 354/ 362.	772-A	689	2,852	2,852	594	1,453.7
				772-B 770	8 16				
461	Vyankatesh Pirajirao Powar	Do.	R. S./728-B /CTS./352/ 353.	773-A	380	1,536	1,536	595	520.3
				773-B	4				
462A	Lalubhai Hem hand Gujar (Lessor). Karad Municipal Borough (Lessee).		R. S./729.	777	A. G. 5 21.65	....	....	598	A. G. 5 21.65
462	Krishnaji Pirajirao Patil.	Do.	R. S./728-B /CTS./351/ pt./345 pt. /365 pt/366 pt.	774	60 404 204 8	2,711	2,711	596	074 4
					677 8				
463	Bhiku Gopal Mali	Do.	Rs. No. 726	780	A. G. 9 0	....	....	600	A. G. 9 0

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under Sec. 67 Col. 9 (b) minus Column 6(b).	Increment (Section 65) Col. 10 (a) minus Column 9(a).	Contribution (Section 66) 50% Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the Columns 11, 13, 14	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
1,345	1,345	1,435	1,435	Rs. -189	Rs. 90	Rs. 45	....	Rs. -144	
....	....	....	....	-836	..	..	....	-836	*Compensation to Shri P. D. Desai ownership of 837 Sq. Yds. disputed by Shri K. P. Patil.
3,880	3,880	5,820	5,820	-333*	1,940	970	....	+637	
1,184	1,184	1,332	1,332	....	148	74	....	+74	
1,120	1,120	1,200	1,200	+448	80	40	....	+488	
....	....	....	....	-1	..	..	....	-1	Road.
2,157	2,157	2,397	2,397	+766	240	120	....	+886	
1,726	1,726	1,930	1,930	....	204	102	....	+102	
1,250	1,250	1,397	1,397	....	147	73	....	+73	
1,070	1,070	1,203	1,203	-226	133	66	....	-160	
1,508	1,508	1,606	1,606	....	188	94	....	+94	
2,824	2,824	3,177	3,177	....	353	176	....	+176	
5,815	5,815	6,542	6,542	+2,963	737	363	....	+3,326	
2,105	2,105	2,368	2,368	+569	263	131	....	+700	
....	....	....	....	....	..	..	....	....	Low lying area No compensation. No contribution.
2,698	2,698	3,035	3,035	-13	337	163	....	+155	Ownership of 220 Sq. Yds. out of CTS. 345 disputed by Shri Desai P.D.
....	....	....	....	....	..	..	....	....	Low lying area No compensation. No contribution.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.								
			City Survey Number	Number	Area in Acres and Gunthas. Sq. yds.	VALUE IN RUPEES											
						Without reference to value of structures.	Inclusive of structures										
1	2	3	3(a)	4	5	6(a)	6(b)	7	8								
464	Bombay State Road Transport Corporation.	Rayat-wari.	215	530-A 530-B 531	1,580-60	....	....	....	....								
			Do.	216						532	635-25						
			Do.	217						533	408-40						
			Do.	218						534	158-90						
			Do.	219						535	189-06						
			Do.	214						538	2,760-40						
			Do.	207						539	4,136-70						
			Do.	208						540-A 590-B	884-90						
			Do.	209						541		166-4					
			Do.	210						542	158-9						
			Do.	211						543	181-5						
			Do.	213						544/1	75-7						
			Do.	212						544/2	294-29						
			Do.	206						546	2,351-9						
			Do.	197						554	4,257-7						
			Do.	196						555	1,210-00						
			Do.	203						545-B	2,219-5						
											223		A. G. SYds. 4-19.84	1,86,259	1,86,259	304	A. G. SYds. 4-22-2
												545-A	1,953-4			305	1,953-4
												553	1,554			306	1,554
				550	1,358	307	1,428										
465	Government of Maharashtra (Lessor). Karad Municipal Borough (Lessee). Government of Maharashtra	Rayat-wari.	F/193/B/3/	7	18	....	....	7	18								
			193/B/2	8	18	....	....	8	18								
			F/193/B/1.	10	232	....	....	10-A	232								
			S. No. 824 pt.	30	488	9,760	9,760	31	431-4								
			192-B	32	1,496	17,952	17,952	27	2,446-7								
			192-C	31													
								21,268	21,268								
			B/47/K-B/Pt.	387	366	188	188	212	378								
										205-A	0-2.03 Gs.						
			B/283	427	623	....	....	231	623								
			B/281	423	493	....	....	227	493								
			B/282	424	773	....	....	228	733								
			202	547	113	1	1	..	....								
			201	548	1,380	1	1	..	....								
200	549	299	1	1	..	....											
195	556	714	7,497	7,497	..	....											
194	557	972	Re. 1	Re. 1	..	....											

## KARAD No. 1 (FINAL)

B--contd.

Valuation Statement--contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6 (b).	Increment (Section 65) Col. 10 (a) minus Column 9 (a)	Contribution (Section 66) 55% of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13, 14	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
				Rs.	Rs.	Rs.	Rs.	Rs.	
1,88,716	1,88,716	2,15,075	2,15,075	+2,457	*23,589	11,794	....	+14,251	12 ½ % rebate*.
....	....	....	....	....	..	..	....	....	} Dharmashala.
....	....	....	....	....	..	..	....	....	
....	....	....	....	....	..	..	....	....	} Passage.
8,028	8,028	9,491	9,491	-1,132	863	431	....	-701	
29,361	29,361	36,701	36,701	+8,093	7,340	3,670	....	+11,763	
273	273	474	474	+85	201	100	....	+185	
126	126	221	221	+126	95	47	....	+173	
....	....	....	....	....	..	..	....	....	} Low lying area No compensation No Contribution.
....	....	....	....	....	..	..	....	....	
....	....	....	....	....	..	..	....	....	
....	....	....	....	-1	..	..	....	-1	Road area nominal Compensation.
....	....	....	....	-1	..	..	....	-1	Do.
....	....	....	....	-1	..	..	....	-1	Do.
....	....	....	....	-7,497	..	..	....	-7,497	....
....	....	....	....	-1	..	..	....	-1	Road area nominal Compensation.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
	(Maharashtra Grid Department).		193-A	559	1,612-5 A. G.	20,157	20,157+X	369	1,476-4 A. G.
	(Camping Ground) ..		346-K CTS. /263.	578	3-16.02 Sq. Yds.	25,538	25,538+X	387	2-39.13
	Government of Maharashtra (Police Department).		345-A/CTS. 221/31B/-	570/	1,221	9,158	9,158	380	1,221
			344-B	571	13,209-3 A. G.	59,442	59,442	381	13,432-3 A. G.
			352-B	701	2-30	34,375	34,375+X	528-B	0-24.63
								528-A	0-29.03
								528	1-11.34
					Sq. Yds.				Sq. Yds.
			352-A/219	708	1,574	16,527	16,527+X	532	1,467-8
			R. S. 823 216.	707	11,920 A. G.	71,520	71,520+X	531	11,920 A. G.
	Municipal Borough Karad (Lessee).		CTS. 729	777-A	0-55	....	....	508-A	0-55
					Sq. Yds.				Sq. Yds.
	Judicial Department ..		F/190	71	7,200	57,606	57,606+X	60	7,200
					A. G.				A. G.
	Government of Maharashtra Cottage Hospital ..	Rayat-wari. Do.	82/19	322-B	0-0.47	32	32		
			82/20	323-B	0-0.80	54	54		
			82/21-A	324-B	0-44	30	30	287	0-24.05
			82/21-B	325-B	0-57	34	34		
			82/22	326-B	0-1.38	93	93	288	0-23.95
			82/23	327-B	0-1.68	113	113		
			82/24	328-B	0-0.90	61	61	289	0-20.33
			82/25	329-B	0-0.95	64	64		
			82/26	330-B	0-1.56	105	105	290	0-11.03
			82/27	331-B	0-2.44	165	165		
			82/28	332-B	0-2.84	192	192	291	0-4.7
			82/29	333-B	0-2.82	190	190		
			82/30	334-B	0-3.31	223	223	291-A	0-4.74
			82/31-32	335-B	0-6.88	490	490		
			82/33	336-B	0-4.80	342	342	292	0-4.57
			82/34	337-B	0-4.40	320	320		
			82/35-A	337-C 338-C	0-0.91	65	65		
			81/1-B	360-B	0-15	900	900	292-A	0-4.61

## KARAD No. I (FINAL)

B—contd.

## Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 67 Col. 9 (b) minus Column 6(b).	Increment (Section 65) Col. 10(a) minus Column 9 (a)	Contribution (Section 66) 50% of Column 12	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the Columns 11, 13, 14.	Remarks
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
18,456	18,456+X	22,147	22,147+X	Rs. -1,701	Rs. 3,691	Rs. 1,845	Rs. ....	Rs. +144	
22,337	22,337+X	29,782	29,782+X	-3,201	7,445	3,722	....	+521	
9,158	9,158	10,073	10,073	....	915	457	....	+457	Police lines.
60,446	60,446	67,162	67,162	+1,004	6,716	3,358	....	+4,362	Do.
7,667	7,667+X	10,252	10,252+X						
9,156	9,156	12,196	12,196	-1,478	10,921	5,460	....	+3,982	Do.
16,044	16,044	21,370	21,370						
32,897	32,897+X	43,818	43,818+X						
15,412	15,412+X	16,880	16,880+X	-1,115	1,468	734	....	-381	
71,520	71,520+X	77,480	77,480+X	....	4,470*	2,235	....	+2,235	*25 per cent. rebate.
....	....	....	....	....	..	..	....	....	Low Lying area No Compensation No Contribution.
57,600	57,600+X	63,000	63,000+X	....	4,050*	2,025	....	+2,025	*25 per cent. rebate.
1,715	1,715	2,848	2,848						
1,676	1,676	2,784	2,784						
1,423	1,423	2,303	2,303						
772	772	1,284	1,284						
282	282	494	404						
284	284	498	498						
400	400	663	663						
403	403	668	668						



**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES			
						Without reference to value of structures.	Inclusive of structures		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
Government of Maharashtra (Cottage Hospital)— <i>contd.</i>	Rayatwari.	81/1-A	370-A	0-19	1,215	1,215	} Site B	A. G. 5 20.44	
		81/IC+2-A	371-B	0-11	605	605			
		CT/64/81 2-B Pt.	372-B	0-7	385	385			
		81/2A+2D. pt.	373-B	0-17	765	765			
		R. S./77	476	0-34	1,360	1,360			
		78/1-4A	477	0-15	600	600			
		78/1-B	478	0-16	640	640			
		78/2-A	479	0-14	560	560			
		78/2-B	480	0-13	520	520			
		78/3	481	1-25	2,600	2,600			
		80 pt.	483-B	1-27.69	3,230	3,230			
		79 pt.	482-B	0-9.45	402	402			
						16,355			16,355
District Local Board, Satara		F/190-B	11	Sq. yds. 2,628.06	31,519	31,519	9	Sq. Yds. 659.7	
							10	1,474.8	
		193-B	558	2,139	22,460	22,460	368	2,431.1	
		725-B/215/ 214-D	689	1,544.04	11,583	11,583 +400	517	1,475	
Karad Borough Municipality		F/193/347	1	Sq. Yds. 25	675	675	1	Sq. Yds. 25	
		347 pt. 186.	38 67 778	141 793 A. G. 0 25.06	} Re. 1	....	....	....	
		C/112	92	743		3,343	3,343+X	78	800
		7/B	375	121	88	88	203-A	420.8	
		F/95	79	13,552	....	....	Site. C	18,601.1	
		F/117 pt.	496-A	2,800	43,160	43,160	A	A. G. 2-6.3	
				16,442					
						D	Sq. Yds. 2,588.7		
						F	A. G. 4-13.5		

## KARAD No. I (FINAL)

B—contd.

Valuation Statement—contd.

FINAL PLOT				Contribution (+) compensation (—) under sec. 87 Col. 9 (b) minus Column 6(b).	Increment (Section 65) Col. 10(a) minus Column 9(a).	Contribution (Section 66) 50% of Column 12.	Addition to (+) or deduction from (—) contribution, to be made under other sections.	Net demand from (+) or by (—) owner, being the addition of Columns 11, 13, 14.	Remarks
VALUE RUPEES									
Un-developed		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
10,818	10,818	19,084	19,084						
17,773	17,773	30,686	30,686	+1,418	8,609	4,304	....	+5,722	*1/3 beneficial to the Scheme.
7,920	7,920	9,240	9,240	....	1,320	660	....	—2,290	
17,700	17,700	23,599	23,599	—5,899	5,899	2,949			
25,620	25,620	32,839	32,839		7,219	3,609			
25,527	25,527	30,389	30,389	+3,067	4,862	2,431	....	+5,498	
11,063	11,063	12,169	12,169	—520 —400*	1,106	553	....	—367	*Compensation for reconstructing the compound wall.
675	675	725	725	—920	50	25	....	+25	
....	....	....	....	—1	....	....	....	—1	Nominal compensation Re. 1 for road area.
3,600	3,600 + X	6,000	6,000 + X	+257	2,400	1,200	....	+1,457	
302	302	621	621	+214	319	159	....	+373	
48,828	48,828	48,828	48,828	+2,834	....	....	....	+2,834	Garden 1/2 Beneficial to the owners of the Scheme and 1/2 to the general public.
3,236	3,236	10,787	10,787	+2,427	5,663	2,831	....	+5,258	Cattle Market 1/4 beneficial to the owners of the Scheme.
19,414	19,414	45,302	45,302	+9,707	12,944	6,472	....	+16,179	Community Centre and School. 1/2 beneficial to the owners of the Scheme.
28,194	28,194	65,062	65,062	+21,146	27,651	13,825	....	+34,971	Infectious Diseases Hospital. 1/4th beneficial to the owners of the Scheme.

**TOWN PLANNING SCHEME**  
**FORM**  
*Redistribution and*

Serial No.	NAME OF OWNER.	Tenure.	ORIGINAL PLOT					Number	Area in Acres and Gunthas.
			City Survey Number.	Number	Area in Acres and Gunthas.	VALUE IN RUPEES.			
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3a	4	5	6(a)	6(b)	7	8
								G	1-17.5
								H	1-30.14
								I	1-20.1
	Karad Borough Municipality		....	..	....	....	....	K	1-1.36
			....	..	....	....	....	L	1-1.25
			....	..	....	....	....	P	0-22.7
			....	..	....	....	....	T	1-12.2
			....	..	....	....	....	V	0-10.8
			....	..	....	....	....	M	0-2.83

*Note.*—Original Plot Nos. 51, 110 to 292, 388 and 744, Final Plot Nos. 46, 148 to 198 and 577



5th April 1961.

## KARAD No. I (FINAL)

B—concl'd.

Valuation Statement—concl'd.

FINAL PLOT				Contribution (+) compensation (-) under sec. 87 Col. 9 (b) minus Column 6(b).	Increment (Section 65) Col. 10 (a) minus Column 9(a)	Contribution (Section 66) (50% of Column 12)	Addition to (+) or deduction from (-) contribution, to be made under other sections.	Net demand from (+) or by (-) owner, being the addition of Columns 11, 13, 14	Remarks.
VALUE RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.	Rs.	Rs.	
....	....	....	....	....	..	..	....	....	Market fully beneficial to the owners of the Scheme.
....	....	....	....	....	..	..	....	....	Open Space.
12,020	12,020	27,045	27,045	+9,015	11,269	5,634	....	+14,649	Cart Stand 1/4th beneficial to the owners of the Scheme.
....	....	....	....	....	..	..	....	....	Open Space.
2,888	2,888	2,888	2,888	+1,444	..	..	....	+1,444	Open space 1/2 beneficial to the owner of the Scheme and 1/2 to the General Public.
....	....	....	....	....	..	..	....	....	Open Space.
....	....	....	....	....	..	..	....	....	Do.
....	....	....	....	....	..	..	....	....	Do.
....	....	....	....	....	..	..	....	....	Do.
				-1,98,140	9,15,643	4,57,723		2,59,583	

Serial Nos. 121 to 129, 135, 243, 312, 314, 389 and 416 are not in the Scheme.

*B. S. Galim*

Arbitrator,  
Town Planning Scheme, Karad No. I.

**TOWN PLANNING SCHEME, KARAD No. I (FINAL)**

**NOTES**

(1) The tenures, easements or other rights if any, in respect of the original plots unless otherwise extinguished in this Scheme are hereby transferred to the corresponding final plots.

(2) All rights of mortgagers and mortgagees, if any, existing in the original plots are hereby transferred to the corresponding final plots.

(3) All rights of lessors and lessees in the original plots, if any, are hereby transferred to the corresponding final plots, irrespective of the slight increase or decrease in area of the final plot allotted to them.

(4) All rights or easements of passages hitherto existing in or over any land included in the Scheme shall be extinguished and passages or access shall be obtained only over lands allotted for roads.

(5) The owners of the original plots whose final plots are not indetical with the original plots are allowed unless otherwise specified to remove the materials if any, of their compound walls, wire fencing, sheds, huts, buildings etc. if any, but not to cut trees or damage wells existing on their original plots and not included in the boundary of the final plots allotted to them within one month from the date of which the Final Scheme comes into force, provided that they shall fill up at their own cost any hollows created during such removal of the said materials. In such cases as specifically mentioned in Form 'B' necessary removal charges or charges for reinstatement shall be paid to the owners.

(6) No burials shall be permitted in S. No. 2/1 and part of S. No. 346-B included within the limits of the Town Planning Scheme after the Final Scheme comes into force.

(7) (a) The improvement in the built up area in the Maharwada and the adjacent area to the North and West of Maharwada for the execution of which no proposals are made in this Scheme, shall be carried out by the Local Authority in accordance with the proposals as shown in red dotted lines on payment of compensation to be determined by either mutual agreement with the owners of properties affected thereby or resort to the Land Acquisition Act, 1894. The lands required for the construction of roads as shown in red dotted lines shall remain in the ownership of the respective owners till they are taken over by the Local Authority, but no addition or alternation to the existing structure thereon (except the usual annual repairs) shall be allowed.

(b) The construction of the reserved road as shown in red dotted lines along the common boundary of F. P. Nos. 463 and 467-A and also in F. P. No. 471 shall also be carried out in the same manner as indicated in clause (a) above.

(8) All roads and drains within the Agricultural Produce Market Yard shall be constructed by the Market Yard Committee.

(9) The existing Cart-tracks in the burial ground in S. No. 346-B may in future if found necessary, be constructed by the Local Authority as shown in red dotted lines for the proper circulation of traffic.

(10) Final Plot No. 422 which is allotted in common ownership to Divate Bros. may be allowed to be sub-divided into 5-6 sub-plots for the construction of that much number of buildings to be held in proportion to their respective shares in the original plots.

(11) The owners of the plots included in the Scheme shall abide by the General Regulations prescribed in the Scheme in order to promote health and sanitation and to preserve the amenities of the area in the Scheme.

(12) In the event of any surplus balance remaining out of contributions from the owners of lands when all the expenditure on works has been incurred and also in the case of the amount of premium received in respect of shops, petrol pumps and cinema theatres, the Local Authority shall credit such amount to a separate Reserve Fund and within a reasonable period, spend it on the improvements of or providing more amenities within the area lying exclusively within the boundary of this Scheme.



*B. S. Halim*

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Arbitrator,  
Town Planning Scheme, Karad No. I.

5th April 1961.

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**TOWN PLANNING SCHEME No. I (FINAL)**

**STATEMENT**

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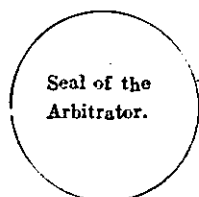
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## TOWN PLANNING SCHEME

Statement showing the proposals of the Arbitrator in respect of the plots allotted or reserved for Public

As modified by the

Site marked on plan Nos. 3 and 4.	Area	Purpose	Arbitrator's proposals under section 32 (1) IV
1	2	3	4
A	A. g. 2-6-3	Cattle market .. ..	1/4th beneficial to the owners and residents within the area of the Scheme and 3/4th to the general public.
C	3 33-73 (18601-1 Sq. Yds)	Garden .. ..	1/2 beneficial to the owners and residents within the area of the Scheme and 1/2 to the general public.
D	0-21-4 (2588-7 Sq. Yds.)	Community Centre and School.	1/2 beneficial to the owners and residents within the area at the Scheme and 1/2 to the general public.
F	4-13-5	Infections Diseases Hospital ..	1/4th beneficial to the owners within the area of the Scheme and 3/4th to the general public.
G	1-17-5	Market .. ..	Wholly beneficial to the owners within the area of the Scheme.
H	1-39-14	Open Space .. ..	Wholly beneficial to the owners within the area of the Scheme.
I	1-20-1	Cart Stand .. ..	1/4th beneficial to the owners and residents within the area of the Scheme and 3/4th to the General public.
K	1-1-36	Green Belt .. ..	Wholly beneficial to the owners and residents within the area of the Scheme.
L	1-12-5	Open Space .. ..	1/2 beneficial to the owners and residents within the area of the Scheme and 1/2 to the general public.
P	0-22-7	Open Space .. ..	Wholly beneficial to the owners and residents within the area of the Scheme.
T	1-12-2	Open Space .. ..	Wholly beneficial to the owners and residents within the area of the Scheme.
V	0-19-6	Open Space .. ..	Wholly beneficial to the owners and residents within the area of the Scheme.
M	0-2-83	Open Space .. ..	Wholly beneficial to the owners and residents within the area of the Scheme.



5th April 1961.

## KARAD No. I (FINAL)

or Municipal purposes under clauses (IV), (V) and (VI) of section 32 (1) of the Town Planning Act, 1954

## Board of Appeal

Sums payable as compensation under section 32 (1) V.  5	Contribution under section 32(1) VI.  6	Remarks.  7
3/4th of the amount of compensation calculated at an average rate of Rs. 1,500 per acre.	Increment at the rate of Rs. 2,625 P. A. 3/4th of Rs. 3,500 P. A.	
1/2 the amount of compensation calculated at an average rate of Rs. 2-10-0 per square yard.	Nil.	
1/2 of the amount of compensation calculated at an average rate of Rs. 7-8-0 per square yard.	Increment at the rate of Rs. 5 per square Yard i.e., 1/2 of Rs. 10 per square Yard.	
3/4th of the amount of compensation calculated at an average rate of Rs. 6,500 P. A.	Increment at the rate of Rs. 6,375 P. A. i.e. 3/4th of Rs. 8,500 P. A.	
Nil. .. .. .	Nil.	
Nil. .. .. .	Nil.	
3/4th of the amount of compensation calculated at an average rate of Rs. 8,000 per acre.	Increment at the rate of Rs. 7,500 P. A. 3/4th of Rs. 10,000 P. A.	
Nil. .. .. .	Nil.	
1/2 of the amount of compensation calculated at an average rate of Rs. 2,200 per acre.	Nil.	
Nil. .. .. .	Nil.	
Nil. .. .. .	Nil.	
Nil. .. .. .	Nil.	
Nil. .. .. .	Nil.	

*B. S. Halim*

Arbitrator,  
Town Planning Scheme, Karad No. I.



## TOWN PLANNING SCHEME, KARAD No. I (FINAL)

Statement showing the proposals of the Arbitrator in respect of Plots occupied for the Religious or Charitable Purposes

Serial No.	Name of the owner.	Original Plot No.	Final Plot No.	Used for	Compensation.	Increment.	Remarks.
1	2	3	4	5	6	7	8
1	Mari Ai Temple, Vahiwatdar— .. (i) Shrimati Laxmibai w/o Ganapati Gurav .. (ii) Smt. Vithabai Jotiram Gurav ..	2 4 5	2 4 5	.... .... Temple ..	.. .. ..	Exempted fully Exempted fully Exempted fully	
2	Mari Ai Temple. (Vahiwatdar)— .. (i) Smt. Walu w/o Rama Gurav .. (ii) Smt. Laxmibai w/o Tukaram Gurav.	3	3	Temple ..	..	Exempted fully	
4	Shambhu Appa Devasthan .. Shri Balkrishna Dnyanu Mardhe (Vahiwatdar)..	9	9-A	Temple ..	..	Exempted fully	
43	Bahiroba Temple— .. (i) Pandu Gopal Dhangar ½ .. (ii) Balku Raoji Dhangar ½ .. (iii) Soma Hari Dhangar ½ .. (iv) Vithoba Sakharam Dhangar ½ .. (v) Dhondi Nama Dhangar ½ ..	68	57	Temple ..	..	....	
48	Foreign Mission Board ..	74	63	Church ..	178	....	Compensation for loss of area.
50	Khach Khadra Masjid, Vahiwatdar. Ahmad and Md. Chand Babala, Dada etc.	76	64	Masjid ..	541	Exempted fully	Compensation for loss of area.
137	Shri Laxmi Temple ..	345	91-A	Temple ..	9	Exempted fully	Contribution for additional area.
151	Shri Maruti Temple ..	386	202	Temple ..	1,015	Exempted fully	Contribution for additional area.
180	Shri Narsinha Temple ..	425	229	Temple ..	..	Exempted fully	
181	Dharmashala ..	426	230	Dharmashala ..	..	Exempted fully	
182	Shri Maruti Temple, Vahiwatdar Divate Bros.	429	233	Temple ..	..	Exempted fully	
199	Burial Ground, Abbas Sagji and Ahmad Babaji Ambekari.	450-A	245-A	Burial ground ..	..	Exempted fully	
260	Muslim Burial Ground Trustees— (1) Karbhari, (2) P. D. Syed, (3) G. A. Bagwan, (4) Y. A. Maner, (5) A. R. Mutawalli.	581	325-B	Burial ground ..	2,065	Exempted fully	
423	Ramchandra Govind Purohit ..	731-B	556	Temple ..	..	Exempted fully	
183A	Wahiwatdar Vithal Maruti ..	422	226	Temple ..	..	Exempted fully	
464	Government of Bombay ..	7 8	7 8	Dharmashala Dharmashala	.. ..	Exempted fully Exempted fully	



*B. S. Talim*

Arbitrator,  
Town Planning Scheme, Karad No. I.

5th April 1961.

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**TOWN PLANNING SCHEME No. 1 (FINAL)**  
**STATEMENT**

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## TOWN PLANNING SCHEME

Statement showing the proposals of the Arbitrator in respect of Plots used beneficially (wholly or Partly)

Serial No.	Name of the Owner.	Original Plot No.	Final Plot No.	Used for.
1.	2	3	4	5
1	Government of Maharashtra .. .. .	71	60	Court ..
2	Shikshan Mandal Karad (Mortgagor), Western India Life Insurance Co. (Mortgagee).	401 420	222	School and play-ground
3	Government of Maharashtra (Lessor), Shivaji Education Society Secretary, P. L. Karambelkar.	495	513	School and play-ground
4	Government of Maharashtra (Mamlatdar's Office) ..	707	531	Mamlatdar's Office ..
5	Government of Maharashtra (Cottage Hospital) ..	322-B to 338-B, 369 pt. to 373 pt., 476 to 481, 482 pt. and 483 pt.	B and 287 to 292, 291-A and 292-A	
6	Bombay State Road Transport .. .. .	196, 197, 203, 206 to 219, 223, 545-A, 550, 553.	364, 365, 366, 367 ..	S. T. Bus Stand and Depot.
7	Market-yard .. .. .	582, 583, 584, 590, 582/41, 582/46, 582/54, 582/52, 582/53, 582/56, 582/59, 582/57.	388, 388/41, 388/46, 388/52, 388/53, 388/54, 388/56, 388/59, 388/57.	Market ..
8	Karad Municipal Borough (Lessor), Sariya Abdul Shakur Haji Allimahamad.	73	62	Boarding ..



5th April 1961.

## KARAD No. 1 (FINAL)

to the Owners or Residents within the Area of the Scheme, as modified by the Board of Appeal.

Beneficially, partly or wholly to the area. 6	Compensation. 7	Increment. 8	Remarks. 9
1/4th beneficial to the Scheme area and 3/4th to the General Public.	No question of compensation ..	Rebate of 25 per cent. in the increment.	
3/4th beneficial to the Scheme area and 1/4th to general public.	No question of compensation ..	Rebate of 75 per cent. in the increment.	
3/4th beneficial to the Scheme area and 1/4th to general public.	No question of compensation ..	Rebate of 75 per cent. in the increment.	
1/4th beneficial to the Scheme area and 3/4th to general public.	No question of compensation ..	Rebate of 25 per cent. in the increment.	
1/3rd beneficial to the Scheme area and 2/3rd to the general public.	....	Rebate of 33 1/3 per cent. in the increment.	
1/8th beneficial to the Scheme and 7/8th to the general public.	No question of compensation ..	Rebate of 12½ per cent. in the increment.	
1/8th beneficial to the Scheme and 7/8th to the general public.	No question of compensation ..	Rebate of 12½ per cent. in the increment.	Land in roads and public sites is excluded from the area for which increment is to be calculated.
1/4th beneficial to the Scheme area and 3/4th to the general public.	No question of compensation ..	Rebate of 25 per cent. in the increment.	

*B. S. Halim*

Arbitrator,  
Town Planning Scheme Karad, No. I.

## TOWN PLANNING SCHEME, KARAD No. I (FINAL)


## FORM C

(Rule 17)

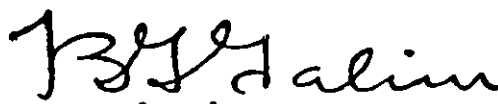
*Finance of Town Planning Scheme Karad No. I of the Karad Municipal Borough.*

Date

	Rs.
Expenses under section 18 (2) (b) (c) (d) (f) (g) and (h) ... ..	2,35,639
Other expenses—	1,98,140
Expenses shown in the redistribution and valuation statement (total of Col. 11 of Form A) ... ..	.....
Cost of publication under section 22 and under Rules 12 and 14 ... ..	7,100
Compensation under section 29 (2) ... ..	.....
Legal expenses under section 64(I) ... ..	.....
Compensation under section 69 ... ..	.....
Cost of demarcation, salaries of Arbitrator and Tribunal of Arbitration and their staff and other expenses under section 42 (2) ... ..	44,206
Total (a) ... ..	4,85,085
Total of increments (Col. 12 of B) Rs. 9,15,643	
Proportion of increment to be contributed by each holder (section 66) 50 %	
(b) Total of the contributions under section 66 ... ..	4,57,723
Net Cost of scheme to Local Authority (a)—(b) ... ..	27,362


 Seal of  
the Arbitrator

5th April 1961


 B.S. Halim

 Arbitrator.  
Town Planning Scheme, Karad No. I.

## TOWN PLANNING SCHEME, KARAD No. I (FINAL)

Abstract of works to be constructed under the Scheme.

Name of the Road. 1	Width in Feet.		Length in ft. 4	Rate Rs. /R. Ft. 5	Cost of road in Rupees. 6	Period of completion. 7
	Total. 2	Metalled. 3				
N-1, N-2, N-3, N-4, N-5	60'	20'	1,760	7.7	13,552	2
N-4, Q-1	50'	20'	1,675	7.7	12,898	2
A-1, A-2, A-3	40'	20'	412	7.7	3,172	2
A-2, C-3, B-5	40'	20'	762	7.7	5,867	2
B-5, D-0, D-2 to F-4	40'	20'	2,288	7.7	17,618	2
D-6, D-7	40'	20'	344	7.7	2,649	2
D-2, D-3, D-5	40'	20'	530	7.7	4,081	2
D-1, D-2	40'	20'	215	7.7	1,655	2
D-3, R-2, E-6, F-3	40'	20'	1,215	7.7	9,356	2
E-4, E-5	40'	20'	292	7.7	2,248	2
E-5, E-6	40'	20'	196	7.7	1,509	2
E-6, E-9	40'	20'	470	7.7	3,619	2
E-4, F-4, F-3, F-1	40'	20'	1,270	7.7	9,779	2
G-4, G-5	40'	20'	550	7.7	4,235	2
I-5, I-6, I-7	40'	20'	260	7.7	2,002	2
I-8, I-9, I-10	40'	20'	470	7.7	3,619	2
E-2, E-3	40'	20'	356	7.7	2,741	2
J-1, J-2, E-2	40'	20'	560	7.7	4,312	2
G-1, G-2, G-3	40'	20'	715	7.7	5,505	2
L-1, K-2	40'	20'	410	7.7	3,157	2
L-2, K-4	40'	20'	550	7.7	4,235	2
K-1 to K-7	40'	20'	1,710	7.7	13,167	2
K-0, K-8	40'	20'	540	7.7	4,158	2
M-1, M-2, M-3	40'	20'	890	7.7	6,853	2
M-2, N-3, O-1	40'	20'	1,540	7.7	11,858	2
N-2, O-1, O-2, O-3	40'	20'	2,300	7.7	17,710	2
P-1, P-2	40'	20'	700	7.7	5,390	2
C-6, C-5	30'	16'	222	6.0	1,332	2
E-1, E-2	30'	16'	240	6.0	1,440	2
R-1, R-2	30'	16'	200	6.0	1,200	2
B-2, H-6	30'	16'	348	6.0	2,088	2
B-2, I-2, I-6, I-9	30'	16'	1,560	6.0	9,360	2
I-1, I-2	30'	16'	275	6.0	1,650	2
I-3, I-4	30'	16'	162	6.0	972	2
I-4, I-1	30'	16'	245	6.0	1,470	2
J-2, J-3	30'	16'	385	6.0	2,310	2
G-2, G-6	30'	16'	204	6.0	1,224	2
G-6, G-7	30'	16'	288	6.0	1,728	2
G-10, G-11	30'	16'	356	6.0	2,136	2
L-3, K-3	30'	16'	225	6.0	1,350	2
L-4, K-5	30'	16'	250	6.0	1,500	2
H-1, H-2, H-3	25'	12'	340	4.5	1,530	2

Name of the Road. 1	Width in Feet.		Length in feet. 4	Rate Rs. /R. feet. 5	Cost of road in Rupees. 6	Period of completion. 7
	Total. 2	Metalled. 3				
G-8, G-9	25'	12'	155	4.5	698	2
C-3, C-4	20'	12'	209	4.5	940	2
C-1, C-2	20'	12'	180	4.5	810	2
C-1, C-4	20'	12'	220	4.5	990	2
H-4, H-5	20'	12'	196	4.5	882	2
I-11, I-12	20'	12'	360	4.5	1,620	2
R, R-1	12'	8'	218	3.5	763	2
S-1, S-2	12'	8'	78	3.5	273	2
T-1, T-2	10'	8'	35	3.5	123	2
					Re.	
Total Cost of construction of roads ..					2,15,334	
Cost of Const ruction of cross drains ..					20,305	
Total cost of Works ..					2,35,639	



5th April 1961.

*B. J. Galim*

Arbitrator,  
Town Planning Scheme, Karad No. 1.

**TOWN PLANNING SCHEME, KARAD No. I (FINAL)***Cross Drains to be constructed in the Scheme Area.*

Rs. RP.

2' Diameter Drains across 60', 50', 40' Road at Rs. 360 each.

N-4, N-1, A-1, A-2, B-5, D-6, D-2 (2), E-5 (2), D-3, D-1, D-6 (2), E-4 (2), F-4, F-3, I-7, I-8, I-10, E-1, E-2, E-3, J-1, G-1, G-3, K-2, L-2, K-4, K-7, K-8, M-1, M-2, M-3, N-3, O-11, O-2 (2), O-3, N-2, P-1 &amp; P-2.

Total No. 43 × 360 = 15,480.00

1' Diameter Drains across 30 and 25 feet roads at Rs. 165 each.

C-6, R-2 (2), R-1, B-2 (2), H-6, I-2, I-3, I-6 (2), I-9, J-2, J-3, G-2, G-6 (2), G-7, G-10, G-11, L-3, K-3, K-5, H-3, G-8.

Total Nos. 25 × 165 = 4,125.00

1' Diameter Drains at 20', 12' and 10' roads at Rs. 100 each.

C-3, G-2, H-5, I-11, R-1, S-1, T-2

Total Nos. 7 × 100 = 700

Total Cost of Cross Drains ... 20,305.00



5th April 1961.

Arbitrator,  
Town Planning Scheme, Karad No. I.



## TOWN PLANNING SCHEME, KARAD No. I (FINAL)

Estimates for Construction of 60', 50' &amp; 40 Roads.

(Primary Section 20' Wide)

Length 100 ft.	Quantity.	Rate per 100 C. ft.	Amount.
		Rs. nP.	Rs. nP.
1. Excavation for foundation .. .. .	.. 100' x 20' x 1-00' = 2000 C. ft.	3-00	60-00
2. Soling for foundation with 9" rubble including hand packing .. .. .	.. 100' x 20' x 0-75' = 1500 C. ft.	22-00	330-00
3. Metal Collecting and spreading 6" .. .. .	.. 100' x 20' x 0-5' = 1000 C. ft.	30-00	300-00
4. Murum blindage including spreading 1" .. .. .	.. 100' x 20' x 1-1/2' = 166-6 C.ft.	7-75	12-90
5. Rolling and Consolidating the surface .. .. .	.. 100' x 20' = 2000 ft.	Rs.1,200 per mile 18' width.	25-10
			728-00
	Contingencies at 5 per cent. ..		36-40
	Total ..		764-40
	Say Rs. 770 i.e. Rs. 7-7 Rft.		



5th April 1961.

*B. S. Halim*

Arbitrator,  
Town Planning Scheme, Karad No. I.

## TOWN PLANNING SCHEME, KARAD No. I (FINAL)

Estimates for Construction of 30' road.

(Primary Section 16' Wide).

	Length 100 ft.	Quantity.	Rate per 100 C. ft.		Amount.
			Rs.	Rs. nP.	
1. Excavation for foundation .. .. .	.. .. .	.. 100' x 16' x 0.75' = 1200 C. ft.	3-00		36-00
2. Soling for foundation with 9" rubble including hand packing .. .. .	.. .. .	.. 100' x 16' x 0.75' = 1200 C. ft.	22-00		264-00
3. Metal Collecting and spreading 6" .. .. .	.. .. .	.. 100' x 16' x 0.50' = 800 C. ft.	30-00		240-00
4. Murum blinding including spreading .. .. .	.. .. .	.. 100' x 16' x 1/12' = 133.3 C. ft.	7/12/		10-30
5. Rolling and Consolidating the surface .. .. .	.. .. .	.. 100' x 16' = 1600 S. ft.	at Rs. 1,200 per mile 18' width.		20-20
					570-5
		Contingencies at 5 per cent. ..			28-60
				Total ..	599-10
				Say Rs. 600 i.e. Rs. 6 R. ft.	



5th April 1961.

*B. S. Halim*

Arbitrator,  
Town Planning Scheme, Karad No. I.

## TOWN PLANNING SCHEME, KARAD No. I (FINAL)

Estimate for Construction of 25' and 20' Roads.

(Primary Section 12' Wide).

	Length 100 ft.	Quantity.	Rate per 100 C. ft.	Amount.
			Rs. nP.	Rs. nP.
1. Excavation for foundation .. .. .		100' x 12' x 0.75' = 900 C. ft.	3.00	27.00
2. Soling for foundation rubble including hand packing .. .. .		100' x 12' x 0.75' = 900 C. ft.	22.00	198.00
3. Metal Collecting and spreading 6" .. .. .		100' x 12' x 0.50' = 600 C. ft.	30.00	180.00
4. Murum blinding including spreading .. .. .		100' x 12' x $\frac{1}{12}$ = 100 C. ft.	7.12	7.8
5. Rolling and Consolidating the surface .. .. .		100' x 12' = 1200 S. ft.	@Rs. 1,200 mile 18' width.	15.5
				428.3
		Contingencies at 5 per cent. ..		21.4
				Total .. 449.7
				Say Rs. 450 i.e., Rs. 4.5 R.ft.



5th April 1961.

*B. S. Halim*

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Arbitrator,  
Town Planning Scheme, Karad No. I.

## PROCEEDINGS OF THE BOARD OF APPEAL

Monday, 18th January 1960

Minute of Proceeding of the Board of Appeal, Town Planning Scheme, Karad No. 1 (Final).

All the appeals filed were arranged in three Zones. The appeals in zone No. 1 were fixed for hearing to-day. The Board started its work to-day on 18th January 1960 at 11-30 a.m. The following were present—

1. Shri R. R. Bhole, President.
2. Shri R. R. Panditrao, Assessor.
3. Shrimati Homai Nariman Cooper, Assessor.

The Town Planning Officer, Shri B. T. Talim was also present. The appeals were heard individually.

*Award No. 253.*—Shri Sakhadev, pleader for the tenant appellant Keshavlal Bhagwandas. Two more appeals are filed against this award in respect of the same plot of land by one other tenant Juthallal Keshavji and the owner of the plot, Narhar Dattatraya Dhavalikar. All the three appeals are heard together because the subject matter is the same. Shri Pathak pleader appeared for the owner Narhar Dattatraya Dhavalikar. Shri B. R. Rote appeared for the tenant, Juthallal Keshavji.

The point raised by the pleader for the tenant Keshavlal Bhagwandas (appeal No. 285) is about the apportionment of the contribution to be levied on each of the tenant under section 66(I) (ii) Only the Town Planning Officer has to determine this proportion of the contribution by the lessee. The Town Planning Officer agrees to the apportionment of the contribution by the lessees and the lessor.

Shri B. R. Rote, pleader for the tenant Juthallal Keshavji (in appeal No. 163) says that his client has no subsisting interest in the plot of land because one Dhavalikar has taken possession of Juthallal's land as well as Shankar Tukaram Shinde's land. The Town Planning Officer also agrees to delete the names of Shankar Tukaram Shinde and Juthallal Keshavji on production of reliable evidence before him.

Shri Pathak for Narhar Dattatraya Dhavalikar (in appeal No. 300) says that the compensation awarded to his client is less. He produces a sale-deed of the year 1949 of Serial No. 343/3. The transaction is of 7 Gunthas and the consideration is Rs. 7,500. The learned pleader says that under section 32 (5) this Tribunal is entitled to estimate also the compensation awarded to the plot holder by the Town Planning Officer.

*Award No. 255.*—The appellant Shamrao Ravji Pawar is present. He says that he is the owner of this property. The Tribunal is not entitled to decide the point of ownership. The other point raised is about the contribution. He says that the contribution of Rs. 1,584 is heavy. This point will be decided after inspecting the plot.

*Award No. 256.*—Shri Altekar pleader for the lessee Ramchandra Annaji Shrotri is present. Shri Altekar says that the lessee Ramchandra Annaji has no present interest left in this property and therefore he is not liable to pay any contribution. He says that one B. D. Nikam is the present holder of half of the land and of the other is Vasant Trimbak Retharekar. The Town Planning Officer agrees that the names of B. D. Nikam and Vasant Trimbak Retharekar will be substituted for Ramchandra Anna Shrotri. The learned pleader agrees to produce all the necessary evidence in respect of this fact before the Town Planning Officer. He has shown the sale-deed in the name of Vasant Trimbak Retharekar to the Town Planning Officer and also to the Board.

*Award No. 260.*—The appellant A. F. Mutawalli is present. He says that the Muslim grave yard should be excluded from the Town Planning area. This Tribunal has no jurisdiction on this point.

*Award No. 263.*—Shri Sakhadev pleader for the appellant is present. The land involved in this award is in the market yard. The pleader argues that the contribution should be apportioned between the appellant Devchand Deepchand Shah being the lessee of the Agricultural Produce Market Committee and the Agricultural Produce Market Committee. The Tribunal has no jurisdiction on this point. However the Town Planning Officer agrees to apportion the contribution.

*Award No. 274.*—The appellant Damodar Degaonkar is present. He says that the contribution of Rs. 125 is more. We think that the amount of Rs. 125 is quite reasonable.

*Award No. 276.*—Pleader for the appellant present. He says that the contribution of Rs. 125 is more. The Board thinks that this amount is quite reasonable.

*Award No. 280.*—Pleader for the appellant is present. He says that the contribution of Rs. 125 is more. We think that this amount is quite reasonable.

*Award Nos. 281, 284, 285, 287, 292, 294 and 301.*—The appellant in Award No. 301 is absent though called. He is served with a notice. The appellants in all the other appeals are present. The common point urged in all these appeals is that the contribution of a sum of Rs. 125 is more. We think that it is reasonable because it is calculated at the rate of As. 6 per square yard and the appellants have to pay half of it. In the Scheme near the market yard where these plots are there is a cart stand provided. There is also a way provided adjacent to this market yard. This would connect the main Kolhapur road.

*Award No. 320.*—The appellant is absent though called. He is served with a notice.

*Award No. 321.*—Shri Ghate pleader appears for the appellant Balwant Krishna Phutane. He says that the competent authorities have decided that Rajaram Rama Chavan is not a permanent tenant of this piece of land. He shows a certified copy of an order of the Additional Mahalkari, Karad, in Tenancy Case No. 1148 of 1957 dated 20th October 1957. The Town Planning Officer agrees that if reliable evidence is produced before him the name of Rajaram Rama Chavan will be deleted as a permanent tenant.

Another point raised by Shri Ghate is that a well in Survey No. 357/6 is being given to the adjacent plot holder under the present scheme. He wants compensation for the well. This point will be decided after inspecting the site.

*Award No. 322.*—The husband of the appellant Kutubbi present. He says that he has sold 7 Gunthas of this land in 1949 for Rs. 5,000. He also says that another piece of land admeasuring  $1\frac{1}{2}$  Gunthas of land was sold for Rs. 1,900 on 6th October 1950. He gives also the following data. 1 Acre in Survey No. 350 was sold for Rs. 6,000 in 1951. One Guntha of land in Survey No. 357/1-4 is sold for Rs. 900. He shows all the sale transactions. On the basis of this evidence he wants more compensation. He wants at the basis of Rs. 900 per Guntha for his land. Under section 32 (v) this Board is entitled only to estimate the portion of the sums payable as compensation on each plot used, allotted or reserved for a public purpose or purpose of the local authority which is beneficial partly to the owners or residents within the area of the scheme and partly to the general public. The Town Planning Officer says that he has fixed  $\frac{1}{3}$  as being beneficial to the owners of land in the scheme and  $\frac{2}{3}$ rd to the general public. This Tribunal is entitled only to decide the portion of the sums in respect of the piece of land reserved for the carts stand and not for the final plots out of the remaining area. We will decide this point after inspecting the site. The husband of the appellant also says that the cart stand in the scheme in this site is not necessary. We are not entitled to go into this question under the Act. It is already approved by the Municipality. The husband says that the Scheme should be modified and this area should not be called as industrial zone as per the scheme. This Board has no jurisdiction to entertain this suggestion.

*Award No. 323.*—Pleader Shri Sakhadev is present for the appellants. The point raised by him is that the total area is not 5.5 gunthas but 7.52 gunthas. The Town Planning Officer agrees to correct the original plot area. In view of that Rs. 505 as contribution will have to be adjusted.

*Award No. 324.*—The appellant and his pleader are present. The pleader says that the compensation awarded to his client of Rs. 280 is less. This Tribunal has no authority under the Act to go into the question of compensation.

*Award No. 328.*—The appellant and his pleader Shri Dhopate are present. The final plot is less in area by about 23 Gunthas than the original plot. The pleader therefore says that compensation should be paid to him for these 23 gunthas. Plot will be inspected and the point decided.

*Award No. 330.*—The appellants are present through a pleader Shri Ghate. The learned pleader says that the Town Planning Officer has not acted according to rule 21 (6). He says that he has not recorded reasons for each decision. He says that under the Town Planning scheme no betterment charges are needed at all because the site was already developed. The pleader says that this land is a Watan land therefore the contribution is also to be shared to an extent of 50 per cent. by Government. According to him the final valuation of the plot is wrong because the present land-lord has to pay 50 per cent. of the value to Government immediately the land is put to use for Non-assessment purpose. He says that this contribution of Rs. 7,251 is more. The point will be decided after inspecting the site.

*Award No. 331.*—There are four different appeals for different plots under the award. The appellant is represented by Shri M. A. Sayyad Aute, pleader. He says that the compensation paid is less. According to him the value of the land is about Rs. 20,000 per acre. After inspection of the site this point will be decided.

He also says that the contribution levied on the plot holders is more because according to the Town Planning Officer's estimate the original price is higher than the real price. The learned pleader for the Municipality invites our attention to the judgments in Bombay Planning Scheme City No. 1 as well as Ellis Bridge Scheme No. III Ahmedabad and contends that the flat rate of increment of 50 per cent. should be contributed as per the Act.

*Award No. 332.*—There are three different appeals in respect of three plots. The appellant is represented by a pleader Shri Aute. He says that the compensation awarded by the Town Planning Officer is inadequate. It should be Rs. 900 per guntha. He says that the contribution levied also is very high because the price of the land is already increased. He further says that the flat rate of 50 per cent. should not be given. It should be proportionate to the advantages gained by the plot holders. Plots to be inspected.

*Awards Nos. 334, 334-A, 334-B and 334-C.*—The appelleant Krishna Dadu Shinde is represented by a pleader Shri Sakhadev. He says that there is a house on his plot of land and the house is given to the other plot holder. He therefore says that the compensation of the house should therefore be given to him. According to him the rent of the house is Rs. 700 per year. The house is numbered as 232, Shaniwar and it is taxed by the Municipality. There is no apportionment between the tenant and the plot-holders. The site to be inspected.

*Award No. 335.*—The appellant Baburao Kundalika Shinde is represented by a pleader Shri Sakhadev. The appellant Baburao's brother Ganpati Kundalika, the permanent tenant is dead, and his brother Baburao has preferred this appeal. He says that the name of Govind Vinayak Deshpande is deleted because Baburao Kundalika has paid the charges of re-grant. The pleader says that Baburao's name as a manager of their joint Hindu family should be substituted for the lessor Govind Vinayak Deshpande. This was intimated to the Town Planning Officer by a registered letter on 2nd June 1955. We have no jurisdiction to go into this question. However, the Town Planning Officer has agreed to do the needful on the proper evidence.

The pleader also says that the compensation is less. We have no jurisdiction to entertain this question. He says that the proportion should be reviewed.

*Award No. 337.*—The appellant is represented by a pleader Shri Joshi. He says that the appellant lost 34 gunthas of the site on Karad-Karve road and the compensation paid according to him is less. He says that the rates of the land in 1949 are not taken into consideration while granting the compensation and taking contribution.

18th January 1960

## THIRD GROUP

*Award No. 152.*—Shri Gogate pleader present for both the appellants. The point urged is that the compensation of a sum of Rs. 305 granted to them should be increased under section 32(v) of the Act. His contention is that the area for which compensation is being paid to him is much more than is recorded. The Town Planning Officer agrees that if proper evidence is placed before him the area will be modified. The learned pleader says that the contribution should be less than half the increment estimated by the Town Planning Officer in respect of the plot in dispute.

25 appeals are not heard because the Court's time is over. The persons present here for the appeals fixed to-day are called to-morrow the 19th instant at 11-30 a.m.

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) Mrs. H. N. COOPER,  
- Assessor.

19th January 1960

Proceedings of the Tribunal are resumed today. The President and the Assessors are present, the Town Planning Officer is also present.

*Award No. 338.*—Shri Sakhadev, pleader for the appellant Shamrao Ramji Pawar. He says that out of 1 acre and 17 gunthas only 34.71 is the area of the final plot. The compensation is Rs. 2,102. 22.29 gunthas are therefore taken away from him. He says that some land of his plot is given for market. He wants more compensation. The payment of compensation is not within our jurisdiction.

Mr. Sakhadev also says that all the four sub-lessees have no interest in this property. The Town Planning Officer agrees that if proper evidence is produced before him, their names will be deleted.

*Award No. 340.*—This appeal is late by one day but we condone the delay. Mr. Aute, pleader, appears for the appellant. The pleader says that he has to pay more contribution and gets less compensation. He says that this plot is situated on the Karad-Kolhapur road. He says that 4 gunthas of S. No. 353/4 are sold for a sum of Rs. 6,000 in 1950 with an agreement of sale in 1947. The Town Planning Officer has estimated the original value at Rs. 325 per guntha. The pleader says that since the development value arrived at by the Town Planning Officer is only Rs. 17,000 therefore he need not pay any contribution. The site to be inspected on this point.

*Award No. 341.*—There are two appeals under this award. The appellant is represented by Shri Rote, Pleader. He says that the area 9.11 gunthas is wrong. He says that the area according to him is 6 gunthas. If he produces reliable evidence the Town Planning Officer agrees to modify the acreage. Shri Rote also requests for the apportionment of the contribution to each of the lessees. The Town Planning Officer agrees to apportion the same in proportion to the area.

*Award No. 342.*—The appellant Lalubhai Hemchand Mehta is represented by Shri Sakhadev pleader. He wants apportionment between the lessees. The Town Planning Officer agrees to do the same on production of reliable evidence.

The appellant Babu Bhau is present in person. The appellant Shamu Vithu Shinde is minor and is represented by Babu Bhau Shinde. They both are represented through a pleader Shri Aute. Shri Aute says that the contribution is more because the original value fixed is less. He relies upon the same document as in Award No. 340. Shri Aute also says that he will produce a judgment of the High Court in respect of the original plot No. 708. He relies on this also for contribution.

*Award No. 346.*—One Mahadev Jayram Patil has filed this appeal although his name does not appear in the award. The appellant Mahadev says that he is also a lessee of this land and therefore his name should be included in the award. We have no jurisdiction to include the appellant in this proceeding.

He is represented by a pleader Shri Aute. Shri Aute says that the appellant does not get a plot at all. The Town Planning Officer agrees that the appellant Mahadev Jayram will be allotted a plot in proportion to the area which he owns.

*Award No. 347A.*—The appellant is present and he appeared through a pleader Shri Aute. Shri Aute says that although he owns 20 gunthas of land he is not allotted any plot. This tribunal has no jurisdiction to entertain this point. He says the compensation of Rs. 6,000 is very meagre.

*Award No. 348.*—The appellant's pleader Shri Sakhadev says that the appellant has purchased this property in 1951 for Rs. 16,000. He therefore says that the contribution allotted to him is more. He shows his own sale transaction of the year 1951 under which he purchased 31½ gunthas for Rs. 16,000. The matter will be considered after inspecting the site.

*Award No. 349.*—The appellant Mahadu Jayaram is represented by pleader Shri Aute. He wants the plot. The Board has no jurisdiction to decide that point.

The appellant Shankar Narayan Kalyani when called is absent. He is served with a notice.

*Award No. 351.*—The appellant is called and absent. He is already served with a notice.

*Award No. 353.*—The two appellants are the sons of Amir Piraji who is recorded as owner in the scheme. They are represented by a pleader. He says that their south-east portion of the plot which was in level was taken away and amalgamated in plot No. 464. He is given the northern portion of the land which according to him is in low level. Therefore the pleader says that the appellants should not be saddled with so much contribution. We will inspect the site and then decide the question.

*Award No. 354.*—Shri Pathak, Pleader, appears for the appellant. He says that the compensation is less. He claims the compensation of Rs. 18,500 for 18½ gunthas of land taken away from his land. If 20 gunthas of land are not taken then he would not have been injuriously affected as he is affected now. He says that the appellant would have got an entry wider than at present. This point can be considered by the Tribunal under section 69 of the Act. The Town Planning Officer says that if the party is injuriously affected then he ought to have filed compensation claim for the same within 3 months from the date fixed in the notice given under sub-rule 1 of rule 22 or the date of hearing his case before the Town Planning Officer whichever is later. It appears from record that the appellant did not claim any compensation before the Town Planning Officer within 3 months. The learned pleader says that it appears from the record that the party has claimed a plot with larger area. In other words, he asked, according to him, compensation. The learned pleader therefore says that this tribunal is entitled under section 69 to consider the compensation in respect of the property injuriously affected by the scheme. The tribunal will consider it.

Shri Pathak also says that the name of Akaram Bapuji Pathak should be changed into Atmaram Bapuji Pathak because the name 'Akaram' is incorrect. The Town Planning Officer says that he will consider the same.

The pleader for the Municipality says that the notice is issued on 1st February 1955 and it is published on page 138, Part II of the *Bombay Government Gazette*, dated 10th February 1955. He says that no claim is made within 3 months of this date.

*Award No. 355.*—The appellant Shri Joshi, pleader, is present in person. He says that the frontage of his plot is considerably lessened and 2 gunthas of land also is lessened towards the Karad-Kolhapur road. For this reason he claims compensation or at least a bigger plot than he got at present. Shri Joshi says that under section 40 of the Act the Tribunal is entitled to consider this point.

*Award No. 358.*—Shri Joshi, pleader, appears for the appellant. He says that he should be awarded more compensation. This point is outside the scope of this Board.

*Award No. 359.*—The appeal is late by about six days. The delay is condoned. Shri Dhopate, pleader, appears for the appellant. He says that the contribution may be reduced because his frontage has gone. It appears however that he got a better frontage on two other roads that are to be developed.

*Award No. 361.*—Shri Jogalekar, pleader, appears for the appellant. Shri Jogalekar says that the compensation is less and the contribution is more. He says that the contribution is more because there would be also a levy of non-agricultural assessment on this plot. He also objects to the flat rate of 50 per cent. because this plot is in the interior.

*Award No. 365.*—The appellant is dead. His widow Chandbi is the appellant now. Shri Jogalekar appears for the appellant Chandbi. He says that the contribution is more. Because the appellant is a widow, the municipality will consider giving the instalments.

*Award No. 366.*—Shri Pathak appears for the appellant. He says that the present appellant Ramvilas Lahoti is in the actual possession of this property and not Shankar Narayan Kalyani as is mentioned in the scheme. Ramvilas Lahoti has leased this property to Stanvac Petrol Company for 10 years in 1953. Shri Pathak therefore says that Ramvilas Lahoti's name should be substituted for Kalyani.

*Award No. 374.*—The appellant when called is absent. He is duly served with a notice.

*Award No. 401.*—Appellant No. 2 Dr. Datar is present in person. Appellant No. 1 is absent. Dr. Datar appellant No. 2 says that in respect of the final plot No. 382 Vasudeo Krishnaji Joshi has no interest in this plot because he has sold that plot already to him. His name therefore should be deleted.

So far as Final Plot No. 529 is concerned, he says that it has no frontage on national way and therefore 50 per cent. contribution is more. It should be less.

*Award No. 402.*—Mr. Jogalekar appears for the appellant. He objects to the compensation being less. He says that the increment of Rs. 7,928 is exorbitant.

*Award No. 403.*—Mr. Jogalekar appears for the appellant. He says that the contribution is more. He says that Vasudeo Krishna Joshi has now no interest and therefore his name should be deleted.

## GROUP No. II

*Award No. 448.*—The appellant Shri R. S. Dhavle, pleader, is present in person. There is a delay of two months because Shri Dhavale seems to have preferred an appeal in Bombay. That is why this delay. We condone the delay.

Shri Dhavale says that the contribution asked for is more because there is no improvement to his plot. We think the contribution is reasonable.

*Award No. 371.*—Mr. Mulla appears for the appellant. He says that there is a pucca building on the appellant's plot of land and in the scheme he is not given any plot and his house also goes away from him. The Town Planning Officer says that the house property is there and that the plot will be retained with the owner subject to the payment of incremental contribution under the scheme.

*Award Nos. 423, 424, and 425*—(Shri Rote).

Mr. Rote refers to the locality from Datta Mandir to Koyana Bridge and along the Government cement road and says that this locality is already developed and because it is already developed a new town planning scheme will not fetch any advantage to this locality. On the other hand, according to him, some hardships will be created to them. If that is so, then the contribution leviable on the plot—holders of this locality is a hardship and not proper. These plots therefore cannot be taxed with contribution.

The other point raised by Mr. Rote is that 50 per cent. flat rate is also improper and the tribunal therefore should reduce this percentage considerably. Mr. Rote also says that under section 69 of the Act "injuriously affected" means losing of the plot-holder's land especially the frontage could have constructed say about five shops and if he loses some land he will be able only to construct two shops. He therefore argues that losing of the three shops will be an injurious affect on the said plot holder. Therefore according to him this tribunal will have jurisdiction to consider such compensation subject to his claim within 3 months.

He raised another point and that is about the inclusion of low lying lands which become wet and submerge during the rainy season. According to him, the Town Planning scheme always pre-supposes that the site area is for construction purposes. He says that in this low lying wet lands proper construction cannot be done. If that is so, according to him, no contribution should be charged on the lands which are owned by certain plot holders.

The other point raised by Mr. Rote is whether under section 32 clause (v) this tribunal will be able to estimate the compensation to be awarded to a particular plot holder irrespective of the portions allotted by the Town Planning Officer in respect of that site. He invites my attention to section 32 (13) and says that according to this clause the estimate in reference to claims made before the Town Planning Officer, the compensation which is to be paid to the owner also can be considered by the tribunal.

Shri Joglekar says that the Rent Control Act came into force in Karad town on 13th February 1948. The intention to declare this scheme was made on 1st July 1949. Therefore Shri Jogalekar argues that because of the restrictions in arriving at the standard rent of the properties under the Rent Control Act, the rent of the house cannot be increased at all. This is only with reference to the built up properties.

Shri Dhopate also contends on this point that the contribution should be nominal because there would be appreciable increment in the rental value. The land owners also will be able to lose the buildings on account of 2/3rd and 1/3rd under the Town Planning scheme.

Shri Altekar Pleader said that under section 66 of the Act, the costs of the scheme shall be met wholly or in part by a contribution. He says that under the present Town Planning area there are three portions of areas one is already developed, the second is developed a little and the third is absolutely undeveloped. Shri Altekar says that the proportion of contribution below 50 per cent. should be according to the category of the areas. The more developed area should be asked to contribute a little, the ordinary developed area should be asked to contribute a little more and the undeveloped area should be asked to contribute more ; of course, below 50 per cent.

Shri Altekar also says that at present in the scheme the Municipality has to contribute, only 6 per cent. of the total costs. According to him, it is the social duty of the Municipality to have public gardens, children's parks, schools, markets and other amenities of the present days' civilization. If that is their duty then the Municipality should bear most of the costs of the scheme instead of throwing that responsibility on the owners of the plots.

Shri Dhopate also says that under rule 21 sub-rule (6) the Town Planning Officer's duty is to show the calculations and the estimates required by clauses 4, 5, 6, 8, 9, 10 and 13 of sub-section (1) of section 32. He says it would have been better if the Town Planning Officer has followed this rule in informing the plot holders as to why they have to contribute their site. If that was done, the plot holders would have been able to give their written statements.

Shri Altekar also says that some notices have not been given to the parties concerned about the decision of the Town Planning Officer under section 34 of the Act. He says that this section read with section 33 provides that all notices required to be served upon any party or person under the Act have to be done in the manner laid down in C. P. Code. The Town Planning Officer informs that as many as 60 notices have not been served because they have been sent but the notices were returned on account of the fact that the parties were not traceable. These notices were sent by hand delivery. I am of opinion that these 60 notices are to be served upon the parties according to section 34 read with section 33. In my opinion, it would be very necessary that the notices are to be served upon the party because he is asked by this notice to pay certain contribution or to receive certain compensation. If he does not receive notice in the ordinary course of law and our constitution he is not liable to pay unless he is given an opportunity to be heard. If the notice is not served upon him it amounts to not being heard by him. In this view of law I am of opinion that notices should be served as early as possible in the manner laid down by the C. P. Code.



Mr. Taware on behalf of the municipality was requested by the Board to give his reply to the law points argued by the pleader. He said that he would do it the next day.

*Award No. 6.*—The appellant is present in person. He is with one leg and in clutches and says that he has very little business. He says that his plot of land is as it is. He therefore asks for no contribution.

*Award No. 7.*—The appellant is present in person. The appellant says that his plot also remains as it is and he derives no benefit. Actually he gets the benefit of a new road. He says that the contribution should not be asked from him.

*Award No. 11.*—The appellant is present in person. He says that about six feet of his land have gone under the scheme. The Town Planning Officer says that he has kept in intact as shown in the city Survey itself. He says that the contribution is also more.

*Award No. 14.*—Shri Sakhadev appears for the appellant. He says that there are no improvements at all near his site under the new scheme. Therefore no contribution should be charged. He says that the road Mahatma Gandhi Road between petrol pump passing in via original plots Nos. 15, 16, 17 etc. is flooded during rainy season because of the Koyana river's water flowing on this road. He requests that the Town Planning Officer should provide for controlling the floods because that is not provided. 50 per cent. flat rate is high.

*Award No. 15.*—Mr. Pathak appears for the appellant. He says that the area mentioned in the Town Planning Scheme of original plot No. 24 is lessor because more property is in his possession. He therefore, says that because he got a little more land under this scheme he is taxed Rs. 1,728. This would not have been the case if proper area was mentioned in the Town Planning Scheme. The Town Planning Officer says that if proper title deeds and area are shown then he will do the needful.

*Award No. 18.*—Shri Sakhadev appears for the appellant. He says there is no improvement under the scheme to this plot. Therefore the contribution should be nil. There is also flood in the rainy season to this plot.

A few appeals only could be heard from those fixed for today. Board's time being over the remaining appeals will be heard tomorrow in addition to those already fixed. The parties are informed accordingly.

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) Mrs. H. N. COOPER,  
Assessor.

20th January 1960

Proceedings of the Board are resumed to-day. The President and the assessors are present. The Town Planning Officer is also present.

### GROUP No. III

*Award No. 464.*—Shri G. L. Puri and Shri Chandorkar, pleaders, are present for the appellant S. T. Corporation. The learned pleader Shri Puri says that the S. T. Corporation does not carry on any industry at all although these pieces of land are in the industrial zone. He also says that the increment of a sum of Rs. 9,22,404 is rather exorbitant as compared to the municipal expenditure of Rs. 28,000. He says that the municipality should pay much more than it at present contributes under the scheme. The municipality can also do so under section 66 of the Town Planning Act.

Shri Puri says that S. T. has acquired three more plots recently 505, 545-A and 553. The Town Planning Officer, it seems, has increased the contribution of the S. T. Corporation in four (4) parts including these three pieces of land. These three new plots acquired lately admeasure only 37 gunthas. The pleader says that the valuation of the whole plot ought to have been done on one principle and not on four principles. He says that through plot No. 505 there was already a frontage to the south because the land to the south belongs to Government. This plot No. 505 also belongs to Government. Therefore, there cannot be any frontage given to Government which it already holds that property. He says there is no justification in differentiating plots Nos. 545-A and 553. According to him there ought to have been a uniform increment for the whole piece of land of a sum of Re. 1 which the Town Planning Officer has done for their original plot No. 364.

The second point urged by him is that only the front part of their site should be increased a little more whereas a large part of their hind site should be increased less as compared to the front site. The road at the back only is a small road leading towards the grave yard. That road would be of no use to the S. T. Corporation. He invites our attention to section 66(4) in respect of the contribution towards the costs of the scheme and says that the S. T. Corporation is a public utility concern and is specially meant to serve the public. He cites 58 Bom. L. R. 978. He says that the S. T. station therefore serves at least partly to the residents of the locality, and therefore his case is covered by section 66(4). He says that this is not a profitable concern at all in view of section 30 of the Road Transport Corporation Act. In view of all this he says that the contribution by the S. T. Corporation should not be 50 per cent. but nominal say 5 per cent. He says that the S. T. cannot also sell or hand it over to somebody else for the purpose of gaining profits. This is under section 19(2) of the Road Transport Corporation Act.

Mr. Taware for the municipality says that the plot held by the S. T. Corporation is not a plot for a public under section 32(4). On the other hand he says that the Town Planning Officer has mentioned such plots on page 118. Mr. Taware says that when the costs of the scheme exceeds 50 per cent. of the increment then the contribution should be 50 per cent. and not less. He invites my attention to the observations of Justice Wadia in Bombay City Town Planning Scheme No. 1 on page 93, paragraph 21. He refers also to the recent Town Planning Scheme of Kolhapur. He also refers to paragraph 28 of the same. He also refers to the Godhra Town Planning Scheme No. 1. The Town Planning Officer says that he has no objection to treat the whole area as one estate. He says however that he was not informed that the S. T. Corporation had already taken all these three plots as owner.

### GROUP No. III

*Award No. 243.*—(Appeals Nos. 80 and 290).—Mr. Altekar appears for the appellant. In both the appeals the learned pleader says that the Karad Co-operative Workshop had already surrendered plots Nos. 365 and 366 to the Government and the Government handed them over to the S. T. Corporation. Shri Puri says that that is true. A copy of the Collector's order is filed. He therefore requests that the Karad Co-operative Workshop's name be deleted and S. T. Corporation's name should be substituted.

After the above cases were heard Mr. Taware in reply to the law points referred to on the previous day, made the following arguments.

Mr. Taware said that "Injurious affected" means that the plot-holders have tortuous nuisance.

The Town planning scheme may also be made under section 21 on lands which are already built. He says that the buildings which are already constructed cannot be said to be a developed scheme but it is merely an extension for the benefit of the plot-holders. He refers to the Kolhapur Town Planning Scheme paragraph 20. He says that the municipality need not construct roads under the Municipal Boroughs Act. He refers to sections 68 and 71 of the same Act.

He refers to the Rent Restriction Act and says that it is not that all buildings are constructed before 1st of September 1940 or that all the buildings are leased out to tenants. There may be buildings which are constructed later on and there may be buildings which are in the occupation of the owners.

He says that the calculations and estimates under rule 21 sub-rule 6 are already in the scheme book.

Referring to the non-agricultural assessment he says that after regrant the obligation to pay by the plot holder is under the Land Revenue Code. The Town Planning Scheme's obligation is separate from that obligation.

### GROUP No. I

*Award No. 357.*—Shri Aute appears for the appellant. He says that this plot does not get any amenities than it has at present. This plot being on the low level, the plot holder has to spend considerable money over the building to raise the level of the plinth. This should be taken into consideration for contribution.

Shri Aute says that the two plots should be treated differently because the one is to the front and the other is to the back. He says that in 1947 the land on the same road a furlong away from this plot was sold at the rate of Rs. 1-2-0 per sq. ft.

*Award No. 377.*—Shri Aute appears for the appellant. His argument is the same as in Award No. 357.

*Award No. 426.*—Shri Aute appears for the appellant. There are two appeals. He says that the plot being on a very low level, the part with construction will be useful and the rest of the part will not be useful. There is one of the buildings which already washed away because of the floods. He therefore says that the rest of the piece is useless. He says that there is no development near this piece of land.

### GROUP No. II

*Award No. 5.*—Shri Aute, pleader, appears for the appellant. He says that the road between the two plots was not shown in the draft scheme plan and because that is done without notice therefore this road should be removed. He says that this road also is not necessary. He says that the charges of contribution should be at uniform rate including the Government land given to him. No development.

*Award No. 16.*—There are 3 appeals under this award. Shri Altekar appears for the appellant. He says that instead of having final plots Nos. 25 and 26, it would be better if the appellant is given one plot. That can be done by the Town Planning Officer.

The increments of plots Nos. 25 and 26 are not uniform. It should be equal to both the plots. He says that the frontage of plot No. 25 is Mahatma Gandhi Road whereas of plot No. 26 is an insignificant road.

Appellant No. 1 has relinquished his title and interest to his sons appellants Nos. 2 and 3. On proper evidence the Town Planning Officer will do the needful. The plots are affected by floods in rainy season.

As regards final plot No. 533 Shri Altekar says that the portion under construction is very little. The area is actually 1936 sq. yards according to the Property Register Extract. There is no development in this plot. The area is also flooded. The increment percentage is about 12 per cent. whereas before the Town Planning Scheme the same was 10 per cent. Appellant No. 1 has relinquished his interest in favour of appellants Nos. 2 and 3.

As regards final plot No. 547 the pleader says that to its western side there is a deep ditch and the plot is flooded in a rainy season. The ditch is outside the plot. The increment works out at 11 per cent. Under section 18(2) (b) there should be filling up of this low-lying area. The pleader wants 5 per cent. contribution. Appellant No. 1 has relinquished his interest in favour of appellants Nos. 2 and 3.

*Awards Nos. 17 and 429-A.*—Shri Altekar appears for the appellant in both the appeals. About final plot No. 560 he says that the increment comes to 20 per cent. He says that there is no public road around and this plot is in the interior. The increment is more. This plot is flooded. Appellant No. 1 has relinquished his interest in favour of his sons appellants Nos. 2 and 3 and therefore his name should be deleted.

In respect of final plot No. 564-A Shri Altekar says that the area shown in the town planning scheme is less but it ought to be more. This piece of land is kept especially for a road. He says that this piece of land can be shown as passage or road and the plot-holder undertakes not to construct any building thereon. The Town Planning Officer says that he will make it a road.

*Award No. 20.*—Mr. Altekar appears for the appellant. It appears from the record that the price of the final plot is less than the price of the original plot. The Town Planning Officer says that it was first Rs. 20 per square yard and then it was raised to Rs. 22 per square yard. Shri Altekar says that the appellant has gifted a piece of land for road development in Patankar Colony. He says that this should be taken into consideration while fixing the increment. This plot is flooded with water in rainy season. No benefit to this plot by the scheme.

*Award No. 385.*—Shri Altekar appears for the appellant. He says that this plot No. 214/C/2 should be added to C. T. S. No. 214/A/2 which also belongs to the same party and both are included they become sizeable good plots. Town Planning Officer agrees on evidence.

*Award No. 465.*—The Government pleader Shri M. K. Shevde has given an application saying that he does not want to press this appeal.

#### GROUP No. III

*Award No. 32.*—Shri Sakhadev appears for the appellant. He says that the area is incorrect. He should produce reliable evidence before the Town Planning Officer who will do the needful. No new development is suggested.

#### GROUP No. II

*Award No. 19.*—Shri Sakhadev appears for the appellant. No new development suggested. The plot is flooded in rainy season. He wanted right of passage in the Government land to the south of his land. The Town Planning Officer says that the Government is not willing to part with the land or give any right of passage. The increment should therefore be small.

*Award No. 46.*—There are two appeals. Shri Dhopate appears for the appellant.

As regards plot No. 510 Shri Dhopate says that there is a Nalla in this plot of 26 gunthas. Therefore no building is possible on the Nalla. That area should be deleted while calculating the increment. He has produced a Record of Rights extract. This piece of land is flooded with water.

As regards plot No. 515 the pleader says that this is a small strip in which he will have to leave 50 feet from the centre of the road if he wants to construct a building. It is therefore impossible for him to have any building in this small piece of land. He says that he will have also to leave 5 feet on two sides. Therefore the increment should be very little. This plot is near the Nalla.

*Award No. 245.*—Shri Phadke appears for the appellant. This plot belongs to Karad Electric Supply Company. The compensation of the land for the road taken away is less. They are giving Rs. 200 for removing the fencing but the labour charges for removal of the same will be more and the re-instatement of this fencing will come to about Rs. 800 to Rs. 1,000. No jurisdiction.

There is no increase in the value of the plot because it is not a residential building but an industrial building. Therefore the contribution to be charged should be nil.

*Award No. 246.*—Shri Jogalekar appears for the appellant. He says that the plot is irregular and to its east is the burial ground. There is already a development made here by the party and therefore no new development is necessary. The appreciation of the value therefore is nil. The Rent Control Act is applicable to this building. There are tanks behind the building.

*Award No. 247.*—There are six appeals. All the appellants are called and are absent. Notices were already served on them.

*Award No. 249.*—Shri Dhopate pleader is the appellant and he is present in person. He says that this plot does not belong to him. It belongs to one Sambhujirao Marutrao Thorat.

*Award No. 312.*—There are two appeals. Shri Dhopate appears for the appellants. In final plot No. 373 he says that the appellant has got only very small portion of land, and the other part belongs to others. He says that this plot must be apportioned. The apportionment done is wrong.

*Award No. 312A.*—The appellant Shri Dhopate pleader is present in person. He says that the whole piece of land does not belong to him. On evidence the Town Planning Officer will do the needful.

*Award No. 312C.*—Shri Sakhadev appears for the appellant. He says that the area of this plot gets flooded in rainy season and no new development is made here.

*Award No. 312E.*—The appellant Shamrao when called is absent. Notice is already served on him.

*Award No. 357.*—Shri Aute has already argued for the appellant.

*Award No. 367.*—Shri Sakhadev appears for the appellant. He says that the latrines in this plot are asked to be removed. The result will be that he had no other way but to build the latrines near his kitchen. He therefore suggests that final Plot No. 499-B should be granted to him. He is ready to pay the compensation.

*Awards Nos. 370 and 372.*—Mr. Yadav appears for the appellant. In respect of final plots Nos. 504 and 506 the original or semi-final value of the plots should be equal as there is no change in the plot area. The amount payable by him for grant of additional land will have to be deleted. So far as original plot No. 506 is concerned, he says that the compensation and the contribution of the plot-holder should be equal and so also of the owner of the final plot No. 504. No new development is made.

*Award No. 383.*—The appellant when called is absent. Notice is already served on him.

*Award No. 388.*—Shri Pathak appears for the appellant. He says that there is already development here. No new development is made at all. Matekar and Agashe are not the tenants now. Lohar also is not a tenant. Only Husen Appabhai Mujawar and V. N. Datar are the present tenants. The contribution is very heavy. It should be apportioned between the tenants and the plot-holder himself. The appellant is owner of only  $\frac{1}{4}$ th share. No evidence. The Town Planning Officer should correct the entry.

*Awards Nos. 390 and 392.*—The appellant in appeal No. 390 is present in person and says that the area of final plot No. 578 is more. There is already development. The contribution is high.

So far as final plot No. 518-A in appeal No. 392 is concerned, the appellant says that it is merely a passage in the shape of a lane for a sweeper to go. It is therefore not necessary.

*Award No. 391.*—Shri Jogalekar appears for the appellant. He only says that this plot is affected by floods.

*Award No. 395.*—The appellant is represented by Shri Jogalekar pleader. He says that the contribution is more and it should not be levied.

*Award No. 397.*—Mr. Jogalekar appears for the appellant. He says that 2-3 years before there was no income to the property at all, and therefore no contribution should be levied.

*Award No. 398.*—There are two appeals. The appellant is present in person. The appellant says that he does not live there and his tenants live there. The tenants should therefore pay the development charged. On behalf of the other party in appeal No. 299 he says that the locality is already developed. The appellant Ramvilas owns only  $\frac{1}{3}$ rd and Bhaskar Narayan owns  $\frac{2}{3}$ rd.

*Award No. 399.*—The appellant is called and is absent. Notice is already served on him.

*Award No. 400.*—Shri Pathak appears for the appellant. He says that there is complete development there. The contribution therefore is exorbitant.

*Award No. 384.*—Shri Jogalekar appears for the appellant. He says that the plot is inundated.

*Award No. 386.*—Shri Jogalekar appears for the appellant. He says that the plot has no passage.

*Award No. 401.*—Mr. Sakhadev appears for the appellant. He says that the appellant is in possession of only 4 gunthas and not of 6 gunthas. On production of reliable evidence the Town Planning Officer will decide the matter.

*Award No. 405.*—Mr. Jogalekar pleader is the appellant. He appears in person. He says that for this house in which he lives the increment should be very little or nil.

*Award No. 407A.*—The appellant is present in person. He says that there is no vacant land. On all the land there is a building. The increment therefore should be reduced.

*Award No. 413.*—The appellant is present in person. He says that the building is constructed by filling up a ditch. There is also a gutter there which is not maintained by the municipality. The contribution also should be reduced.

*Award No. 418.*—The appellant is called and is absent. He is already served with a notice.

*Award No. 427.*—Shri Sakhadev pleader appears for the appellant. He says that this plot also comes in the flood-stricken area. There is no development suggested by the scheme. Therefore the contribution should be reduced.

*Award No. 428.*—There are two appeals in this case. Both the appellants are present through their pleader Shri Dhopate. Shri Dhopate says that there is already development there. There is also a building on the whole piece of land. There are tenants. Back side of this portion is sub-merged.

*Award No. 429.*—Shri Dhopate appears for the appellant. This is an open piece of land. He says that the appellant has purchased this site at the rate of Rs. 2 per square foot. There should be no increment.

*Award No. 430.*—The appellant is present in person. This is flood-stricken area. It is purchased for Rs. 7,800. The appellant therefore says that he should not be burdened with any contribution.

*Award No. 434.*—There are four appeals in this award. Shri Aute appears for the appellant. All these lands are in Patankar colony. The road shown in the new scheme was not in the original draft scheme. There was no notice about this road. The open space shown near these plots is in the rainy season under water. Therefore it cannot be used by children. There was no notice about the open space also. One Vishwanath Sitaram Teli purchased a neighbouring land C. T. S. No. 223/10-1, measuring 847 square yards for Rs. 18,000 in 1950 and Baburao Waske purchased 1½ gunthas of land in C. T. S. No. 223/10 for Rs. 5,000 on 2nd June 1947. He says that he will produce the necessary documents and therefore the increment should be nil. No jurisdiction.

*Awards Nos. 453 and 460.*—Shri Phadke appears for the appellant Ganesh Rajram Bahulekar. With reference to final plot No. 594 in award No. 460 he says that he has built the building in 1948 on that land. Before construction he had to fill up the plot and develop it. The area is not properly taken. If proper evidence is produced before the Town Planning Officer, he agrees to correct it. Mukund Govind Shikhare has no interest.

So far as award No. 453 is concerned he says that the compensation of Re. 1 for the road is very insignificant. Roads were already there for their benefits.

*Award No. 443.*—The appellant is called and is absent. Notice is already served on him.

*Award No. 456.*—Mr. Phadke appears for the appellant. There are two appeals in this award. Mr. Phadke says that 31 square yards are taken for road. The compensation is inadequate. The municipality acquired the land that side at Re. 1 per square foot. This ought to have been the basis for compensation.

*Award No. 462.*—Shri Patil pleader appears for the appellant. There are two appeals in this piece of land. The land is sloping and therefore it is useless. The sloping area is also useless. There should not be any contribution for half the sloping area. This plot is also flooded. The improvement charges of 12 per cent. are high. He says that the shape of the plot is changed. He might convince by evidence the Town Planning Officer.

*Award No. 418.*—The appellant is present in person. Because he has constructed a building he has spent a large sum. The increment should therefore be less.

*Award No. 148.*—The appellant is present in person. He says that Shankar Vithu Patil's name should be deleted because he has purchased a share from the owner of the property, Dnyany Inamdar. He produced a certified copy of the sale-deed.

*Award No. 153.*—The appellant is present in person. The increment is more. It should be lessened.

*Award No. 35.*—The appellant is present in person. He says that the plot is transferred to the name of Pandurang Dattatraya Gotkhinde on 14th December 1959. The property should be entered in his name. The vendee also is present. He says that his name should be substituted and the increment should be lessened.

Some of the appeals from Group No. II are adjourned till to-morrow at the request of the parties concerned, and the appeal in Group No. III could not be heard on account of the Court's time was over. The parties are informed that they will be heard to-morrow, the 21st of January 1960.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) R. R. BHOLE,  
President.

(Signed) (Mrs.) H. N. COOPER,  
Assessor.

21st January 1960

Proceedings of the Board are resumed today. The President and the Assessors are present. The Town Planning Officer is also present.

#### GROUP No. II

*Awards Nos. 312D, 419, 423, 424 (two appeals) and 425.*—Mr. Rote appears for all the appellants. All these plots are adjacent to Mahatma Gandhi Cement Road. In the rainy season for a small period they are submerged. There is no additional improvement to these plots due to the town planning scheme.

So far as final plot No. 556 in Award No. 424 is concerned, there is a Datta Mandir on the whole piece of land. The appellant wants that increment should be exempted. This is not in our jurisdiction. The Town Planning Officer however says that he will consider this matter.

Final plot No. 557 in Award No. 425 is in a low level and is sloping and therefore unfit for a building. Therefore a nominal contribution should be levied on this plot. Mr. Rote requests that the increment should be apportioned between the two sharers. He may do so by producing evidence before the Town Planning Officer.

The appellant Ranchandra Govind Purohit says that he is only a nominal owner because he gets As. 2 per year as rent from the permanent tenant Dattatraya Krishnaji Thombare. He says that he should therefore be exempted from any increment. The appellant should produce the evidence before the Town Planning Officer and do the needful.

About Award No. 419 the plot is inundated in the rainy season.

*Award No. 406.*—Mr. Rote appears for the appellant. He says that there is a common well between C. T. S. No. 220/5 and C. T. S. No. 220/7. The right to common well is recognized by the City Survey Department. That should not be disturbed. There is no improvement. It is on a Government road. Therefore there should be nominal increment.

*Award No. 407.*—Mr. Rote appears for the appellant. He says that the compensation is given only Rs. 2 per square foot. It should be Rs. 7. He produced an extract from the property register in respect of C. T. S. No. 203A/27. This plot according to him is about 50 to 100 yards from this plot. Therefore the compensation should be more than this because this plot is the corner plot. Under the Town Planning Scheme he lost a frontage of 15 feet and gets only 35 feet. Out of this 35 feet he will have to leave five feet on either side if any construction is to be done. This enables him to construct only two shops. Therefore the compensation should be paid in the ratio of 40 : 25. No new development is there. Because it is a corner plot of 50 per cent. more compensation be given.

*Award No. 251.*—Shri Rote appears for the appellant. The building belongs to the appellant Chaugule alone and the open site to Mahamad Abas Mulla. Chaugule has 3/16th share in the whole plot and Mulla has 13/16th. Shri Rote says that a separate plot should be allotted to his client. If that is not possible the contribution should be apportioned in the shares they hold.

*Award No. 412.*—Mr. Rote appears for the appellant. This is a plot of land in a ditch. No improvement is suggested by the scheme. A nominal contribution therefore should be levied.

*Award No. 433.*—Mr. Rote appears for the appellant. He says that this site is inundated in rainy season. This is already a developed area and therefore a nominal contribution should be levied.

*Award No. 52.*—There are three appeals in this award. Shri Pathak appears for the three appellants. The respondents are not served with notices. Notices to be re-issued to them.

*Award No. 45.*—Shri Pathak appears for the appellant. He says that the compensation in respect of final plot No. 59 is low. The compensation should have been at the rate of Rs. 11-4-0 per square yard instead of Rs. 8. Under the present scheme there is no development. It is already developed before the scheme.

*Award No. 210.*—Shri Pathak appears for the appellant. He says that the plot is already developed. The contribution is too high.

*Award No. 217.*—Shri Pathak appears for the appellant. He says that no levy could be done under section 66 (I) (iii). This is an educational institution, namely, a High School by Shivaji Education Society. Mr. Pathak's contention is that the "word" solely in section 66(I) (iii) refers to the property held by the local authority. Giving education by an institution is a use of the plot for a public purpose. This school is for the education of the children of the town. He refers to clause (iv) of sub-section (1) of section 66. The land to the south and north are ditches and will have to be filled in at their expense. The contribution therefore is heavy. A part of the land is leased to the society by the municipality and therefore the municipality also should be made to contribute. The municipality leased it for 99 years at a nominal rent of Re. 1 per year. The site to be inspected. He relied on 59 Bom. L. R. 349. He requests that the contribution levied against the appellant be reduced.

Shri Altekar says that the words in section 66(I) (iii) "which is solely for the benefit of owners or residents within the area of the scheme" go with the words previous to these words "for purpose of the local authority". The words "no such contribution shall be levied on a plot used, allotted or reserved for a public purpose" are independent of the further words. The educational schools are registered under the Bombay Public Trusts Act and therefore they are charitable institutions.

The learned pleader for the municipality says that in that clause (iii) the words "plot used, allotted or reserved" are connected with the words "solely for the benefit of owners" etc. The learned pleader says that the institutions are run for a profit and they are not for a public purpose. They charge fees.

59 Bom. L. R. 349 defines charitable institutions.

*Award No. 33.*—Shri Sakhadev appears for the appellant. He says that the plot of appellant is charged Rs. 2 whereas the neighbouring plot No. 43 is charged Re. 1. There is no development.

*Award No. 20.*—Shri Altekar appears for the appellant. There are 7 appeals in this award.

With reference to final plot No. 353 there is 15 feet wide piece allotted all round towards south, towards east and towards north. He is charged contribution also with respect to this allotted piece. This comes to 1,460 square yards. This 15 feet wide piece ought to have been taken by the municipal authority for the purpose of a road and no contribution charged to him. On the other hand, compensation should have been paid to him if it is taken by the municipal authority. This Tribunal can direct the Town Planning Officer under section 40 to change the plan.

This plot is charged at the rate of 12 per cent. It is inside and therefore the contribution should be less. Raj Mahal talkies which is charged at the rate of 10 per cent. is on the station concrete road.

Shri Altekar produced the city survey register extract and says that the area is not correct. The Town Planning Officer says that he will correct it according to the city survey extract.

As regards final plot No. 354 (appeal No 39) Shri Altekar contends that it is a well practically on a large piece of land. It is therefore of no use for construction. There should not be any contribution because the filling up of the well itself will be of a large sum. The contribution 10 per cent. is more.

As regards final plot No. 357 Shri Altekar says that it is rented to the municipality for 99 years for public latrines in 1943, rent free. No contribution should be charged on it. The municipality has undertaken to bear all taxes etc.

Shri Altekar says that final plot No. 364A is charged with 20 per cent. This plot is exactly opposite to Rajmahal talkies which is charged 10 per cent.

Shri Altekar says that in final Plot 363A the appellant Shoritri has only 8 annas share which is also sold to Bhau Bayaji Daingade on 17th January 1956 for Rs. 350. The other owner of this plot is one D. G. Patwardhan. Therefore no interest is left with him.

So far as final plot No. 362 is concerned, he says that it is sold by the appellant to Narsidas Vithaldas Badiyani in 1958. The appellant has therefore no interest in it. His name also appears in the record.

Final plot No. 360 is the farthest plot. To the south and to the east of it is the Muslim burial ground. There are tombs to the north also. Therefore there cannot be any appreciation of value.

*Award No. 26.*—Shri Altekar appears for the appellant. There are 3 appeals.

Final Plot No. 336 is sold to one Damodar Shivram Gumaste on 12th June 1953. His name also is on the city survey record. No interest is left with the appellant.

As regards final plot No. 349, there is no road at all. It is inside. Therefore the contribution is not proper.

As regards final plot No. 359 Shri Altekar says that the area of this plot is 1794 sq. yards and not 1,101 sq. yards. Therefore no compensation to the municipality could be made payable by him because nothing is added by the municipality to his plot. The town planning officer after getting the city survey extract will do the needful.

*Award No. 240.*—Shri Altekar appears for the appellant. The area sold to Babubhai and Bhagwan Vibhute is by metes and bounds. Therefore the plot should be well defined. The appellant has relinquished his 21/24th share to his son appellants Nos. 2 and 3 jointly. The contribution charged is 10½ per cent, which is high. It is only a grave yard.

*Award No. 221.*—Shri Altekar appears for the appellant. No separate road is there. There is no opening on the western side. There should not be any appreciable increment.

*Award No. 39.*—The appellant is present in person. He says that the increment is high. It should be reduced.

All the Mahar people have given an application jointly to reduce the increment. They are the owners of final Plots Nos. 74 to 126 with the few exceptions.

*Award No. 69.*—Appellant Bapusaheb More in appeal No. 185 is absent. The appellant Dadu Aba Thorawale in appeal No. 203 is present. He says that the increment is high and it should be reduced.

*Award No. 70.*—The appellant is present in person. He says that the increment is high.

*Award No. 71.*—The appellant is called and is absent. Notice is already served on him.

*Awards Nos. 72, 73, 75, 77, 78.*—All the appellants are present in person. They say that the increment is high and it should be reduced.

*Award No. 81.*—The appellant when called is absent. Notice is already served on him.

*Award No. 83.*—The appellant is present in person. He says that the frontage of his plot has gone and therefore increment should be less.

*Award No. 85.*—The appellant is present in person. He says that the contribution is high.

*Award No. 84.*—The appellant is absent when called. Notice is already served on him.

*Award No. 86.*—The appellant is present Delay condoned. He says that the increment is high. It should be less.

*Awards Nos. 87, 87A, and 88.*—The appellants are present in person. The delay is condoned. They say that the increment is high. It should be less.

*Award No. 90.*—The appellant is absent when called. He is already served with a notice.

*Awards Nos. 92, 93, 94, 95, 96, 97, 98, 99 and 100.*—Delay condoned. The appellants are present in person. They say that the increment is high and it could be less.

*Award No. 102.*—The appellant is present in person. He says that the increment is high.

*Awards Nos. 103, 104, 105, 106, 107, 108, and 109.*—The appellants are present in person. Delay condoned. They say that the increment is high and it should be less.

*Award No. 110.*—The appellant is present in person. He says that the increment is high and it should be less.

*Award No. 111.*—The appellant is present in person. He says that the increment is high and it should be less.

*Award Nos. 114 and 115.*—The appellants are present. Delay condoned. They say that the increment is high.

*Award No. 116.*—Both the appellants say that the increment is high.

*Awards Nos. 117, 118, 119, 120, 130, 132, 136, 138, 139 and 140.*—The appellants are present in person. They say that the increment is high.

*Award No. 142.*—There are 9 appeals. All the nine appellants say that the increment are high.

*Award No. 147.*—The appellant is present in person. He says that the price of both the Nos. 208 and 214 is high. Final plot No. 208 is his own but final plot No. 214 is of Devasthan and he is a trustee. He says that he will produce the city survey extract.

*Award No. 153.*—The appellant is present in person. He says that the increment is high.

*Award No. 155.*—The appellant is present in person. He says that the compensation paid for original plot No. 394 is very less.

*Award No. 198.*—The appellant is present in person. He says that the compensation should be paid as is paid to the adjacent lands.

*Award No. 49.* There are two appeals in this case. The appellant Dagadu Shankar Teli says that the compensation is less.

The other appellant is represented through Shri Aute pleader. He says that no new notice was given to him because S. No. F/92-B was first allotted for the mutton market. Now it is being acquired for a school. Therefore there is no notice given for this new change. The price given as compensation is very inadequate. 16 sq. yards of land about a furlong away from this piece of land was sold in 1951 for Rs. 350. He furnishes the original sale deed.

*Award No. 156.*—The appellant is present in person. He says that a small piece of land which he owns since 100 years has gone. There is no compensation given to him. The town planning Officer says that he will have to be given some compensation.

*Award No. 56.*—The appellant is present in person. He says that the compensation should be more. It is paid less.

*Award No. 66.*—Mr. Aute appears for Kasabai Kom Parbati Shinde. He says that the compensation paid is less. He says that no compensation is paid for the house even though the appellant Kasabai is there in that house for the last 30 years. The compensation for the removal of the house and also for the materials should be valued and paid.

*Award No. 89.*—The appellant is present in person. She says that the compensation is less.

*Award No. 101.*—The appellant is present in person. Delay is condoned. He says that the compensation is less.

*Award No. 131.*—There are five appeals. All the appellants say that the compensation is less.

*Award No. 133.*—There are four appeals in this award. All the appellants say that the compensation is less.

*Award No. 134.*—The appellant is present in person. He says that the compensation is less.

*Award No. 141.*—There are two appeals. The two appellants say that the compensation is less.

*Award No. 258.*—Shri Yadav appears for the appellant. He says that this land is adjacent to the market yard, Karad. The municipality has acquired some land near about this area for not less than Re. 1 per sq. feet. The sale purchase Society also purchased 1 guntha for Rs. 900. He therefore says that the compensation awarded in this case is less.

*Award No. 259.*—Shri Aute appears for the appellant. He says that the compensation award is very low because the land is near the market yard on the Malkapur road. It is just near the plot purchased by sale purchase society and the price paid by them is Rs. 900 per guntha. Survey No. 343 is near this plot. 7 gunthas out of it are old in 1949 for Rs. 7,500. He produces an extract of Registration.

*Award Nos. 36 and 44.*—Notices not served. To be re-issued.

*Award No. 41.*—The appellant is present in person. She says that she is poor and unable to pay contribution.

*Award No. 46.*—Shri Dhopate appears for the appellant. He says that the contribution is very high. He says there is no development nor any amenity within a furlong of this plot also. He has already constructed a building on this plot of land. He has leased out half of the final plot No. 61 in 1930 to Baburao Vithoba Pawar's widow Janabai. There are sub-tenants. Therefore, it should be apportioned. On proper evidence the Town Planning Officer will do the needful.



*Award No. 46A.*—Shri Dhopate appears for the appellant. He says that this plot has a godown on it. The whole plot is built and is leased out. The increment should be less.

*Award No. 218.*—The appellant Shri Dhopate pleader is present in person. He says that the plot is a triangular piece bounded on three sides by roads. Under the rules of the municipality very small space will be available for construction. He therefore says that the contribution is very high.

*Award No. 160.*—Shri Altekar appears for the appellant. He says that the Tilak High School is on these three pieces of land. It is registered under the Bombay Public Trusts Act and Registration of Societies Act No. 21 of 1906. It is a Charitable institution and for a public purpose. This area is in the old municipal limits Mangelwar Peth. This piece of land is rehabilitated continuously for the last 30 years by large labour and by expenditure of large sums. There is no new development under the scheme for this plot. This property is mortgaged with the Western India Life Insurance Company for one lakh of rupees in 1952 with an annual instalment of Rs. 9,800 and odd. The station road on account of submerging bridge is cut down by the rain ravages and therefore it causes injury to their property which is adjacent. The result is also that there was no frontage to their property. The school is charged with 57 per cent. increment. There is generally an increment of 10 per cent. or 12 per cent. but this large increment is very unreasonable. This argument is so far as final plot No. 222 is concerned.

For the final plot No. 224 the increment is 17 per cent. and final plot No. 232 it works out at 25 per cent. This is a trust property and therefore the increment should be nominal especially when the individual owners are charged about 10 per cent. or 12 per cent. Raj Mahal Cinema is charged 10 per cent.

So far as the increment is concerned, Shri Altekar says that the increment is high because the soil on which the building is constructed is of silt. Therefore they could build only the first floor. There are already cracks to the present construction built on this plot. They have spend money for constructing the same.

It appears 25 per cent. rebate is given only for open area to the maintained for play-ground and not for the school in general.

Under section 66(I) (iii) no contribution should be levied on this plot.

*Award No. 159.*—Shri Yadav appears for the appellant. He says that the compensation given is much less than the market price of the lands in the adjacent areas. He produces an extract from the Registration Index book. He shows the price of the lands adjacent to the present land to be Rs. 1-12-0 per sq. f ect.

*Awards Nos. 161, 162, 164, 169, 170, 171 and 175.*—All these awards relate to final plot No. 223. Mr. Dhopate appears for the appellant. He says that this piece of land is on the bank of the river and it is uneven. There are ditches also in this land. In rainy season it is submerged in water. Unless a large sum is spent, it will not be useful for construction. Therefore the contribution should be less.

*Award No. 211A.*—An application is given in respect of this final plot No. 286. The original area of this R. S. No. 80/2 was 4 acres 29 gunthas. 2 acres of this land is taken possession of from him by one Chandbi under the Civil Court's decree for partition. He produces the Mutation extract. The cottage hospital also has taken possession of 1 acre and 27 gunthas plus 69 sq. yards. He produces a mutation extract. Shivaji Nagar Housing Co-operative society has taken 17 gunthas and 14½ sq. yards. He produces a mutation extract in respect of the same. Mr. Dhopate therefore says that only 24 gunthas 16½ sq. yards remained with him. The pleader therefore says that the contribution levied on the appellant is high.

*Award No. 184.*—Mr. Dhopate appears for the appellant. He says that 1/3rd portion of this plot is sloping land. A part of the final plot No. 236A is submerged and sloping towards the river. This plot is on the bank of river. 1/3 portion should not be taken into consideration for contribution. The proportion of increment should also be lessened.

*Award No. 205.*—There are two appeals. The appellant is present in person. He says that the contribution levied is high.

*Award No. 208.*—Mr. Dhopate appears for the appellant. He says that the contribution levied in high.

*Award No. 207.*—Mr. Dhopate appears for the appellant. Abas Bapubhai is dead. According to the record of rights there are 5 heirs. Mr. Dhopate produces the record of rights extract before the Town Planning Officer. Names of the heirs should be added. Mr. Dhopate says that the contribution should be lessened.

*Award No. 219.*—Shri Dhopate appears for the appellant. There is a building on this plot and lease to the police Department. All developments are already existing for the last 20 years. In the rainy season the neighbouring lands are inundated. Therefore the increment should be lessened.

*Award No. 214.* The appellant is present in person. He says that his land should not be removed. He wants the land and not the money.

*Awards Nos. 54, 55, 58, 59 and 60.*—The appellants are present and they are represented by Shri Aute pleader. He says that these lands belong to Vadar community who come from very poor class. We are not entitled to entertain this suggestion. He says that the contribution asked for is excessive and it should be reduced.

*Award No. 57.*—Shri Aute pleader appears for the appellant. He says that some land is taken but no compensation is given. The town planning officer says that the road is proposed but actual acquisition has not at all been proceeded with. The betterment increment is charged at 15 per cent. for no amenity at all.

Some 25 appeals, remained to be heard, because the Court's time was over. The parties present here for the appeals fixed to-day are asked to remain present to-morrow the 22nd of January 1960.

Visited Shivaji Vidyalaya after court's work.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) R. R. BHOLE,  
President.

(Signed) (Mrs.) H. N. COOPER,  
Assessor.

22nd January 1960

Proceedings of the Board resumed to-day. The President and the two Assessors are present. The Town Planning Officer is also present.

*Award No. 374.*—Appellant's application for adjournment, granted till the next date of hearing.

*Award No. 218.*—Shri Bhutkar pleader requests for adjournment. Granted till the next date of hearing.

*Award No. 424.*—Shri Joglekar appears for the appellant. With respect to final plot No. 555 he says that it is submerged in rainy season.

*Award No. 432.*—Shri Sakhladev requests for adjournment. Granted.

*Award No. 81.*—Shri Waglunare appears for the appellant. Gopal Vasudev Dhopate died in 1937. Notices were served on the deceased's heirs. These heirs also have no interest in this plot. Banu Kom Pandu Mohite and one Chingu Kom Bala Shinde are in possession. Therefore the appellant should not be held liable for contribution. His name should be deleted.

*Award No. 5.*—Shri Aute appears for the appellant. He says that the road passing east-west is done without notice next to this plot. This road therefore injuriously affected his final plot No. 13 and final plot No. 20. This road does not give additional advantages. This is not injuriously affected.

Shri Dhopate says final plot No. 16 and a little strip to the south are in this possession. Town planning officer says that he will consider the proposal.

*Award No. 189.*—Shri Dhopate appears for the Appellant. He says that the compensation about the lessening of the area should be given to him. The compensation awarded is less. The contribution should also be less because there is no frontage to the house.

*Award No. 200.*—Shri Dhopate says that there is a clerical mistake. The Town Planning Officer says that he will correct the same.

*Award No. 201.*—Mr. Dhopate appears for the appellant. He says that the plot is near the river and therefore no construction is possible. The contribution therefore should be less.

*Award No. 24.*—Shri Joglekar appears for the appellant. He says that the appellant purchased both the plots in 1941 at Rs. 2-10 per sq. yard. The Town Planning Officer has increased the original value of Rs. 10-8-0 to Rs. 12. It ought to be Rs. 11 at the most. Therefore the contribution should be lessened.

*Award No. 47.*—Shri Joglekar appears for the appellant. This is a Kachi boarding house. It is a charitable trust. It is registered under the Bombay Public Trust Act. Shri Joglekar says that the land below belongs to the municipality and the appellant is a lessee. The contribution should therefore be apportioned between the municipality and the trust. The lease of the municipality is for 99 years on an annual rent of Rs. 3. The price should be worked out at Re. 1 per sq. ft. The increment should therefore be less. The boarding house is run of costs and the students are all fed there. Some poor boys are also fed free. It should therefore be exempted as a charitable institution. The name of Saraya Abdul Shakurhaji Allimahamad should be substituted for Hajiali Mahomad Hasan Kacchi.

*Award No. 65.*—Mr. Aute appears for the appellant. He says that formerly in the preliminary notice of 1955 the original price was fixed at Rs. 3. The enhanced price was fixed at Rs. 4. Now it is taken as Rs. 5 and the final plot valued is at Rs. 9. Therefore this increment is arbitrary. Next to this plot is the garden. Therefore there is no additional advantage to this plot. The 24 feet road under the new scheme is a blind road. The increment therefore should be nominal.

*Award No. 70.*—Mr. Aute appears for the appellant. There is no additional development around this plot. The rate of contribution is 66 per cent. and is very high. Compensation also is less.

*Award No. 157.*—There are two appeals. Usman Raju Sutar says that the contribution should not be levied on him because he is poor. It is a small land.

*Award No. 186.*—The appellant is absent though called. Notice is already served on him.

*Award No. 209.*—Shri Joglekar appears for the appellant. He says that the compensation awarded is less and the contribution is also high. He says that instead of giving the appellant plot No. 266A it would be better if plot Nos. 265 and 266 are given to him because they are contiguous to plot No. 251A.

*Award No. 227.*—Mr. Dhopate appears for the appellant. He says that the area is submerged. There is no frontage. There is also a building on the plot since 15 years. The plot with building is sold by Dhopate to Hashamatbi. Therefore he has no interest.

*Award No. 211.*—The appellant is present in person. It is next to the Krishna River and faces the cement concrete road. There is no development. The compensation is paid less.

*Award No. 241.*—The appellant is absent though called. Notice is already served.

*Award No. 242.*—The appellant is present in person. He says that this plot is in the interior. There cannot be any further development to this piece of land. The name of Meharunnisa Sileman Mulla be substituted for Nurbi w/o Hamidkhan. On evidence before the Town Planning Officer he will do the needful.

*Award No. 379.*—Mr. Rote appears for the appellant, Juthalal Keshavji. There are two appeals. The appellant Juthalal Keshavji in appeal No. 379 says that he has given possession to the landlord Batane. Batane admits so.

Mr. Aute pleader appears for the appellant Mahadev Laxman Batane. He says that because it is next to Kollhapur High way therefore the building has to be constructed 80 feet away from the centre of the road. The area therefore for construction will be reduced. Because of the Karad road on either side of the Building he will have to leave some space on the plot. This will also reduce the area. The contribution will be therefore on the available area for construction. 111×129 feet are sold last year to Pandurang Nanasahab Deshmukh of Karad. He should produce the relevant document before the Town Planning Officer. There is also a Nalla. Because of the Nalla on the western side of the plot there could be no further building construction. This plot is also inundated by the Nalla water. To the west of this plot beyond the road, the land measuring 23 gunthas is sold for Rs. 4,000 on 1949. On the eastern side 4 gunthas of land is sold for Rs. 6,000 in 1950 with a Sathekhat, dated 10th July 1947. Government piece of land measuring 36 gunthas was sold for Rs. 4,000.

The appellant Batane wanted to produce some documentary evidence. He is given time till the next date of hearing.

*Award No. 30.*—Shri Jogalekar and the appellant both are absent when called. The notice is already served on the appellant.

*Award Nr. 399.*—Mr. Rote appears for the appellant. He says the plot is already developed. No new developments are made. The contribution should be reduced.

*Award No. 301.*—Mr. Rote appears for the appellant. He says that the appellant is merely a lessee and the market committee is the landlord. There should be apportionment between the landlord and himself.

*Award No. 320.*—Mr. Rote appears for the appellant. The plot is a devasthan land although there is no temple. The income of the devasthan land goes to Narsinh Dev which is adjoining Krishna river. Under clause (vii) of section 32(I) it should be exempted. There should be apportionment between the deity and the Mirasdar. The contribution is high and it should be less.

There are some appeals in which the notices were not served on the appellants as well as the respondents. Some appeals on behalf of the Governments were filed during the sitting. A few appeals were adjourned at the request of the parties as they wanted to produce some documentary evidence. It was also noticed during the course of the proceedings that notices to about 60 plot-holders were not issued by the Arbitrator as their addresses could not be traced. It was therefore decided by the Board that efforts should be made once again to find out their addresses and to effect service of the notices as laid down in the C. P. Code. It was also decided that the appeals that would be filed by the plot holders on whom the notices could not be served and those appeals which are adjourned should be heard in the next sitting, the date of which will be fixed later on.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) R. R. BHOLE,  
President.

(Signed) (Mrs.) H. N. COOPER,  
Assessor.

[True Copy]

(Signed) (Illegible)

President, Board of Appeal.

Tuesday, 16th August 1960

Proceedings of the Tribunal are resumed to-day at Karad. The President and the Assessors are present. The Town Planning Officer is also present.

*Award No. 20.*—Mr. Sakhadev appears for the appellant. He says that this plot No. 363A is useless plot serving no purpose to the landlord and therefore contribution should be nominal.

*Award No. 51.*—There are two appeals. Mr. Pathak appears for the appellant Dattatraya Rajaram Dhavalikar. He says that the compensation is very meagre because he is allotted a land which is agricultural and his original plot was in the Gavthan limits. That is the only ground argued.

Mr. Pingle appears for appellant Hanmant Shankar Dhavalikar, son of Shankar Rajaram Dhavalikar. His contention also is that the compensation paid is low. Mr. Pingle says that he has to contribute a sum of Rs. 300 and he is given a plot which is less in area. The Town Planning Officer says that he is given a bigger frontage and it has now become a more valuable plot.

*Award No. 52.*—Mr. Pathak appears for the appellant Dattatraya Rajaram. He says that the compensation or the contribution levied is not to be awarded or paid by all the three co-owners. But it is shown as a lump sum. He requests for proportionate allotment. The final plots are, according to him, are not proportionately allotted. He is producing the record of rights extracts.

Appeal No. 298 also is on the same subject matter. Mr. Joshi appears for respondents Nos. 5, 8 and 9. He has nothing to say.

*Awards Nos. 69, 78 and 79.*—The appellant appears in person. He says that his frontage is taken away and given another frontage and that a new road may be constructed after some time.

*Award No. 146.*—Appellant No. 2, Mohanrao Balwant Patil is present for both the appellants. He says that instead of final plot No. 209, he be given Final Plot No. 207 or No. 212 because there are two co-owners and each will be able to get advantage of two frontages.

He says that the compensation paid is also very low.

*Award No. 151.*—The appellant Walubai is present. She has nothing to say.

*Award No. 187.*—Gopal Ramkrishna Kale appellant is present in person. He says that the contribution is more. It should be less.

*Award No. 197.*—Appellant No. 2, Mohanrao Balwant Patil is present in person. He says that it would be better if Final Plot No. 251A is allotted to him instead of Final Plot No. 249. He further requests that because his 20 gunthas are taken away he may be given another 20 Gunthas instead of compensation. He says that the contribution is more.

*Award No. 220.*—Appellant No. 2 Mahamad Husen Kazi is present in person and he says that he along with Dr. Datar are the lessors and the theatre is leased now for a period of 15 years with an option of 10 years more. This is about the building. Adjourned for the say of Dr. Datar.

*Award No. 226.*—Appellant No. 2 Mahamad Husen Kazi is present in person. He says the same thing as in Award No. 220. He says that the contribution is more.

*Award No. 235.*—The appellant is absent when called out.

*Award No. 248.*—The appellant is present. He has nothing to say.

*Award No. 251.*—Mr. Pathak pleader appears for the appellant Shaikh Mahamad Abas. He says that the contribution should be divided accordings of 13/16 and 3/16.

*Award No. 253.*—Mr. Sakhadev appears for the appellant. He has nothing to say. The respondent is absent.

*Award No. 261.*—Mr. Yadav appears for the appellant the Chairman Karad Agricultural Market Yard Committee. He says that there is no advantage at all given to the market yard city survey numbers by the Town Planning Scheme and still they have to pay a contribution of Rs. 16,708.

He further contends that under Section 66 proviso (3) of the Bombay Town Planning Act, the Market Yard Committee is a public committee for a public purpose and, therefore, no contribution should be levied on the plots owned by this Committee. He is producing a relevant notification to show that it is a public body. He invites my attention also to rule 32 sub-clause (2) of the Land Revenue Code Rules 1921 and says that an amendment is made by the Government to make a market Committee for a public purpose.

The Town Planning Officer says that the lessees who are there have been charged with contribution and the rest of the land which is not leased is charged to the market committee yard.

Shri Yadav also invites our attention to a ruling of Their Lordships of our own High Court in Civil Revision Application No. 469 of 1952. He promises to produce a certified copy of the judgment in the said Revision Application.

The learned pleader also invites our attention to section 7(b) and (e) and says that provision is to be made for public purposes such as markets. He says that this body is designated as a market for a public purpose. He also invites our attention to section 18 (2) (e). The present market committee area is Karad Taluka and Patan Taluka. He says that the words "which is solely for the benefit of owners or residents within the area of the scheme" in section 66 proviso (3) relate to the words "purpose of the local authority" and does not relate to the words "allotted or reserved for a public purpose".

Adjourned for hearing the arguments of the pleader on behalf of the Municipality.

*Award No. 289.*—Mr. Aute appears for the appellant Mahadev Ganpati Batane. He says that he being the lessee of the market committee, the levy should be on the market committee and not on him.

*Award No. 312(E).*—Mr. Sakhadev appears for the appellant. He says that there are several disadvantages and no advantage at all.

*Award No. 341.*—Mr. Aute appears for the appellant Dadu Dnyanu Sawant. He says that this plot is already developed and that the developed valuation arrived at by the Town Planning Officer is low. He is producing two extracts to show that the land is sold at a higher price.

*Award No. 374.*—The appellant is present in person. He says that the plots are low lying plots and that the contribution should be less.

*Award No. 379.*—Mr. Aute appears for the appellant Mahadev Ganpati Batane. Mr. Rote pleader appears for Juthalal Keshavji in Appeal No. 164/59. Mr. Rote says that final plot No. 507 is not now in possession of Juthalal Keshavji. It is now in possession of Batane. Therefore the levy should be on Batane.

Mr. Aute for Batane says that Batane has sold some site in final plot No. 507 to Popatlal Ganpatlal Shah and one Desai. Only the built portion is with Batane. The contribution should, therefore, be divided. The developed valuation is less.

*Award No. 408.*—The appellant's husband is present in person. He says that this plot is in low lying area where always water is there. The contribution of Rs. 135 without any benefit and advantage should not be levied. There is also a Nalla by the side of this plot.

*Award No. 414.*—The appellant Baburao Krishna Kharade is called out and absent.

*Award No. 417.*—Shri Aute appears for the appellant Mahadev Ganpati Bataue. He says that this plot contains a water reservoir of the Municipality and will be of no use to him. He says the contribution should not be levied.

*Award No. 432.*—Mr. Sakhdev appears for the appellant. He says that the area with him is 2 feet less than is recorded and, therefore, the proportional contribution should be less. He says the said area is in possession of Karbhari.

Mr. Rote who is present here admits in his own interest that the 2 feet land is in his possession according to the decision of a civil suit. Mr. Sakhdev says that if two feet area is left out then the remaining land is useless because he cannot construct any building thereon.

*Award No. 451.*—Mr. Sakhdev appears for appellant Pandurang Desai. He says that he owned a bigger plot whereas now he is given the land on which only building is constructed. The Town Planning Officer says that he will consider the matter.

*Award No. 457.*—Mr. Pathak appears for the appellant. He says that he has parted with original S. No. 765 to D. R. Chavan and, therefore, Chavan should be levied.

*Award No. 450.*—Appellant Ganesh Rajaram Bahulekar present in person. He says that betterment charges are contributed more. It is on the side of the river. About original plot No. 776A he says the area is shown less.

*Award No. 452.*—Appellant Ganesh Rajaram Bahulekar is present in person. He says about Nos. 762 and 769 that the land which is given to him is his only land and a higher contribution is asked for.

*Award No. 454.*—The appellant Ganesh Rajaram Bahulekar has the same contention.

Some 16 to 17 appeals could not be heard because the Court's time is over. The persons present here for the appeals fixed to-day are called to-morrow, the 27th instant at 11 a.m.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) R. R. BHOLE,  
President.

(Signed) (Mrs.) H. N. COOPER,  
Assessor.

[True Copy]

(Signed) (Illegible),

President, Board of Appeal.

Wednesday, 17th August 1960

The President of the Board of Appeal and the Assessor Shri R. R. Panditrao are present. Mrs. Homai N. Cooper the Assessor, had to leave Karad for Bombay suddenly on account of the death of one of her relatives, and, therefore, she could not attend the Board. The Arbitrator is also present.

The President, therefore, announced to the parties present that the Board was adjourned as one of the Assessors had to leave Karad suddenly and that the next date will be intimated later on. The Board was, therefore, adjourned till the next sitting.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) R. R. BHOLE,  
President.

[True Copy]

(Signed) (Illegible),

President, Board of Appeal.

Friday, 16th September 1960

Proceedings of the Tribunal are resumed to-day at Satara. The President and the Assessors are present. The Town Planning Officer is also present.

*Award No. 220.*—Appellant No. 1 Dr. Gopal Narayan Datar is called. Absent. We have already heard the say of appellant No. 1's partner Mahamad Husen Kazi in our last sitting.

*Award No. 226.*—Appellant No. 1 Dr. Datar called and absent. His partner Kazi is already heard in our last sitting.

*Award No. 261.*—The learned pleader for the Karad Municipality replies to the argument of Mr. Yadav pleader in this award appearing for the Karad Agricultural Market Yard Committee. He says that this Market Committee is not only for the benefit of the Karad Town but also for the benefit of the residents in Karad Taluka. He, therefore, says that this body will not solely be for the benefit of owners or residents within the area of this Town Planning Scheme. He invites our attention to rule 7 of the rules made under the Bombay Agricultural Produce Market Act of 1939 (Rules of 1941). He refers also to rule 53 of the said rules and says that it is a trading body. He also invites our attention to section 32(I)(iv) and also to sections 33, 34 and 40 and refers to the duties of the Town Planning Officer under section 32(I)(iv) and says that his decisions are final. He, therefore, contends that the appeal under Award No. 261 should be dismissed.

In reply Mr. Yadav invites our attention to section 14 of the Agricultural Produce Market Act and says, therefore, that it is not a profit making body. Mr. Talim, the Town Planning Officer informs us that the open sites which are for roads and road area are not included for the contribution. Only building sites are charged.

Appeal Nos. 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 are of Government. The learned pleader for the Karad Municipal Borough raised a preliminary objection that the appeals of Government are neither in proper time nor properly presented. Under the Town Planning Act any aggrieved party has to prefer an appeal within one month from the date of the communication of the decision by the Town Planning Officer. The Government has been communicated of the decisions of the Town Planning Officer on 30th September 1959, and some of the appeals were filed on 21st of January 1960, and the rest on 22nd February 1960. According to the learned pleader for the Municipality these appeals are beyond limitation. The learned pleader also says that section 5 of the Indian Limitation Act is not applicable to these appeals because nowhere in the Bombay Town Planning Act it is mentioned that this law is applicable to the filing of an appeal before this Board. He refers also to section 29 clause 2 sub-clause (b) of the Limitation Act and says that section 5 is not applicable and, therefore, the delay in filing the appeal cannot be condoned.

The learned pleader also says that the appeals are not properly presented because no officer authorised by State Government has signed these appeals. He says that the Government Pleader has no *locus standi* to either sign these appeals or present these appeals under section 43 of the Bombay Town Planning Act. The learned pleader also says that under section 41 of the Town Planning Act this Board of Appeal is not a Court and, therefore, the provisions of C. P. Code do not apply. According to him, the signing of petitions of appeal by the Government Pleader will not be in order.

The learned pleader for the Government contends here that the Board of Appeal has some inherent jurisdiction to do justice to the parties and they must do justice and condone the delay. The learned pleader says that Government is an institution through which all preliminaries have to be undergone and, therefore, this delay has occurred. This delay, therefore, he prays should be condoned. The learned pleader says that the Collector of this District on behalf of State Government has authorised the Sub-Government Pleader to file and present these appeals. He says that if necessary he will produce this authority.

The subject-matter of all these Government appeals is Pargana and Kulkarni Watan lands which were forfeited to Government after the abolition of Pargana and Kulkarni Watan lands. The subject matter of these appeals particularly are lands which are forfeited but not re-granted. He, therefore, pleads that the Government should not be charged with any contribution because the Government is a nominal holder receiving only assessment.

The learned Sub-Government pleader says that there are Government Resolutions under which they have agreed to lease out the lands to the original Watandars on the payment of 1½ times the assessment as the rent of that land. He, therefore, argues that the contribution should be apportioned between the Government and the lessees, if they are any.

The learned Sub-Government pleader says that the compensation awarded should be paid to Government because they are the owners and it should not be paid to the lessees.

*Award No. 465 (Appeal No. 1).* The learned Sub-Government pleader says that the contribution for electric grid, camping ground, Police Department, Judicial Department, Forest Department and Cottage Hospital should be less.

*Award No. 34 and others (Appeal No. 2).*—So far as this appeal is concerned, the learned Sub-Government pleader says that the contribution should be less in the awards mentioned in the appeal.

The learned Sub-Government pleader also says that in the other appeals filed by Government the contribution should be less.

*Award No. 217.*—Respondents absent though duly served.

*Award No. 237.*—No respondent.

*Award No. 213.*—The respondent says that the land under the Karad Co-operative Workshop is already taken away by Government and granted to the S. T. The Workshop has no interest in this land.

The learned pleader for the S. T. says that the decision in paragraphs 15 and 16 of our judgment before may be made applicable to this award.

*Award No. 254.*—Respondent absent though called.

*Award No. 321.*—Mr. Aute appears for the tenant-respondent Rajaram Bala. He says that proportion of compensation should be ascertained between the landlord and the tenant and the contribution also should be apportioned between the landlord and the tenant.

Mr. Ghate appears for the Phutane landlord. He says that under section 43 of the Bombay Tenancy Act, the provisions of the Tenancy Act do not apply to the lands within the Municipal Borough and, therefore, the tenant is not protected. The contention of the tenant is not tenable in the matter of apportioning the contribution.

The learned pleader also opposes the prayer of Government for the condonation of delay. He says that the landlord Watandar has paid six times the assessment and he is to be regranted the land and according to him, therefore, the Government has no interest in this land. Under section 4 of the Watan Abolition Act he becomes an occupant automatically after the payment of this assessment.

*Award No. 333.*—The respondents Nos. 2 and 3 say that the land is re-granted by Government to them. They have produced the re-grant order. Respondent No. 8 also is present. He says that re-grant proceedings are going on.

Mr. Aute appears for respondent No. 9 Shankar Tukaram. He says that the compensation should be wholly given to the tenant because Deshpande is only a nominal owner.

*Award No. 339.*—Mr. Aute appears for the tenant Shankar Tukaram. He says that the compensation should be given to the tenant because Deshpande is only a nominal owner.

*Award No. 340.*—Mr. Aute appears for the tenant. He says that he pays the assessment and, therefore he becomes automatically an occupant.

*Award No. 342.*—Mr. Aute says for the tenant that he paid six times the assessment. Mr. Ghate appears for the purchaser of some of the portion. He says that Lallubhai Mehta has purchased some portion of this land before the Abolition of the Watan Act, and Babu Bahu's benefit be given to him.

*Award No. 343.*—Laxman Mahadev Deshpande and others say the same thing. Respondent No. 8 says that re-grant is already done in his favour. Respondent No. 10 is absent. So also respondents Nos. 11 and 12.

*Award No. 358.*—Mr. Joshi appears for respondents Nos. 2 and 3. He says that the contribution should not be allowed to be paid by them. Appeal No. 176 was preferred by these respondents and the decision of that appeal has already been given.

*Award No. 36.*—Mr. Yadav appears for the appellant. He says that the contribution is excessive.

*Award No. 44.*—Mr. Yadav appears and says that the contribution is excessive.

*Award No. 53.*—Mr. R. D. Kulkarni appellant is present in person. He says that only 3 gunthas of land is given to him. More land ought to have been given to him. The contribution is excessive.

*Award No. 186.*—The appellant is called and is absent.

All the appeals have now been heard, and the sitting is closed.

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) MRS. H. N. COOPER,  
Assessor.

[True Copy]  
(Signed) (Illegible),  
President,  
Board of Appeal.

## BEFORE THE BOARD OF APPEAL, TOWN PLANNING SCHEME, KARAD No. I (FINAL)

## DECISION

The Karad Municipality by its Resolution No. 18/58, dated 24th February 1948, declared its intention to make a Town Planning Scheme under the provisions of the Bombay Town Planning Act, 1915. However, due to a technical defect in the Resolution, a fresh declaration had to be made by the Karad Municipality under its Resolution No. 6/43 on 1st July 1949 and necessary notice was published at page 973, Part II of the Bombay Government Gazette, dated 14th July 1949. The making of the Scheme was later sanctioned by Government under Government Resolution Local Self-Government and Public Health Department, No. 6216/33, dated 27th September 1950. A Draft Scheme was prepared and published by the Municipality on 25th September 1951 within the prescribed period of twelve months. The period for the submission of the Draft Scheme was extended by three months from 25th January 1952 under Government Resolution, Local-Self Government and Public Health Department, No. 6216/33, dated 10th March 1952 and after its submission the Draft Scheme was sanctioned by Government under Notification, Local Self-Government and Public Health Department, No. 62/6/33, dated 25th October 1953. Shri V. K. Bakre, Consulting Surveyor to Government of Bombay was appointed as Arbitrator for the Scheme. As Shri Bakre was not able to proceed with the work Shri B. T. Talim was appointed as Arbitrator under Government Notification, Local Self-Government and Public Health Department No. TPM-3754, dated 11th January 1955.

2. The Arbitration proceedings were commenced in May 1955 and completed in June 1956. The work of measurement and calculation of the areas of the Final Plots was completed by the District Inspector of Land Records in June 1958. The award of the Arbitrator was duly published on 28th July 1959 and the notice to that effect was published at page 1524 Part II of the *Bombay Government Gazette* dated 13th August 1959.

3. After the papers relating to the Award were received by me in the capacity as the President of the Board of Appeal, I appointed Shri Sardar R. R. Panditrao and Shrimati Homai Nariman Cooper as Assessors under the powers vested in me under section 35(3) of the Bombay Town Planning Act, 1954. The Constitution and the personnel of the Board were notified in the Local Self-Government and Public Health Department Notification No. TPS-2759-E, dated 8th September 1959 in the *Bombay Government Gazette*, Poona Division, at page 917 dated 17th September 1959.

4. 326 Appeals were filed by the plot holders against the decision of the Arbitrator. We had two preliminary meetings. We also decided that the appeals should be heard at Karad as it would be more convenient to the plot holders. It was also decided that the Scheme area should be divided into three Zones to facilitate the hearing of the appeals. Due notice were issued to each appellant individually intimating the date of hearing fixed. The hearing of the appeals took place at Karad from 18th January to 23rd January 1960. Except 17 appeals all the appeals were heard. These 17 appeals could not be heard as notices to the appellants were not served in some cases and some of the appeals were adjourned at the request of the appellants.

5. The area covered by the Scheme admeasures 412 acres within the municipal limits, except a few plots covering a small area. The appeals filed by the plot-holders were heard individually and the points raised by them individually are given in the proceedings attached herewith.

6. At the outset it would be better to see what exactly are the powers of this Tribunal. This Board of Appeal is constituted under section 35 of the Bombay Town Planning Act, 1954. Under section 35(4) they are to decide an appeal made against the decision under clauses (v), (vi), (viii), (ix), (x) and (xiii) of sub-section (1) of section 32 of the Act. Seeing section 32, that section provides the duties of the Town Planning Officer. He is called "Arbitrator" in the present Scheme. Looking therefore to the functions of the Board of Appeal it appears that this Board has to decide appeals from the orders of the Arbitrator. Under section 32(v) the Arbitrator shall estimate the portion of the sums payable as compensation on each plot used, allotted or reserved for a public purpose or purpose of the local authority which is beneficial partly to the owners or residents within the area of the Scheme and partly to the general public, which shall be included in the costs of the Scheme. Under clause (vi) the Arbitrator shall calculate the contribution to be levied on each plot used, allotted or reserved for a public purpose or purpose of the local authority which is beneficial partly to the owners or residents within the area of the Scheme and partly to the general public. Under clause (viii) the Arbitrator shall estimate the increment to accrue in respect of each plot included in the final Scheme in accordance with the provisions contained in section 65. Under section 65 the increments shall be deemed to be the amount by which at the date of the declaration of intention to make a Scheme the market value of a plot included in the final scheme estimated on the assumption that the scheme has been completed would exceed at the same date the market value of the same plot estimated without reference to improvements contemplated in the scheme, provided that in estimating such values the value of buildings or other works erected or in the course of erection of such plot shall not be taken into consideration. Under clause (ix) the Arbitrator shall calculate the proportion in which the increment of the plots included in the final scheme shall be liable to contribution to the costs of the scheme in accordance with the provisions contained in section 66. Under section 66 the costs of the scheme shall be met wholly or in part by a contribution to be levied by the local authority on each plot included in the final scheme calculated in proportion to the increment which is estimated to accrue in respect of such plot by the Arbitrator, provided that no such contribution shall exceed half the increment estimated by the Arbitrator to accrue in respect of such plot. There are other provisions to this section with which for the present we are not concerned. It is laid down however in this section 66 that the owner of each plot included in the final scheme shall be primarily liable for the payment of the contribution leviable in respect of such plot. Under clause (x) the Arbitrator shall calculate the contribution to be levied on each plot included in the final scheme. Under clause (xiii) he shall estimate in reference to claims made before him after the notice given by him in the prescribed manner, the compensation to be paid to the owner of any property or right injuriously affected by the making of a town planning scheme in accordance with the provisions contained in section 69. Under section 69 of the Act, the owner of any property or right which is injuriously affected by the making of a town planning scheme shall, if he makes a claim



before the Arbitrator within the prescribed time which is three months be entitled to obtain compensation in respect thereof from the local authority or from any person benefited or partly from the local authority and partly from such person as the Arbitrator may in each case determine. There is also a proviso to this section. Reading therefore the functions of the Board of Appeal under the Bombay Town Planning Act, it appears, their functions are limited. The Board of Appeal has to sit in appeal from the decisions of the Arbitrator under section 32 clauses (v), (vi), (vii) (ix), (x) and (xii). I have cited those provisions above.

7. During the course of the proceedings the learned pleaders who represented parties have raised several points of law and other points before us. A point has been raised that the words "injuriously affected" in section 69 also mean losing of the plot holder's land and especially if that land is in the front portion of the plot. It is urged here that the plot holder with a big frontage could have constructed several shops and if he loses some land from the front portion then he will not be able to construct as many shops as he would desire to construct. It was, therefore, argued that losing of certain land especially in the front portion of the plot will be an injurious affection on the said plot holder. In this view of the matter it was urged that this Tribunal will have to consider the compensation which is to be awarded in such cases. However, in my opinion, such cases cannot come within the purview of "injurious affection". When a new plot was substituted for a larger plot or when an inferior land is added to the original plot, in my opinion, the case could not be regarded as one of injurious affection but is one for compensation under section 67 of the Act because if the final plot was not so valuable by reason of these defects the owner gets under this section compensation based on the difference between the values of original plot and the final plot. In my opinion, therefore, these defects of the final plot could not be made a ground for additional compensation for injurious affection under section 69 of the Act. Moreover, under section 69 the owner of the property injuriously affected has to make such claim before the Arbitrator within three months. None of the plot holders who have contended that their plot is injuriously affected had made a claim before the Arbitrator within that period.

8. The other point that is urged before us is whether under section 32 clause (v) this Tribunal will be able to estimate the compensation to be awarded to a particular plot holder irrespective of the portions allotted by the Arbitrator in respect of that site. The learned pleaders have urged that this Tribunal has jurisdiction to estimate the compensation. Our attention was invited to section 32 (xiii). Under clause (xiii) the Arbitrator has to estimate in reference to claims made before him after the notice given by him in the prescribed manner, the compensation to be paid to the owner of any property or right injuriously affected by the making of a town planning scheme in accordance with the provisions contained in section 69. It is urged before us that under this clause compensation could be estimated by the Tribunal. In my opinion, clause (xiii) clearly provides for compensation in respect of property or right injuriously affected by the making of a town planning scheme. Section 69 also deals with compensation in respect of property or right injuriously affected by the scheme. In this view of the matter, therefore, it is not possible for me to agree when the learned pleaders urge here that this Tribunal has jurisdiction to decide also the compensation and sit in judgments over the figures arrived at by the Arbitrator.

9. Another point that is raised before us is in respect of the Rent Control Act affecting the income of buildings. It is urged that the Rent Control Act came into force in Karad town on 13th February 1948 and the intention to declare this scheme was made on 1st of July 1949. It is, therefore, argued that because of the restrictions of the Act and because of the fixation of the standard rent of the properties under the Rent Control Act the rent of the properties cannot be increased in the area of the Town Planning Scheme. Of course, this is with reference to the built up properties only. It is therefore argued that it will not therefore be possible to contribute the increment that may be levied arbitrarily by the Arbitrator. In my opinion, this ground appears to be rather fallacious because there is nothing on record to show that all buildings which are constructed already are buildings constructed before 1st of September 1940. There is nothing also on record to show that all the buildings are leased out to tenants. It may be that there are a large number of buildings which are constructed later on and they may be either in the occupation of the owners or new tenants. Moreover, the costs of the scheme under section 66 of the Act have to be met wholly or in part by a contribution to be levied by the local authority on each plot included in the final scheme calculated in proportion to the increment which is estimated to accrue in respect of such plot by the Arbitrator. We have therefore to see only the plots and not the buildings. It is true that the making of the Town Planning Scheme is also laying out or relaying out of land, either vacant or already built upon but the calculation of increment is merely of the plots and not of the buildings. In this view of the matter, therefore, in my opinion, the provisions of the Rent Control Act will not affect the contribution. Moreover, the Rent Control Act is not a permanent Act. This Act might be repealed at any time when the circumstances permit. In this view of the matter, therefore, in my opinion, the contention raised by the learned pleaders on this point is without substance.

10. It is further urged by the learned pleaders that there should not be a maximum contribution of 50 per cent. on all the plots holders. Section 66 deals with the contribution towards costs of the scheme. It is stated there that no such contribution shall exceed half the increment estimated by the Arbitrator to accrue in respect of such plot. It is further stated in this section that the costs of the scheme shall be met wholly or in part by a contribution to be levied on the plot holder. It is therefore urged that under the Act it is not necessary that 50 per cent. of the increment estimated by the Arbitrator should form invariably the basis of contribution. It is urged that in this town planning area there are three parts, one part of the area is already developed, the second part of the area is developed a little and the third part of the area is absolutely undeveloped. It is therefore urged that the proportion of contribution should be according to these categories. The more developed area should be asked to contribute a little, the ordinary developed area should be asked to contribute a little more and the undeveloped area should be asked to contribute most. It is true in this scheme the Arbitrator has asked all the plot holders to contribute 50 per cent. of the incremental value. The question therefore that this Tribunal has to decide is whether the percentage should be uniform in all sections of the scheme or whether it should be lower in certain areas of the scheme and higher in certain other areas of the scheme. We will also have to decide whether 50 per cent. charged by the Arbitrator is reasonable or is not reasonable. As urged by the learned pleaders the plot holders are entitled to be charged less than 50 per cent. According to the Town Planning Scheme prepared by the Arbitrator the expenses under section 18 (2)(b), (c), (d), (f), (g) and (h) are Rs. 2,36,048. Other expenses shown in the redistribution and valuation

statement are Rs. 2,12,893. The costs of publication, etc. are Rs. 7,100. Other costs of demarcation, etc. are Rs. 34,000. The total costs of the scheme, according to the Arbitrator, are Rs. 4,90,041. The total of increment calculated by the Arbitrator is Rs. 9,22,404. Fifty per cent. of this increment, which is to be paid by plot holders, comes to Rs. 4,61,202. According to the Arbitrator the Local Authority is therefore to contribute Rs. 28,839. It will therefore be seen from the above figures that the total costs of the scheme are Rs. 4,90,941 and 50 per cent. contribution is Rs. 4,61,202. Even this 50 per cent. contribution is less than the costs of the scheme. The balance has to be therefore contributed by the local authority. Looking therefore to the costs of the scheme and also undoubtedly to the benefits of the plot holders which they would derive it appears to me that a uniform contribution of 50 per cent. by the plot holders will not be unreasonable. I might say here that we have decreased the increments as fixed by Arbitrator according to the locality in the Scheme. I shall deal with this later and we have also given in tabulated form our decisions decreasing the increments in different areas. Now it is true, as is argued by the learned pleaders, that the conditions obtainable in different areas of the scheme are not uniform and the benefits derived from the scheme by the plot holders in different localities vary; but in our opinion such distinctions are already reflected in the increments assessed on the plot in different areas. The pitch of the increment varies with the localities as well as the plots as could be seen from the tables that are given by us. The pitch of the increments thus fixed is after due regard to the peculiar conditions of the local area and the benefits derived from the scheme by the plots in those areas. As the contribution is on certain percentage of increment and as the increment itself reflects the peculiar conditions of the area and benefits derived from the scheme by each individual plot, we consider that the amount which the plot holders should be called upon to pay towards the costs of the scheme should be a uniform percentage of increment throughout the scheme area. In our opinion, that would be a fair charge on the plot holders.

11. It is urged further by the learned pleaders that in the present scheme as prepared by the Arbitrator the Municipality has to contribute only a small sum, namely Rs. 28,839 which according to them is about six per cent. of the total costs. It is urged that it is the social duty of the Municipality to have public gardens, children's parks, Schools, Markets and other amenities of the present day civilization. If that is their duty, they say, then the Municipality should bear most of the costs of the scheme instead of throwing that responsibility on the owners of the plots. It is true, the Municipality has certain responsibilities. We have considered this aspect of the case and we have accordingly decreased certain percentage of increments fixed by the Arbitrator arriving at a figure which according to us would be a fair charge on the plot holders. By decreasing the incremental value we have increased the burden of the local authority considerably more than it was according to the existing scheme prepared by the Arbitrator. I shall deal with this aspect later on.

12. A point is also urged that under Rule 21 sub-rule (6) of the Bombay Town Planning Act, 1954, the Town Planning Officer has to calculate and give estimates required by Clauses (iv), (v), (vi), (viii), (ix) and (xiii) of sub-section (1) of section 32 and he has to record the same. It is urged that such calculations and estimates as required are not set out and recorded by the Arbitrator. In my opinion, the calculations and estimates are already in the scheme book and they give a fair idea of these calculations and estimates.

13. It is further urged that some notices have not been given to the parties concerned about the decisions of the Town Planning Officer under section 34 of the Act. It is urged that this section read with Rule 33 provides that all notices required to be served upon any party under the Act have to be served in the manner laid down by the Civil Procedure Code. We are informed by the Arbitrator that as many as 60 notices have not been served because they have been sent but the notices were returned unserved on account of the fact that the parties were not traceable. These notices were sent by hand delivery. I am however of opinion that these 60 notices are to be served upon the parties according to section 34 of the Bombay Town Planning Act, 1954, read with rule 33. Therefore, it would be necessary that these notices are to be served upon the parties because they are asked by these notices to pay certain contribution or to receive certain compensation. They must therefore be given an opportunity to be heard. If the notices are not served upon them, it might amount to not being heard by them. I have therefore requested the Arbitrator to see that the notices are served as early as possible in the manner laid down by the Civil Procedure Code upon the parties on whom the notices are not served. We shall deal with these appeals later after hearing the parties.

14. Besides the abovesaid points raised by the learned pleaders during the course of the proceedings, points regarding ownership also were raised. The Arbitrator has however promised to look into it if proper documents are presented to him. A point also has been raised that we could go into the original value of the plots fixed by the Arbitrator. In our opinion, this is outside the scope of this Board under section 32(iii) and section 65 of the Act.

15. In the Town Planning Scheme there is a S. T. Stand and the State Transport Corporation has come pieces of land and structures thereon in the area. It is urged by the learned pleader on behalf of the S. T. Corporation that they do not carry on any industry at all although these pieces of land are in the industrial Zone. The learned pleader says that the S. T. has acquired three more plots recently. They are C. T. S. Nos. 505, 545-A and 553. The Arbitrator, it appears, has increased the contribution of the S. T. Corporation on four parts including these pieces of land on different basis. These three new plots acquired lately by the S.T. Corporation admeasure 37 gunthas. The learned pleader argues here that the valuation of the whole plot ought to have been done on one principle and not on four principles as is done by the Arbitrator. The Arbitrator who was assisting us during the course of the proceedings has agreed that he would treat all the four plots on one principle. We cannot do it because that is outside our jurisdiction.

16. The second point that is raised by the learned pleader for the S. T. Corporation is that only the front part of their site should be increased a little more and a large part of their rear site should be increased a little less as compared to the front site. According to him, the road at the back is a small road leading towards the grave yard. They say that that road would be of no use to the S. T. Corporation. We have no jurisdiction to do it. He next invites our attention to section 66(4) of the Act in respect of the contribution levied on a plot used, allotted or reserved for public purpose and argues that the S. T. Corporation is a public utility concern and is specially meant to serve

the public. He invites my attention to *State of Bombay v. R. S. Nanji* (58 Bom. L. R. 978, Supreme Court). That was a case in which the State of Bombay, by an order, requisitioned under section 5 of the Bombay Land Requisition Act, 1948, certain premises specified therein, stating that the premises were requisitioned "for a public purpose, namely for housing an officer of the State Road Transport Corporation which is a public utility service". A question had therefore arisen before Their Lordships whether the requisition was for a public purpose or not. Their Lordships of the Bombay High Court had held that it is not for a public purpose. Their Lordships of the Supreme Court however held in this case that providing living accommodation for the employees of the Corporation in this particular case should be regarded as for a public purpose and therefore the order of the State of Bombay was validly passed under the Act. The facts before us however are different. There is the S. T. Stand and several of its shops and also an open area. Undoubtedly the Road Transport Corporation is a public utility concern such as for instance an educational institution. There is no doubt also that it is meant for a public purpose because the State Road Transport Corporation concerns with the general interest of the community. Under section 66(I)(iv) the contribution levied on a plot used, allotted or reserved for a public purpose which is beneficial partly to the owners or residents within the area of the scheme and partly to the general public shall be calculated in proportion to the benefit estimated to accrue to the general public from such use. The learned pleader for the S. T. Corporation argues here that the S. T. station in the area serves partly to the residents of the locality and therefore his case is covered by section 66(I)(iv). That is true. In our opinion the S. T. Corporation is used for a public purpose and the plots used thereby are also used for such purpose which is beneficial partly to the residents within the area of the scheme and partly to the general public. There is however nothing on record to show in what proportion these plots of the S. T. are used for the benefit of the residents of the scheme area. In the absence, therefore, of any evidence it will not be unreasonable to suppose that the benefit of the scheme area should be about to the extent of 12 1/2 per cent. We therefore allow rebate of 1/8th in the increment for the aforesaid reasons. We also include these plots in Schedule "C". The learned pleader for the S. T. also contends before us that the contribution by the S. T. Corporation should not be 50 per cent. but should be a nominal sum of 5 per cent. I have observed above that the costs of the scheme exceed 50 per cent. of the increment and there should be no reason why the S. T. Corporation also should not bear this common burden. They will stand also to benefit by the scheme as the other plot-holders.

17. There are two educational institutions in the scheme area. One is a High School run by Shivaji Education Society and the other is Tilak High School. It is urged by the learned pleaders for these two institutions that under section 66(I)(iii) no such contribution shall be levied on the plots held by these institutions. According to them they are used for a public purpose. It is argued that giving education is a use for a public purpose. It is clearly mentioned there that no such contribution shall be levied on a plot used, allotted or reserved for a public purpose which is solely for the benefit of owners or residents. The word 'Solely' used in the section is very important. It is argued that the words which is solely for the benefit of owners or residents "go with the words previous to these words "for the purpose of the local authority". In my opinion, the plain reading of the section will clearly show that the plot should be for a public purpose and should also be solely for the benefit of the owners or residents within the scheme area. Therefore, it cannot be argued that no contribution shall be levied on these institutions because the institutions are for public purpose. It is further urged that these institutions are charitable institutions being educational institutions and therefore the increment should be reduced. We have decreased the increments as will be seen from the tables that we are giving. We have also decreased the proportion. The plots of these two institutions admittedly are partly beneficial to the owners or residents within the area of the scheme. The Arbitrator has given a statement showing his proposals in respect of the plots used beneficially, wholly or partly to the owners in his scheme book. Considering the cases of these two institutions we have altered the proposal of the Arbitrator. In our opinion, these institutions would be beneficial to the scheme area to an extent of 3/4ths and 1/4th to the general public. We have therefore altered the proposals of the Arbitrator accordingly. We have also included Final Plot No. 224 in the Schedule "C" because it is contiguous to Final Plot No. 222. We have not included Final Plot No. 232 because it is a detached plot which is not at present used for a 'public purpose'. In the same way, in view of the fact that these two are educational institutions and in view of the fact that their circumstances are not very affluent therefore we altered the proposals of the Arbitrator and fixed a rebate of 75 per cent. in the increment.

18. There is another institution in the scheme area. It is what is called Kacchi Boarding House in Final Plot No. 62. The learned pleader for the Kacchi Boarding house has appeared before us and has contended that it is a charitable trust registered under the Bombay Public Trusts Act. The question of exemption from the payment of contribution in respect of plots for charitable purpose does not come within our purview. We are however of opinion that this plot is used for a public purpose. The learned pleader says that in this Boarding the students are all fed and boarding and lodging arrangements are also made. Some of the poor boys are also fed free. In my opinion, the plot should therefore be considered as a plot used beneficial wholly or partly to the owners or residents within the area of the scheme. This institution should therefore be included in the Town Planning Scheme in the statement of such proposals. We are of opinion that this institution is beneficial to the scheme area to an extent of 1/4th and 3/4th to the general public. As rebate of 25 per cent. in the increment may be given to this institution.

19. There are some people in this scheme area who come from the Mahar community. They have got a large number of final plots in the scheme area. All of them have filed appeals before us requesting the Board to reduce the increment. We have decreased the increment to be contributed by these plot holders as we decreased of others and this could be seen from the tabular form.

20. A point is also raised by the learned pleaders that some of the plots are already developed, There are already structures on the same and there are also roads. It is therefore urged that this town planning scheme will not add to the benefits of this locality. In my opinion, this argument will not hold good at all because the surrounding are when developed will add to the benefits of this slightly or already developed area. Under the Town Planning Act also it is permissible to include in the area some developed area. The present scheme therefore would extend the facilities and also extend the old roads and add more benefits to the already developed area. Apart from this consideration this Board of Appeal cannot also go into the propriety of this question especially when it is permissible under the Act.

21. A large number of appeals concerns with the decrease of the increment as proposed by the Arbitrator. We have minutely and anxiously gone through all the plots, their semi final values, the final values and the percentage increments as proposed by the Arbitrator. For the purpose of scrutinising these values and percentage increments we have divided the whole area of the Town Planning Scheme into several parts. The first part would consist of the plots on the Poona-Bangalore Road, the second would be Malakapur Road, the third would be of the plots on the Karve Road i.e. the market yard road, the 4th would be of the plots between Malkapur Road and Kolhapur Road and interior plots between Karve Road and Malkapur Road, the next would be of Patan Colony, the next would be of Pitch plot which is final plot No. 573-A, the seventh part would be of the plots on the Mahatma Gandhi Road, the 8th would be of the plots on the west of Poona Road, the 9th would be of final plot Nos. 33 and 34, the 10th would be of the plots on concrete road around Bhairoba temple and Kachhi Boarding, the 11th would be of final plots of the State Transport Corporation, the 12th would be of the plots of Shri Shirotri and the plots around his plots, the 13th part would be of the plot of Shivaji Vidyalaya, the 14th would be of the plots opposite municipal garden, the 15th part would be of plots on concrete road to the west of it upto Naka, the 16th part would be of plots on concrete road to the east of it upto Naka, the 17th part would be of interior plots to the east of the concrete road upto Naka i.e. south of Koregaon Road, the 18th part would be of plots to the north of Koregaon Road, the 19th part would consist of plots to the north of Koregaon Road, western side, the 20th part would consist of Tilak High School, 21st part would be of final plot No. 223, 22nd part would be of final plots Nos. 236-A and B and 23rd and 24th parts would be of final plot No. 237. These two final plots 236A and B and 237 are the low lying plots. Part No. 24 would be of Vadar Colony, part No. 25 would be of Kachhi Boarding and part No. 26 would be of plots to the west of Kolhapur Road on the road. Part No. 27 would be of plots interior to the west of Kolhapur Road and part No. 28 would be of built up area between Inspection Bungalow, Mamlatdar's Office and Power House. It will therefore be seen that we have divided the whole area in different categories and considered the cases of increments according to the circumstances of the case. These parts could be seen from the various maps of the Scheme. Our decisions would be seen from the tabular form, which is Schedule "A" appended hereto.

22. We have noticed that the increments in the different parts of the area enumerated above are not quite consistent. The Arbitrator has given a list of the sales of the landed properties during the years 1943 to 1951. As observed above, the declaration of the intention to make this town planning scheme was in 1948. We know well that the years 1948 and 1949 were abnormal years due to the ending of the last War at that time. The prices were rising and there was no stability of the prices of the lands during that period. There is a very small number of sale transactions which appear to have been brought to the notice of the Arbitrator of 1948 and 1949. There are in all 41 sale transactions. Out of these, however, 20 transactions are of the years 1946 and 1947. There are six transactions of the year 1949, nine of the year 1950, three of the year 1943 and one of the year 1941. The transactions of the year 1948 are only two. Therefore, because the prices were not stable and the prices of the immoveable property was constantly moving up, in my opinion, the sale transactions of the years 1946 and 1947 will be no index to show what the prices of the immoveable properties were in the year 1948. That would also be the case of the transactions of the year 1950. There are very few transactions, therefore, of the years 1948 and 1949 and this data will be quite inadequate for the purpose of arriving at reliable value of the final plots in the scheme area. Apart from the consideration we find that the percentage increment as proposed by the Arbitrator in certain plots is very high and in other plots low in the same area. In order therefore to bring uniformity and also to lessen the burden on the plot holders who have to pay a very high increment according to the proposal of the Arbitrator, we have decided that that increment should be lessened.

23. I might incidentally mention here that the works that are to be constructed under the Scheme are only roads. There is a road 1760 feet in length which is to be 60 feet wide with 20 feet metalling. Then there is another road of 1675 feet in length of 50 feet width with 20 feet metalling which is proposed to be constructed. Then there are roads of 40 feet in width. The total length of these roads will be 19,785 feet. Then there are several 30 feet wide roads with 16 feet metalling. The total length of these roads will be 4,720 feet. Then there is a proposal of constructing 25 feet wide roads with 12 feet metalling. Their total length will be 495 feet. 20 feet wide roads also are proposed to be constructed and their total length will be 1,165 feet. Then there are 12 feet wide roads with 8 feet metalling and the total length will be 296 feet. There is also 10 feet wide road with 8 feet metalling and its length is 35 feet. The total cost of this work is Rs. 2,36,043. The cost of construction of the Cross drains is Rs. 20,305. The total costs of work will be Rs. 2,56,048. It is contended by various pleaders who represented their plot holders that there is no provision made in the scheme for the prevention of floods in the scheme area. It appears that during rainy season some parts of the town planning scheme are flooded. It would have been better if the Arbitrator had proposed some such works for the purpose of preventing the floods due to the existence of Krishna river in the town of Karad. That provision however does not appear to have been made although it is permissible under the Act to do it. We are however not entitled to go into the merits of this proposal. The fact, however, is that only roads are to be constructed under the scheme and the value of the roads will be Rs. 2,56,048. Except for this amenity no other amenities are provided. In the light of this amenity also it appears to us that the percentage increment in some of the plots mentioned in the tabular form was very high. We have therefore reduced it to fit in with the increment of the plots in the other area.

24. During the course of the proceedings several points which were beyond our jurisdiction were raised by the learned pleaders for the appellants. They were about clerical mistakes in the awards. In some cases there were the names of wrong persons and in some only a few sharers were mentioned. In some there were mistakes in the areas. There are other such points raised which were beyond our jurisdiction. However, the Arbitrator, who was assisting us during the course of the proceedings was good enough to agree to do the necessary changes if proper evidence is produced before him.

25. Although we have divided the scheme area into several parts, we have mentioned only those plots the increment of which we have reduced. That could be seen in the tabular form, Schedule A.

26. We have also given a table, which is Schedule "C" of our decisions in respect of the proposals of the Arbitrator regarding plots used beneficially, wholly or partly to the owners or the residents within the area of the scheme. We have also included Kacchi Boarding House in it.

27. We are also giving our decisions in respect of the plots allotted or reserved for public or municipal purpose under section 32 (I) (iv), (v) and (vi) of the Bombay Town Planning Act, 1954. That is Schedule B.

28. It will therefore be seen that we have altered the percentage increment in the case of plot holders mentioned in Schedule A and therefore we confirm the award of the Arbitrator in respect of the other plot holders who have not appealed before us. Consequently the decision of the Arbitrator in those cases is confirmed. In the cases in Schedule A our decisions are as mentioned therein.

29. As observed above, there are several notices which were not served on the plot holders. They are therefore to be served. So far as these plot holders are concerned, if they choose to appeal against the decisions of the Arbitrator before us, we shall have one more sitting to decide those appeals. Those decisions would be given separately.

30. We wish to place on record our sincere appreciation of the very valuable and willing assistance rendered to us by Shri B. T. Talim, Arbitrator, and by Shri J. G. Keskar, Deputy Assistant Consulting Surveyor to Government and their staff. We also wish to place on record our appreciation of the help rendered by the Authorities of the Karad Municipal Borough.

District Court, North Satara,  
Satara. }

Dated 10th March 1960. }

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITBAO,  
Assessor.

(Signed) Mrs. H. N. COOPER,  
Assessor.

[ True Copy ]

(Signed) (Illegible),  
President,  
Board of Appeal.

## SCHEDULE "A"

Variations made by the Board of Appeal in individual cases in the amount of increment under Clause (viii) of sub-section (1) of section 32 read with section 65 of the Bombay Town Planning Act, 1954

Serial No. of Award in the Scheme Book	Final Plot No.	Decision.	Remarks
1	2	3	4
47	62	Increment reduced from Re. 1-8-0 per sq. yard to Re. 1-0-0 per sq. yard.	
54	65	Increment reduced from Re. 0-12-0 per sq. yard to Re. 0-8-0 per sq. yard.	
55	65A	Increment reduced from Re. 0-12-0 per sq. yard to Re. 0-8-0 per sq. yard.	
58	68	Increment reduced from Re. 1-0-0 per sq. yard to Re. 0-12-0 per sq. yard.	
57	67	Increment reduced from Re. 1-8-0 per sq. yard to Re. 0-12-0 per sq. yard.	
65	81	Increment reduced from Rs. 4-0-0 per sq. yard to Rs. 3-12-0 per sq. yard.	
77	83	Increment reduced from Rs. 5-0-0 per sq. yard to Rs. 4-0-0 per sq. yard.	
84	123	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
84	286A	Increment reduced from Rs. 3,200 per acre to Rs. 1,850 per acre.	
85	125	Increment reduced from Rs. 3,400 per acre to Rs. 1,600 per acre.	
85	198	Increment reduced from Rs. 3,550 per acre to Rs. 1,450 per acre.	
86	122	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
86	126	Increment reduced from Rs. 3,100 per acre to Rs. 1,600 per acre.	
87	121	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
87	127	Increment reduced from Rs. 3,350 per acre to Rs. 1,600 per acre.	
87A	120	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
87A	128	Increment reduced from Rs. 3,350 per acre to Rs. 1,600 per acre.	
87A	120	Increment reduced from Rs. 3,700 per acre to Rs. 2,325 per acre.	
88	119	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
90	130	Increment reduced from Rs. 3,350 per acre to Rs. 1,600 per acre.	
93	131	Increment reduced from Rs. 3,350 per acre to Rs. 1,600 per acre.	
94	118	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
95	132	Increment reduced from Rs. 3,350 per acre to Rs. 1,600 per acre.	
96	117	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
97	135	Increment reduced from Rs. 3,100 per acre to Rs. 1,600 per acre.	
98	115	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
99	116	Do. do.	
99	133	Increment reduced from Rs. 3,100 per acre to Rs. 1,600 per acre.	
100	141	Increment reduced from Rs. 3,300 per acre to Rs. 1,450 per acre.	
102	134	Increment reduced from Rs. 3,100 per acre to Rs. 1,600 per acre.	
103	146	Increment reduced from Rs. 3,800 per acre to Rs. 1,450 per acre.	
104	114	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
105	113	Do. do.	
105	145	Increment reduced from Rs. 3,300 per acre to Rs. 1,450 per acre.	
106	112	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
107	111	Do. do.	
107	137	Increment reduced from Rs. 3,100 per acre to Rs. 1,600 per acre.	
108	143	Increment reduced from Rs. 3,300 per acre to Rs. 1,450 per acre.	
109	142	Do. do.	
110	109	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
110	110	Do. do.	
111	139	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	

## SCHEDULE "A"—contd.

Serial No. of Award in the Scheme Book 1	Final Plot No. 2	Decision 3	Remarks 4
114	108	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
114	144	Increment reduced from Rs. 3,300 per acre to Rs. 1,450 per acre.	
115	108A	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
115	141A	Increment reduced from Rs. 3,300 per acre to Rs. 1,450 per acre.	
116	140	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
116	140A	Do. do.	
117	106A	Do. do.	
117	107A	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
118	106	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
118	107	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
119	91	Do. do.	
120	104	Do. do.	
120	105A	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
130	103	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
130	105	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
132	76A	Increment reduced from Rs. 3,100 per acre to Rs. 1,600 per acre.	
136	75	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
136	95	Do. do.	
136	96	Do. do.	
136	101	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
138	92	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
138	94	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
138	97	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
138	100	Increment reduced from Rs. 2,975 per acre to Rs. 1,475 per acre.	
139	93	Increment reduced from Rs. 2,975 per acre to Rs. 1,600 per acre.	
140	136	Increment reduced from Rs. 3,000 per acre to Rs. 1,600 per acre.	
142	74	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
147	208	Increment reduced from Rs. 3,700 per acre to Rs. 2,575 per acre.	
148	211	Increment reduced from Rs. 3,700 per acre to Rs. 2,575 per acre.	
160	222	Increment reduced from Rs. 2 per square yard to Rs. 0-12-0 per square yard.	
161	223	Increment reduced from Rs. 0-8-0 per square yard to Rs. 0-4-0 per square yard.	
162			
164			
169			
170			
171	236A	1/3rd low lying portion of the plot to carry no increment.	
175			
184			
186			
188			
186	237	No increment to be calculated as the plot is low lying.	
186	238	Increment reduced from Rs. 3,000 per acre to Rs. 300 per acre.	
189	258	Increment reduced from Rs. 2,900 per acre to Rs. 1,785 per acre.	
189	264	Increment reduced from Rs. 2,750 per acre to Rs. 1,600 per acre.	
189	265A	Increment reduced from Rs. 2,500 per acre to Rs. 1,500 per acre.	
200	266	Increment reduced from Rs. 3,050 per acre to Rs. 1,870 per acre.	
201	245	Increment reduced from Rs. 3,000 per acre to Rs. 2,000 per acre.	

SCHEDULE "A"—*concl'd.*

Serial No. of Award in the Scheme Book	Final Plot No.	Decision	Remarks
1	2	3	4
205	277	Increment reduced from Rs. 2,450 per acre to Rs. 1,700 per acre.	
205	282	Increment reduced from Rs. 2,450 per acre to Rs. 1,575 per acre.	
207	275	Increment reduced from Rs. 2,700 per acre to Rs. 1,955 per acre.	
207	284	Increment reduced from Rs. 2,450 per acre to Rs. 1,575 per acre.	
208	285	Increment reduced from Rs. 2,900 per acre to Rs. 1,785 per acre.	
209	251A	Increment reduced from Rs. 3,500 per acre to Rs. 2,250 per acre.	
209	286A	Increment reduced from Rs. 2,750 per acre to Rs. 1,600 per acre.	
211	208	Increment reduced from Rs. 2,600 per acre to Rs. 1,920 per acre.	
211A	286	Increment reduced from Rs. 3,200 per acre to Rs. 1,850 per acre.	
217	313	Increment reduced from Rs. 3,400 per acre to Rs. 2,100 per acre.	
255	440	Increment reduced from Rs. 8,000 per acre to Rs. 7,125 per acre.	
324	403	Increment reduced from Rs. 5,500 per acre to Rs. 4,875 per acre.	
328	467	Increment reduced from Rs. 3,000 per acre to Rs. 2,800 per acre.	
330	414	Increment reduced from Rs. 4,000 per acre to Rs. 3,200 per acre.	
330	424	Increment reduced from Rs. 5,000 per acre to Rs. 4,850 per acre.	
330	425	Increment reduced from Rs. 5,000 per acre to Rs. 4,850 per acre.	
331	428	Increment reduced from Rs. 5,500 per acre to Rs. 4,500 per acre.	
331	429	Increment reduced from Rs. 5,750 per acre to Rs. 4,650 per acre.	
331	423	Increment reduced from Rs. 5,250 per acre to Rs. 4,650 per acre.	
331	432	Increment reduced from Rs. 5,500 per acre to Rs. 4,500 per acre.	
332	415	Increment reduced from Rs. 4,000 per acre to Rs. 3,200 per acre.	
332	416	Increment reduced from Rs. 4,000 per acre to Rs. 3,200 per acre.	
332	433	Increment reduced from Rs. 9,500 per acre to Rs. 5,100 per acre.	
335	420	Increment reduced from Rs. 7,500 per acre to Rs. 4,875 per acre.	
335	421	Increment reduced from Rs. 7,500 per acre to Rs. 5,950 per acre.	
351	431	Increment reduced from Rs. 5,000 per acre to Rs. 4,500 per acre.	
351	465	Increment reduced from Rs. 5,500 per acre to Rs. 4,500 per acre.	
357	471	Increment reduced from Rs. 3,500 per acre to Rs. 3,000 per acre.	
358	472	Increment reduced from Rs. 8,000 per acre to Rs. 4,300 per acre.	
361	477	Increment reduced from Rs. 5,000 per acre to Rs. 4,250 per acre.	
377	488	Increment reduced from Rs. 3,000 per acre to Rs. 1,700 per acre.	
412	541	Increment reduced from Re. 1-0-0 per square yard to Re. 0-8-0 per square yard.	
413	542	Increment reduced from Re. 1-0-0 per square yard to Re. 0-8-0 per square yard.	
418	545A	Increment reduced from Re. 1-0-0 per square yard to Re. 0-8-0 per square yard.	
435	573A	Increment reduced from Rs. 2-0-0 per square yard to Rs. 1-8-0 per square yard.	

*Note.*—The Arbitrator will revise the calculations accordingly in the final scheme.

District Court, North Satara,  
Satara.

Dated 10th March 1960.

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITRAO,  
Assessor.

[True Copy]

(Signed) (Illegible),  
President,  
Board of Appeal.

(Signed) Mrs. H. N. COOPER,  
Assessor.



## SCHEDULE "B"

*Decisions of the Board of Appeal in respect of the Plot allotted and reserved for public or Municipal purpose under section 32(1), clauses (iv), (v) and (vi) of the Bombay Town Planning Act, 1954.*

Site marked on Plan Nos. 3 and 4	Area	Purpose	Decision of the Board of Appeal as to whether wholly or partially beneficial to the owners and residents of the area of the Scheme.	Sums payable as compensation under section 32 (1) Clause (v)	Contribution under section 32 (1) Clause (vi).	Remarks
1	2	3	4	5	6	7
A ..	A. Ggs. 2-8-3	Cattle Market ..	1/4th beneficial to the owners and residents within the area of the scheme and 3/4th to the general public.	3/4th of the amount of compensation calculated at an average rate of Rs. 1,500 per acre.	Increment at the rate of Rs. 2,625 per acre i.e. 3/4th of Rs. 3,500 per acre.	
F ..	4-13-5	Infectious diseases Hospital.	Do. ..	3/4th of the amount of compensation calculated at an average rate of Rs. 6,500 per acre.	Increment at the rate of Rs. 6,375 per acre i.e. 3/4th of Rs. 8,500 per acre.	
I	1-20-1	Cart Stand ..	Do. ..	3/4th of the amount of compensation calculated at an average rate of Rs. 8,000 per acre.	Increment at the rate of Rs. 7,500 per acre i.e. 3/4th or Rs. 10,000 per acre.	

District Court, North Satara,  
Satara.

Dated 10th March 1960.

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) Mrs. H. N. COOPER,  
Assessor.

[True Copy]

(Signed) (Illegible),  
President,  
Board of Appeal.

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SCHEDULE "C"

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## SCHEDULE

*Decisions of the Board of Appeal in respect of Plots used beneficially*

Serial No.	Name of the owner	Final Plot No.	Used for
1	2	3	4
1	Shikshan Mandal, Karad (Mortgagor) Western India Life Insurance Company (Mortgagee)	222 } 224 }	School and Play Ground ..
2	Government of Bombay (Lessor) Shivaji Education Society, Secretary, P. L. Karambelkar	313	School and Play Ground ..
3	Bombay State Road Transport Corporation	364	S. T. Bus Stand and Depot ..
4	Haji Alli Mohamed Kassam Kaobhi	62	Kaobhi Boarding. ..

District Court, North Satara, }  
Satara.

Dated 10th March 1960. }

[True Copy]

(Signed) (Illegible),  
President,  
Board of Appeal.

"C".

*(wholly or partly) to the owners or residents within the area of the Scheme.*

Beneficial partly or wholly to the area. 5	Compensation 6	Increment. 7	Remarks. 8
3/4th beneficial to the scheme area and 1/4th to the general public.	No question of compensation ..	Rebate of 75 per cent. in the increment.	
Do. do. ..	Do. do. ..	Do. do.	
1/8th beneficial to the scheme area and 7/8th to the general public.	Do. do.	Rebate of 12½ per cent. in increment.	
1/4th beneficial to the scheme area and 3/4th to the general public.	Do. do. ..	Rebate of 25 per cent. in the increment.	

(Signed) R. R. BHOLE,  
President.(Signed) R. R. PANDITRAO,  
Assessor.(Signed) Mrs. H. N. COOPER,  
Assessor.

**BEFORE THE BOARD OF APPEAL, TOWN PLANNING SCHEME, KARAD No. 1 (FINAL)**

**Supplement to the decision dated 10th March 1960.**

As observed in our judgment dated 10th of March 1960, there were several notices which were not served on the plot-holders. We had, therefore, to adjourn the hearing of the awards in respect of those plots. Government also had in the meanwhile filed 13 Appeals. There were in all 52 Appeals out of which 35 were new appeals and 17 were old which were adjourned. In these appeals the same points were raised which were raised before. I had discussed those points in our judgment dated 10th of March 1960. No new points have been raised. For the reasons stated in our previous judgment the increment of the plots that were the subject matter of the new appeals would be reduced as shown in the supplement to Schedule A. We have mentioned the final plots the increments of which were reduced in Schedule A in the last judgment. Therefore, we are adding another supplementary Schedule A. In this supplementary Schedule there are the final plot numbers and the reduction in the increment of the plots which were the subject matter of new appeals. This includes also some of the awards in which the Government have filed several appeals.

We have also Schedule C attached to our judgment dated 10th of March 1960 in respect of the proposals of the Arbitrator regarding plots used beneficially, wholly or partly to the owners or the residents within the area of the scheme. We have to consider that point in this sitting also. That refers to S. T. Corporation, Final plots and those of Agriculture Market Committee.

In award No. 243 the learned pleader for the S. T. says that the decision in respect of their plots in the previous judgment should be made applicable to this award. The learned pleader says that the land under the Karad Co-operative Work Shop is with the Government and it is now granted to the S. T. This plot of land if what he says is correct will also get a rebate of 12½ per cent. for the reasons stated in our previous judgment.

In Award No. 261 Shri Yadav appears for the appellant the Chairman, Karad Agricultural Market Yard Committee. According to him, under Section 66 proviso (3) of the Bombay Town Planning Act, the Market Yard Committee is a public committee for a public purpose. He says, therefore, no contribution should be levied on the plots owned by the Committee. He has also produced a notification to show that this is a public body. He further invites my attention to rule 32 sub-clause (2) of the Land Revenue Code Rules of 1921 and says that this shows that the Market Committee is for a public purpose. The learned pleader also invites our attention to Section 7(b) and (e) of the Bombay Town Planning Act and says that in these "Markets" are termed as if they are public places. Reading the notification, which is produced by the learned pleader and also the rules in the Land Revenue Code Rules of 1921 and also the functions of the Market Yard Committee, it appears to me that it is a body for public purpose under Section 66 of the Bombay Town Planning Act. Under Section 66 the costs of the Scheme shall be met wholly or in part by a contribution to be levied by the local authority on each plot included in the final scheme calculated in proportion to the increment which is estimated to accrue in respect of such plot by the Town Planning Officer provided that no such contribution shall be levied on a plot used, allotted or reserved for public purpose which is solely for the benefit of owners or residents within the area of the scheme. The evidence produced here shows that this Market Committee from all points of view appears to be a body for a public purpose. We have, however, to see whether it is solely or partly for the benefit of owners or residents within the area of the scheme. The present Market Committee area is Karad Taluka and Patan Taluka. It also appears that the scheme area is included as one of the areas of the Market Committee. We have, therefore, allowed rebate of 1/8th in the increment. It would not be unreasonable to suppose that the benefit to the scheme area should be about 12½ per cent. We have, therefore, for this reason included the Market Yard Committee in the Supplement to Schedule C. The rebate would be given only to the final plots which are used and which are in personal possession only of the Market Committee for their administrative purpose or other purpose without leasing to anybody. This would not apply to the leased final plots. The land under the roads and also the public sites are excluded from this area.

The Government have also filed 13 Appeals. They have, however, been filed beyond the period of limitation. The respondents have taken objection and have argued that the delay should not be condoned. However, since I have condoned the delay invariably in the case of all the parties, therefore, I condone the delay also in the filing of the appeals by Government.

The subject matter of all these Government Appeals is Pargana and Kulkarni Watan Lands which were forfeited to Government after the abolition of Pargana and Kulkarni Watan lands. It is particularly in respect of lands which are forfeited but not regranted. Because the lands were not regranted, therefore, contribution is charged to Government as owners. The learned Sub-Government Pleader contends that the Government is a nominal holder receiving only the assessment and, therefore, they should not be charged with any contribution. He contends that there are Government Resolutions under which they have agreed to lease out these lands to the original watan-dars on the payment of 1½ times the assessment as the rent of those lands. The learned pleader, therefore, says that the contribution should be apportioned between the Government and the future lessees, if any.

The subject matter of the Government appeals is all Pargana and Kulkarni Watan lands which are in the present possession of Government and which are not at all regranted. Therefore, for the purposes of our decision we have only to charge the contribution to Government. Under Section 66 of the Bombay Town Planning Act the costs of the scheme shall be met wholly or in part by a contribution to be levied by the local authority on each plot included in the final scheme. It is provided in sub-section (2) that the owner of each plot included in the final scheme shall be primarily liable for the payment of the contribution leviable in respect of such plot. Therefore, for all purposes the Government has the sovereign right over these lands and they could reasonably be said to be the owners of these plots. It is not for us to apportion any contribution to the lessee if any. On the other hand, it is provided in Section 66 of the Town Planning Act that where a plot is subject to a lease the Town Planning

Officer shall determine in what proportion the lessee on the one hand and the lessor on the other hand shall pay such contribution. Reading the provisions of Section 66 as a whole, therefore, it appears to me that we have no jurisdiction whatsoever to apportion any contribution between the lessor Government and the lessee if they come in future. On the other hand, it appears to me that the Government has sovereign rights over these lands and, therefore, they could be said to be the owners of the final plots. In this view of the matter, therefore, it would be very difficult for me to agree with the learned Sub-Government Pleader when he contends that the Government is merely a nominal holder receiving only the assessment. The contention of the learned Sub-Government Pleader, therefore, for the aforesaid reasons, is without substance. We shall, therefore, not be able to do anything in the matter. It will be for the Town Planning Officer to look into his plea and determine in what proportion the lessee or the lessor shall pay the contribution.

No other new points have been raised.

It would not be out of place if I place again on record our appreciation of the valuable and willing assistance rendered to us by Shri B. T. Talim, Arbitrator, and Shri J. G. Keskar, Deputy Assistant Consulting Surveyor to Government.

District Court, Satara,

Dated 7th November 1960.

[ True Copy ]  
(Signed) (Illegible)  
President,  
Board of Appeal.

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) Mrs. H. N. COOPER,  
Assessor.

## SUPPLEMENT TO SCHEDULE "A".

Variations made by the Board of Appeal in individual cases in the amount of increment under Clause (viii) of Sub-Section (1) of Section 32 read with Section 65 of the Bombay Town Planning Act, 1954.

Serial No. of Award in the Scheme Book.	Final Plot. No.	Decision.	Remarks.
1	2	3	4
20B	363A	Increment reduced from Rs. 1-8-0 per Square Yards to Rs. 1-0-0 per Square Yards.	
51	82	Increment reduced from Rs. 5-0-0 per Square Yard to Rs. 3-12-0 per Square Yard.	
79	85	Increment reduced from Rs. 4-0-0 per Square Yard to Rs. 3-12-0 per Square Yards.	
146	209	Increment reduced from Rs. 3,700 per acre to Rs. 2,575 per acre.	
187	246	Increment reduced from Rs. 4,500 per acre to Rs. 2,625 per acre.	
187	250	Increment reduced from Rs. 3,700 per acre to Rs. 2,625 per acre.	
187	259	Increment reduced from Rs. 2,300 per acre to Rs. 1,650 per acre.	
187	264A	Increment reduced from Rs. 2,500 per acre to Rs. 1,500 per acre.	
197	249	Increment reduced from Rs. 3,700 per acre to Rs. 2,625 per acre.	
197	254	Increment reduced from Rs. 2,600 per acre to Rs. 1,800 per acre.	
197	261	Increment reduced from Rs. 2,400 per acre to Rs. 1,575 per acre.	
333	417	Increment reduced from Rs. 4,000 per acre to Rs. 3,200 per acre.	
333	422	Increment reduced from Rs. 5,000 per acre to Rs. 4,875 per acre.	
352	430	Increment reduced from Rs. 5,000 per acre to Rs. 4,500 per acre.	
352	466	Increment reduced from Rs. 5,500 per acre to Rs. 4,500 per acre.	
362	475	Increment reduced from Rs. 3,500 per acre to Rs. 3,000 per acre.	
363	476	Increment reduced from Rs. 3,500 per acre to Rs. 3,000 per acre.	
373	486	Increment reduced from Rs. 3,000 per acre to Rs. 2,250 per acre.	
374	489	Increment reduced from Rs. 2,500 per acre to Rs. 1,500 per acre.	
375	490	Increment reduced from Rs. 2,500 per acre to Rs. 1,500 per acre.	
376	487	Increment reduced from Rs. 3,000 per acre to Rs. 1,500 per acre.	
378	491	Increment reduced from Rs. 3,000 per acre to Rs. 1,500 per acre.	
379	492	Increment reduced from Rs. 3,000 per acre to Rs. 1,375 per acre.	
379	493	Increment reduced from Rs. 4,000 per acre to Rs. 1,375 per acre.	
408	539A	Increment reduced from Rs. 1-0-0 per square yard to Rs. 0-8-0 per square yard.	
414	543	Increment reduced from Rs. 1-0-0 per square yard to Rs. 0-8-0 per square yard.	
417	544	No increment to be charged as it is Municipal Reservoir.	

Serial No. of Award in the Scheme Book.	Final Plot No.	Decision.	Remarks.
1	2	3	4
465	207	Increment reduced from Rs. 3,700 per acre to Rs. 2,575 per acre.	
465	212	Increment reduced from Rs. 3,700 per acre to Rs. 2,575 per acre.	
465	205A	Increment reduced from Rs. 3,300 per acre to Rs. 1,650 per acre.	
465	380	Increment reduced from Re. 1-8-0 per square yard to Re. 0-12-0 per square yards.	
465	528	Increment reduced from Rs. 5,500 per acre to Rs. 4,150 per acre.	
465	528A	Increment reduced from Rs. 10,000 per acre to Rs. 4,150 per acre.	
465	528B	Increment reduced from Rs. 10,000 per acre to Rs. 4,150 per acre.	
465	287	Increment reduced from Rs. 3,200 per acre to Rs. 1,650 per acre.	
465	288		
465	289		
465	290		
465	292	Increment reduced from Rs. 3,700 per acre to Rs. 2,300 per acre.	
465	292A		
465	291	Increment reduced from Rs. 3,100 per acre to Rs. 1,800 per acre.	
465	291A		
465	Site B	Increment reduced from Rs. 2,600 per acre to Rs. 1,500 per acre.	

*Note.*—The Arbitrator will revise the calculations accordingly in the final scheme.

District Court, Satara. }

Dated 7th November 1960. }

(Signed) R. R. BHOLE,  
President.

(Signed) R. R. PANDITRAO,  
Assessor.

(Signed) Mrs. H. N. COOPER,  
Assessor.

[ True Copy ]

(Signed) Illegible,  
President,  
Board of Appeal.



## SUPPLEMENT TO

*Decision of the Board of Appeal in respect of Plots used beneficially*

Serial No. 1	Name of the owner. 2	Final Plot No. 3	Used for 4
1	Agricultural Market Yard Committee .. ..	388, 388/41, 388/46, 388/52, 388/53, 388/54 388/56, 388/59, 388/57.	Market.

District Court, Satara. }

Dated 7th November 1960. }

## SCHEDULE "C".

(wholly or partly) to the owners or residents within the area of the Scheme.

Beneficial partly or wholly to the area. 5	Compensation. 6	Increment. 7	Remarks. 8
1/8th beneficial to the scheme area and 7/8th to the general public.	No question	Rebate of 12½ per cent in the increment	The land under roads and public sites to be excluded from the area on which increment is to be calculated.

(Signed) R. R. BHOLE,  
President.[True Copy]  
[Signature]  
(Signed) (Illegible)  
President,  
Board of Appeal.(Signed) R. R. PANDITRAO,  
Assessor.(Signed) Mrs. H. N. COOPER,  
Assessor.