



Nagpur Improvement Trust

Station Road, Sadar, Nagpur 440 001

Phone no. 2533202, P.B.X. 2531431, 2531432, Fax no 0712 2531079

No.: A.D.T.P./Pl./ 3016

Nagpur, dt. 27/6/2023

To,

M/s Green City Builders Through
Shri Aabid Khan Wald Shabbir Khan
R/o Jafar Nagar Ring Road,
Nagpur – 440 013

Subject :- Sanction of Revised Residential Layout Plan under Group Housing Scheme on land bearing Kh. No. 247/2, Mouza – Zingabai Takli admeasuring area 22,424.00 sq. mt.

Reference :- Your letter dated 04/12/2021.

With reference to the subject cited above, please find enclosed herewith a copy of **Revised Residential Layout Plan under Group Housing Scheme on land bearing Kh. No. 247/2, Mouza – Zingabai Takli admeasuring area 22,424.00 sq. mt. sanctioned subject to additional conditions as mentioned below.**

- This Revised Layout Plan is considered for approval only for the internal changes/modifications done by the Owner/ Developer.
- Owner/ Developer shall provide Grey water treatment and Recycling plant as mentioned in clause no. 13.4 in Unified Development Control Promotion Regulations as sanctioned by Govt on dt.02/12/2020.
- Nagpur Improvement Trust will not be solely responsible for any disputes arise in case of ownership of boundaries of aforesaid land.
- This Revised Layout Plan is considered for approval with subjected to order of 9th Jt. Civil Judge Junior Division, Nagpur whenever passed in case of RCS 95/2010. Owner / Developer is strictly bounded by this court order.
- The Owner / Developer are required to submit “No Objection Certificate” from MHADA, Nagpur. Else Building Occupancy Certificate should not issue to the Owner/Developer.
- Remaining conditions as mentioned in previous Development Agreement as executed on dt. 07/04/2016 will still remain same for Owner/ Developer.

Encl.:- Revised Layout Plan

(Approved by Hon. DDTP, NIT)

Chauhan
27/6/2023
Assistant Director Town Planning
Nagpur Improvement Trust

Copy Submitted to:-

Hon. Collector, Nagapur

Copy for information Please

1. Cheif Executive Officer, MHADA, Civil Line Nagpur.
2. Executive Engineer (North), N.I.T., Nagpur
3. Divisional Officer (North), N.I.T., Nagpur
4. Asstt. Engineer (Planning), N.I.T., Nagpur
5. Building Engineer (North), N.I.T., Nagpur
6. Chief Account & Finance Officer, N.I.T, Nagpur

KH.NO. 247/1

KH.NO. 248/2

KH.NO. 247/2 (PART)

APPROACH 9.0 mt. ROAD

KH.NO. 248/2

REVISED RESIDENTIAL LAYOUT
PLAN UNDER GROUP HOUSING
SCHEME ON KH. NO. 247/2,
CITY SURVEY NO. 1045, MOUZA
ZINGABAI TAKLI, NAGPUR.

AREA STATEMENT

a) TOTAL LAND AS PER SALE DEED / CITY SURVEY DOCUMENT = 22424.0 sq.m

b) TOTAL LAND AS PER 7/12 ABSTRACT = 22424.0 sq.m

c) TOTAL LAND AS PER K PRAT	= 22424.0 sq.m
d) LEAST AREA	= 22424.0 sq.m

d) LEAST AREA	= 22424.0 sq.m
e) AREA UNDER CURVE	= 22424.0 sq.m

e) AREA UNDER DP ROAD = 22424.0 sq.m

f) GROSS AREA UNDER LAYOUT = 67.710 sq.m

f) GROSS AREA UNDER LAYOUT	= 22356.29 sq.m
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g) AREA UNDER AMENITY SPACE	= 22356.29 sq.m (100%)
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g) AREA UNDER AMENITY SPACE,
ACCESS, PATHWAY, ROAD,
PASSAGES, OPEN SPACE

= 3353.781sq.m
(15%)

h) NET RESIDENTIAL PLOT AREA = 19002.85 sq.m
(85%)

(85%)
WE HEREBY UNDERTAKE THAT WE WILL PROVIDE FOR
EWS/LIG TENEMENT RANGING FROM 30 TO 50 SQ.M IN SIZE
AMOUNTING TO ATLEAST OF 20% I.E. 3353.44 SQ.M OF THE
BASIC ZONAL FSI AS PER POINT 2 OF THE ACCOMPANIMENT
TO NOTIFICATION NO. TPB 4212/CR-45/2012 (I) UD-11DATED
8th NOV-2013. WHILE SUBMITTING THE BUILDING PLANS FOR
THIS GROUP HOUSING SCHEME AS AND IF APPLICABLE

NOTE: PROPOSED CONV. SHOPPING 2% OF TOTAL AVAILABLE DEVELOPMENT AREA

INDEX

PLOT BOUNDRY SHOWN THUS	☐
OPEN SPACE AND GARDEN SHOWN THUS	☐
PROPOSED CONST.SHOWN THUS	☐
INCLUSIVE HOUSING (EWS BLOCK) SHOWN THUS	☐
AREA UNDER DP ROAD SHOWN THUS	☐

OWNER'S SIGN -

M/S GREEN CITY BUILDERS
THROUGH SHRI AABID KHAN WALD SHABIR KHAN

ARCHITECT 'S SIGN -

Chandhary

AR. RAJIV L. CHOUDHARY
(CA-9722) (NIT LS. NO. 270)
CHOUDHARY CONSULTANTS
38, RENUKA, CHITNAVIS
LAYOUT, BYRAMJI TOWN
NAGPUR-400013

SITE PLAN
1:500

