



Nagpur Improvement Trust

(Regularization of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : 1619

Dated : 14/09/09

Case No. : 2007100992

Layout No. : 1900/Som/4578

Name of Individual	Mr. HARIHAR INFRACTURE DEVELOPMENT COPORATION LTD. THROUGH DIRECTOR MANISH ARVIND BADIYANI	
Address	75, BADIYANI HOUSE, OPP. TILAK VIDYALAYA, DHANTOLI, NAGPUR.	
Application No. & Date	Application No.10002102 dt. Oct 09,2007	
Mouza & Khasra	Somalwada-83/1/1	
Name of Layout	Menghare Layout	
Plot Number	1	
Plot Area	As per Sale Deed	1,399.8400 (Sq.m)
	Regularized Area	1,274.7860 (Sq.m)
Built up Area Regularised	.0000 (Sq.m)	
User for which the plot is regularised.	Residential	
Plot Area to be surrendered to NIT	125.0540 (Sq.m)	
Area of Construction to be demolished	(Sq.m)	
Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. 01-SEP-2009 => Rs 219847.0009-OCT-2007 => Rs 1000.0011-MAY-2009 => Rs 239554.0012-AUG-2009 => Rs 66449.00		

Schematic Plan

Reference :-

1) Plot Boundary Shown Thus

2) Area Surrendered To N.I.T. For Road Widening

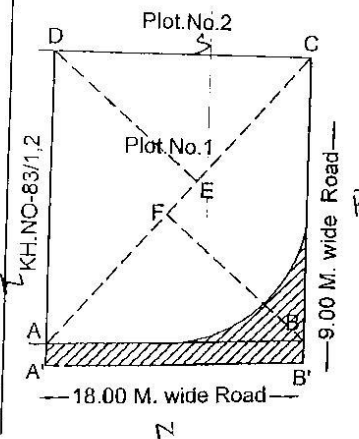


Scale : N.T.S.

DIAMENSIONS OF PLOT IN METERS :-

AC	53.314	Mt.
DE	25.889	Mt.
BF	22.573	Mt.
DC	32.149	Mt.
AD	42.936	Mt.
BC	38.937	Mt.

DEDUCT AREA FOR 9.00 M. TANGENT :-	17.065	Sq.M.
DEDUCT AREA UNDER ROAD WIDENING :-	107.989	Sq.M.
NET AREA REGULARIZED :-	1274.786	Sq.M.



This Regularisation letter is subjected to following Terms & Conditions

1. Development work in the layout shall be restricted to the amount recovered from the individual plot holder however; NIT reserves the right to use it to other important D.P. Roads, Sewer Line, and Water Pipe Line etc.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land. Location, Area and Ownership of plot shall be as Certified by City Survey Department
3. This regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976, and N.A. assessment charges
4. No compensation/TDR will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction, shown in yellow colour which is not regularised, within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining approval to building plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.
12. NIT shall not be responsible for availability of plot as per ownership document submitted by plot owner, also for access to the plot from the available road/land appertains to the plot.
13. This Regularization is subjected to the decision of court order in case if any detected in future.
14. The Regularization has been made on the information provided by the applicant. In future any irregularities or any misinterpretation are noticed, the regularization shall deem to be canceled.
15. This regularization will not affect any court case pending with the neighbor or any other party pertaining to the plot under reference.
16. Subject to condition affidavit & Indemnity Bond Dated 6/5/2009.

Encl: 17. subject to condition mutation from city survey Dept. (Public)



2007100992

[Signature]
Building Engineer (WEST)
Nagpur Improvement Trust

Copy to :

1. Executive officer, Nagpur Improvement Trust
 2. The Divisional officer WEST
- Nagpur Improvement Trust for information with a copy of regularised plans for record.