कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर , जि. नागपुर

email:-npbesapipla@gmail.com

जा. क्र. न.प.बे पि./न.र.वि./भो.प्र./3808

दिनांक :- 13/11 /२०२५.

APPENDIX 'H'

PART OCCUPANCY CERTIFICATE

To,

i) Golden Homes Infrastructures through
Shri. Ashok Vedprakash Agrawal
R/o. Petals Apartment, Shankar Nagar Chowk,
Nagpur.

ii) Architect C.D. Giripunje (CA/2001/27832)

Ref – 1. Your application no. 10337, Dated :- 28/10/2025.

2. Nagar Panchayat Besa-pipla Building Permit no. 1937/2024, dt. 24/01/2024.
3. Development Agreement Dated:- 25/08/2022.
4. Part Occupancy issued by this Office vide Letter No. 01, Dated 01/04/2025.
5. Chief Fire Officer, N.M.C. final Fire Certificate No. MFS/NMC/FES/091/2025 Dt.:- 07/10/2025.

The **Part Occupancy** of building on Revenue Mouza;- Pipla, Khasara No. 136/2/A, Plot No. LAND completed under the supervision of Architect C.D. Giripunje License no. CA/2001/27832, may be Partly occupied for the below mentioned tenements subject to conditions mentioned in this letter.

Tenements for which Part Occupancy Granted:-

(Wing-A)

- Ground floor :- Shop No. 1 To Shop No. 6
- First floor :- Flat No. 101 To 108
- Second Floor :- Flat No. 201 To 208
- Third Floor :- Flat No. 301 To 308
- Forth Floor :- Flat No. 401 To 408
- Fifth Floor :- Flat No. 501 To 508
- Sixth Floor :- Flat No. 601 To 608
- Seventh Floor :- Flat No. 701 To 708
- Eighth Floor :- Flat No. 801 To 808
- Ninth Floor :- Flat No. 901 To 908
- Tenth Floor :- Flat No. 1001 To 1008

1. No additional construction shall be commenced by the developer without prior permission of the Planning Authority.
2. If any excess construction is found other than mentioned in ref no 2 building occupancy stands cancelled.
3. Applicant shall only use the portion of the building for which part occupancy is granted.

4. It is the duty of developer to maintain approach road as shown in the building plan in ref no 2.
5. All portion of the building shall be used for the specific purpose as shown on the sanction building plans.
6. If it is noted that the information, Record plans and other details supplied by the owner /Architect is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provision of M.R.T.P. Act.1966 & M. M. Act. 1965 and the undersign reserve the right to revoke or modify the occupation certificate granted.
7. It is duty of the developer to maintain trees and other infrastructure in the premises mentioned in the commencement certificate.
8. Developer is responsible for structural integrity of the building.
9. Developer is responsible for treatment of solid and liquid waste generated from the premises.
10. Applicant responsible for any accident leading to life or financial loss at above mentioned site. Nagar Panchayat will not be responsible for any life or financial losses at site.
11. Based on Completion Certificate submitted by license architect & Indemnity submitted by applicant.
12. All the condition of development agreement in ref no. 3 shall be binding on applicant.
13. Subject to condition mention in license for working of lift dated 30/07/2025.
14. Subject to MPCB Consent to Operate Dated 03/04/2025.
15. Subject to condition mentioned in final fire safety approval certificate of Chief Fire Officer, N.M.C., dated 07/10/2025. (Reference No. 5)

If any of the above-mentioned conditions along with condition mentioned in the building permit mentioned in ref no. 2 is breached this part occupancy certificate stands cancelled.

Note:- Part Occupancy for Wing-B was issued by this office vide Reference No. 4, with this Part Occupancy, Occupancy for Wing A & B has been granted by this office.

Administrator & Chief Officer
Nagar Panchayat Besa- Pipla

कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर , जि. नागपुर

E-mail-npbesapipla@gmail.com

जा. क्र. न.प.बे पि./न.र.वि./भो.प्र./..01...

दिनांक :-01 / 04 /२०२५.

APPENDIX 'H'

PART OCCUPANCY CERTIFICATE

To,

i) M/s Golden Homes Infrastructure through Shri. Ashok Vedpraksh Agrawal
M/s Ghanshyam Cultivetors Pvt Ltd Through Shri Vinay Ranchhoddas Rathi
R/o. Plot no 283, Prabhat Sankul Apartment,
Dharampeth Nagar - 440010

ii) Architect C. D. Giripunje (CA/2001/27832)

Ref – 1. Your application no. 2144, Dated :- 13/03/2025.

2. Nagpur Metropolitan Region Development Authority Building permit no – B.E.(NMRDA)/South/Nagpur (Rural)/No. 2004202232/20220421101/2913, Dated:- 16/12/2022.

3. Development Agreement Dated:- 25/08/2022.

4. CFO NMRDA Part final Fire Certificate No. CFO/FES/NMRDA/418 Dt.:-28/02/2024.

5. Nagar Panchayat Besa-Pipla letter no. जा.क्र. न.प.बे.पि./नरवि/स.मुक्त. ४५७९/२०२५, दिनांक २८/०३/२०२५.

The **Part Occupancy** of building on Revenue Mouza;- Pipla, Khasara No. 136/2 , Plot No. LAND completed under the supervision of Architect C.D. Giripunje License no. CA/2001/27832, may be Partly occupied for the below mentioned tenements subject to conditions mentioned in this letter.

Tenements for which Part Occupancy Granted:-

Wing – B

- Ground floor :- Shop no 7 to 12
- First floor :- Flat No. 101 To 108
- Second Floor :- Flat No. 201 To 208
- Third Floor :- Flat No. 301 To 308
- Forth Floor :- Flat No. 401 To 408
- Fifth Floor :- Flat No. 501 To 508
- Sixth Floor :- Flat No. 601 To 608
- Seventh Floor :- Flat No. 701 To 708
- Eighth Floor :- Flat No. 801 To 808
- Ninth Floor :- Flat No. 901 To 908
- Tenth Floor :- Flat No. 1001 To 1008
- Eleventh Floor :- Flat No. 1101 To 1108

नगर पंचायत बेसा-पिपळा जि.नागपूर

1. No additional construction shall be commenced by the developer without prior permission of the Planning Authority.
2. If any excess construction is found other than mentioned in ref no 2 building occupancy stands cancelled.
3. Applicant shall only use the portion of the building for which partly occupancy is granted.
4. It is the duty of developer to maintain approach road as shown in the building plan in ref no 2.
5. All portion of the building shall be used for the specific purpose as shown on the sanction building plans.
6. If it is noted that the information, Record plans and other details supplied by the owner /Architect is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provision of M.R.T.P. Act.1966 & M. M. Act. 1965 and the undersign reserve the right to revoke or modify the occupation certificate granted.
7. It is duty of the developer to maintain trees and other infrastructure in the premises mentioned in the commencement certificate.
8. Developer is responsible for structural integrity of the building.
9. Developer is responsible for treatment of solid and liquid waste generated from the premises.
10. Applicant responsible for any accident leading to life or financial loss at above mentioned site. Nagar Panchyat will not be responsible for any life or financial losses at site.
11. Based on Completion Certificate submitted by license architect & Indemnity for part occupancy submitted by applicant.
12. All the condition of development agreement in ref no. 3 shall be binding on applicant.
13. Subject to condition mention in license for working of lift dated 21/01/2024.
14. Subject to MPCB consent to operate dated 12/03/2023.
15. Subject to condition mentioned in part final fire safety approval certificate of CFO, NMRDA dated 28/02/2024.

If any of the above-mentioned conditions along with condition mentioned in the building permit mentioned in ref no. 2 is breached this part occupancy certificate stands cancelled.

नगर पंचायत बेसा-पिपला जि. नागपूर

Administrator and Chief Officer
Nagar Panchayat Besa- Pipla

Gmail

Ankit Talreja <caankittalreja@gmail.com>

REGARDING OCCUPANCY CERTIFICATE, for Building on KH NO 136/2/A PLOT-LAND MAUJA PIPLA, TAH NAGPUR

1 message

Nagarpanchayat Besa Pipla <npbesapipla@gmail.com> Mon, Mar 9, 2026 at 7:36 PM
To: mahareracc.nagpur@gmail.com, mahareraaccnagpur@gmail.com, Ankit Talreja <Caankittalreja@gmail.com>

` Respected sir/madam
With respect to your hon. secretary mahaRERA order dated 15/05/2023, the COMPLETION CERTIFICATE issued by this office on land mentioned in the subject of the mail is forwarded herewith this mail for your verification. Project was given two part occupancy considering the two part occupancy attached with the mail, the full occupancy of sanctioned building is issued by this office, Details of project are as follows -
Applicant Name.- Golden Homes through Ashok Vedpraksh Agrawal
Site Location -KH NO 136/2/A PLOT-LAND MAUJA PIPLA, Tah - Nagpur (R)
Kindly find the enclosed attachment and do the needful.
Thanking you

Regards
Administrator
Nagar Panchayat Besa-pipla

OC_GOLDEN VISTA.pdf
2349K

GOLDEN HOMES INFRASTRUCTURES

Your Dream, Our Passion...

GOLDEN HOMES

DECLARATION CUM CLARIFICATION

Date: 16/05/2026

To,
The Hon'ble Authority,
MahaRERA

Subject: Clarification regarding submission of Occupancy Certificate issued by Besa Pipla Nagar Panchayat and mismatch of project details, BUA, building details, floors and units as per sanctioned plans and Occupancy Certificate for the project "Golden Vista".

We, **M/s. GOLDEN HOMES INFRASTRUCTURES**, through its Partner and Authorized Signatory **Mr. Ashok Agrawal**, in respect of our project **"Golden Vista"**, situated at **PH No. 38, Kh. No. 136/2/A, Mouza Pipla, Tah. & Dist. Nagpur**, hereby submit as under:

1. Background of Approval Authority

That initially, the **building plans for the project were approved by NMRDA (Nagpur Metropolitan Region Development Authority)**, being the competent authority at the relevant point of time.

2. Change in Planning / Sanctioning Authority

That subsequently, the **Government of Maharashtra issued a Notification** under the provisions of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965, whereby the areas including **Mouza Pipla were brought under Besa Pipla Nagar Panchayat**, and the said area was declared as a transitional area.

Further, by virtue of the said notification and order, the **powers of planning, approval and sanctioning authority were transferred to Besa Pipla Nagar Panchayat**, making it the **competent authority for the said area**.

3. Applicability to the Present Project

That the project land falls within **Mouza Pipla**, which is covered under the above notification, and hence **Besa Pipla Nagar Panchayat became the competent authority for all further permissions, compliances and certification including Occupancy Certificate**.

4. Validity of Occupancy Certificate

That accordingly, the **Part Occupancy Certificate has been duly issued by Besa Pipla Nagar Panchayat**, being the competent authority having jurisdiction over the project at the time of issuance of OC.

It is respectfully submitted that:

- The **authority competent at the time of issuance of OC** is empowered to issue such certificate, and
- The **OC issued by Besa Pipla Nagar Panchayat is legally valid and enforceable**.

5. Clarification to Query

In view of the above, it is humbly submitted that:

- Though the plans were initially approved by **NMRDA**,
- The **jurisdiction was subsequently transferred**, and
- Therefore, **submission of OC from NMRDA is not applicable**, as the competent authority at the relevant time is **Besa Pipla Nagar Panchayat**.

6. In order to clarify the query and remove any ambiguity, the details of **Wing-A** and **Wing-B** as per sanctioned plan/approved plan and Occupancy Certificate are provided hereinbelow:

Sr. No.	Particulars	Wing-A Details	Wing-B Details	TOTAL	Remarks
1	Total Land Area of Approved Layout	5869.57		5869.57	As per sanctioned plan
2	Land Area for Project Applied for this Registration (Sq. Mts)	5869.57		5869.57	As per sanctioned plan
3	Permissible Built-up Area	9464.61	9282.22	18746.83	As per sanctioned plan
4	Sanctioned Built-up Area of the Project applied for Registration	9464.61	9282.22	18746.83	As per sanctioned plan
5	Number of Floors as per Sanctioned Plan	11	12	NA	As per sanctioned plan
6	No. of Floors as per Occupancy Certificate	11	12	NA	As per sanctioned plan

We further clarify that **there is no deviation or mismatch in the actual sanctioned/approved project details and the Occupancy Certificate** issued for the said project. If any difference appears on the MahaRERA portal, the same may be due to data entry, portal format, migration, interpretation of sanctioned/OC details, or bifurcation of details wing-wise.

7. Prayer

In light of the above facts and supporting documents already submitted, we kindly request your good office to **accept the Occupancy Certificate issued by Besa Pipla Nagar Panchayat** and treat the query as complied with.

We hereby affirm that the above statements are true and correct to the best of our knowledge and belief.
We are attaching the said Government Gazette for your ready reference

For M/s. GOLDEN HOMES INFRASTRUCTURES



Partner and Authorized Signatory
Mr. Ashok Agrawal

नागपूर जिल्ह्यातील मौजे बेसा-बेलतरोडी, पिपळा (घोगली) या ग्रामपंचायतींचे नगरपंचायतीत रूपांतर करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्रमांक एमयुएन-२०१९/प्र.क्र.२४०/नवि-१८
४ था मजला, मंत्रालय, मुंबई - ४०० ०३२.
दिनांक :- २० जानेवारी, २०२३.

शासन निर्णय :- सोबत शासकीय अधिसूचना नगर विकास विभाग क्रमांक एमयुएन-२०१९/प्र.क्र.२४०/नवि-१८ व ग्राम विकास विभाग क्रमांक झेडपीबी-२०२२/प्र.क्र.६६/(१)(२)(३)/पंरा-५ महाराष्ट्र शासनाच्या असाधारण राजपत्र भाग १ अ उप विभाग यामध्ये मराठी व इंग्रजी अशा रितीने दिनांक २० जानेवारी, २०२३ रोजी प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावांने,

(अनिरुध्द व्यं. जेवळीकर)
शासनाचे उपसचिव,

प्रति,

१) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई ४०० ००४.
(त्यांना विनंती करण्यात येते की, शासन निर्णयाप्रमाणे अधिसूचना शासनाच्या असाधारण राजपत्रात भाग-एक-अ, उपविभागामध्ये प्रसिध्द करुन त्याच्या प्रती खालील सर्व संबंधितांना पाठवाव्यात आणि ५ प्रती या विभागास पाठवाव्यात.)
२) महारजिस्ट्रार, भारत सरकार तथा जनगणना आयुक्त, एन.डी.सी.सी. बिल्डींग II, जयसिंग रोड, नवी दिल्ली-११०००१.
३) आयुक्त, राज्य निवडणुक आयोग, मुंबई. (१० प्रती)
४) आयुक्त व संचालक, नगरपालिका प्रशासन संचालनालय, वरळी, मुंबई. (५ प्रती)
५) प्रादेशिक संचालक, नगरपालिका प्रशासन नागपूर विभाग, नागपूर. (१० प्रती)
६) विभागीय आयुक्त, नागपूर विभाग, नागपूर. (१० प्रती)
७) जिल्हाधिकारी, नागपूर. (१० प्रती)
८) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, नागपूर. (१० प्रती)
९) संचालक, नगररचना व मूल्य निर्धारण, पुणे. (३ प्रती)
१०) सहायक संचालक, नगर रचनाकार / नगर रचना, जिल्हाधिकारी कार्यालय, नागपूर (प्रत्येकी १० प्रती)
११) तहसिलदार, नागपूर, जि.नागपूर.
१२) उप सचिव (पंरा-५), ग्राम विकास व जलसंधारण विभाग, बांधकाम भवन, फोर्ट, मुंबई. (१० प्रती)
१३) महसूल व वन विभाग, मंत्रालय, मुंबई. (१५ प्रती)
१४) महासंचालक, माहिती व जनसंपर्क संचालनालय, मुंबई. (योग्य अशी प्रेस नोट काढण्यासाठी) (५ प्रती)
१५) महासंचालक, अखिल भारतीय स्थानिक स्वराज्य संस्था, ११/१३, हॉर्निमन सर्कल, बोटवाला बिल्डींग,फोर्ट, मुंबई-२३. (५ प्रती)
१६) माहिती व तंत्रज्ञान संचालनालय, ७ वा मजला, मंत्रालय, मुंबई. (१० प्रती) (वेबसाईटवर प्रसिध्दीसाठी)
१७) सर्व सहसचिव / उप सचिव, नगर विकास विभाग, मंत्रालय, मुंबई. (प्रत्येकी १ प्रमाणे १२ प्रती)
१८) सर्व मंत्रालयीन विभाग. (प्रत्येकी १ प्रमाणे ३७ प्रती)
१९) नगर विकास विभागातील सर्व कार्यासन अधिकारी. (प्रत्येकी १ प्रमाणे) (३० प्रती)
२०) श्री. भारत बा. नंदनवार, मुख्याधिकारी, नगरपरिषद वानाडोंगरी, जिल्हा नागपूर
२१) निवडनस्ती (नवि-१८)

अधिसूचना

नगर विकास विभाग,
मादाम कामा रोड, हुतात्मा राजगुरू चौक,
मंत्रालय, मुंबई ४०० ०३२.
दिनांक : २० जानेवारी, २०२३

महाराष्ट्र नगरपरिषदा, नगरपंचायती व औद्योगिक नगरी अधिनियम, १९६५.

क्रमांक : एमयुएन-२०१९/प्र.क्र.२४०/नवि-१८:- ज्याअर्थी, शासनाने महाराष्ट्र नगरपरिषदा, नगरपंचायती व औद्योगिक नगरी अधिनियम १९६५ (१९६५ चा महा. ४०) (यात यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) याच्या ३४१ अ चे पोट-कलम (१), (१ब) आणि २ आणि कलम ३ चे पोटकलम (३) यांच्या तरतुदीनुसार, शासन उद्घोषणा, नगर विकास विभाग, एमयुएन-२०१९/प्र.क्र.२४०/नवि-१८, दिनांक १३ सप्टेंबर, २०२२ याद्वारे महाराष्ट्र शासन राजपत्र असाधारण भाग एक-अ-मध्य उप-विभाग दिनांक १३ सप्टेंबर, २०२२ यामध्ये उद्घोषणा प्रसिद्ध केली असून, महाराष्ट्र शासनाने नागपूर जिल्ह्यातील बेसा-बेलतरोडी व पिपळा-घोगली या ग्रामपंचायतींचे स्थानिक क्षेत्र, ग्रामीण क्षेत्रातून नागरी क्षेत्रामध्ये संक्रमित होणारे संक्रमणात्मक क्षेत्र म्हणुन विनिर्दिष्ट करण्यासाठी व उक्त संक्रमणात्मक क्षेत्रासाठी "बेसा-पिपळा नगरपंचायत" या नावाने नगरपंचायत घटीत करण्यासाठी, उक्त अधिनियमाचे कलम ३४१ अ चे पोट-कलम (१), (१ब) आणि (२) या अन्वये अधिसूचना काढण्याच्या आपल्या प्रस्तावावर आक्षेप मागविले होते;

आणि ज्याअर्थी प्राथमिक उद्घोषणा, नगर विकास विभाग, क्र. एमयुएन-२०१९/प्र.क्र.२४०/नवि-१८, दिनांक १३ सप्टेंबर, २०२२ स्थानिक वर्तमानपत्रात प्रसिध्द करण्यात आली;

आणि ज्याअर्थी, अधिसूचनेत नमूद कालावधीत जिल्हाधिकारी, नागपूर यांच्याकडे प्राप्त झालेल्या आक्षेप व हरकतींचा शासनाकडून विचार करण्यात आला;

आणि ज्याअर्थी, भारताचे संविधानाच्या अनुच्छेद २४३-थ च्या खंड (२) मध्ये नमूद केलेल्या बाबी विचारात घेऊन महाराष्ट्र शासनाला, यासोबत जोडलेल्या अनुसूची "अ" मध्ये अधिक तपशीलवारपणे वर्णन केलेले उक्त स्थानिक क्षेत्र हे, संक्रमणात्मक क्षेत्र म्हणून विनिर्दिष्ट करणे इष्ट वाटते;

त्याअर्थी आता, उक्त अधिनियमाचे कलम ३४१ अ चे पोट-कलम (१), (१ब) आणि (२) अन्वये प्रदान केलेल्या अधिकारांचा वापर करुन व त्याबाबतीत समर्थ करणाऱ्या इतर सर्व अधिकारांचा वापर करुन, महाराष्ट्र शासन, याद्वारे उक्त स्थानिक क्षेत्र हे, संक्रमणात्मक क्षेत्र म्हणून विनिर्दिष्ट करीत असून, त्यासाठी उक्त अधिनियमाच्या कलम ३४१ अ चे पोट-कलम (२) मध्ये तरतूद केल्याप्रमाणे, "बेसा-पिपळा नगरपंचायत" या नावाने एक नगरपंचायत घटीत करण्यात येत आहे. उक्त संक्रमणात्मक क्षेत्राच्या हद्दी यासोबत जोडलेल्या अनुसूची "ब" मध्ये विनिर्दिष्ट केल्याप्रमाणे असतील.

अनुसूची "अ"

संक्रमणात्मक क्षेत्राच्या अधिक तपशिलवारपणे वर्णन केलेले क्षेत्र

मौजा बेसा सर्व्हे नं.- १ ते ९६
मौजा बेलतरोडी सर्व्हे नं.१ ते १४२
मौजा पिपळा सर्व्हे नं. १ ते २२१
मौजा घोगली सर्व्हे नं. १ ते ४१

अनुसूची "ब"

संक्रमणात्मक क्षेत्राच्या हद्दीचा तपशील.

पुर्व :- बेसा सर्कल सर्व्हे क्र. ८२ ते ९३ यांच्या हद्दीपासून मौजा घोगली सर्व्हे क्र. ६७ ते ९४ हद्दीपर्यंत
मौजा पिपळा गावाच्या पूर्व बाजूस हुडकेश्वरची हद्द
सर्व्हे १९९, २००, २१४ ते २१८, ५, ६, ९, ११, १२, १३, १५,२०, २१, २६, ३१, ३३, ३४, ३९, ४०

पश्चिम :- बेसा सर्कल सर्व्हे क्र. ३५ ते ३८ यांच्या हद्दीसह मौजा सोमलवाडा हद्दपर्यंत
नागपूर महानगरपालिकेच्या बाजूकडील सर्व्हे नं.२८ ते १४ मौजा चिंचभवन पर्यंत
मौजा पिपळा पश्चिम हद्द- बेसा हद्दीमधील सर्व्हे नं.१४१, १४२, १४४, १५६, १५७, १५९, १६०

दक्षिण :- बेलतरोडी सर्कलमधील सर्व्हे १० ते ७ यासह मौजा शंकरपूर सर्व्हे नं. १३५ ते १४१ पासून मौजा गोतर-पंजारी पर्यंत
मौजा पिपळा- दक्षिण हद्द - मौजा कन्हालगाव मधील सर्व्हे नं. ५८, ५७, ५३,५२, ४४ ब, ४३, ४२, ४१, ४०

उत्तर :- बेसा सर्कल सर्व्हे क्र. ६३/१, २, ३ ते ७६ पासून मौजा मानेवाडा हद्दीपर्यंत.
नागपूर महानगरपालिकेच्या बाजूकडील सर्व्हे नं.६२ ते ३९/२, ३ यासह मौजा बाबुलखेडा, ओमकार नगर हद्दीसह
मौजा पिपळा दक्षिण हद्द- पिपळा सर्कल आणि मौजा चिखली मधील सर्व्हे नं.१६६, १६७, १७० ते १७६, १९४, १९५, १९६, १९७, १९८ची हद्द

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(अनिरुध्द व्यं. जेवळीकर)
उप सचिव, महाराष्ट्र शासन

NOTIFICATION

Urban Development Department,
Madam Cama Road,
Hutatma Rajguru Chowk,
Mantralaya, Mumbai -400 032.
Dated the 20th January, 2023.

Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.

No. MUN-2019/C.R.240/UD-18:- Whereas, by the Government Proclamation, Urban Development Department, No. MUN-2019/C.R.240/UD-18, dated the 13th September, 2022 published in the Maharashtra Government Gazette, Part-I-A, Extraordinary, Central Division Supplement, dated the 13th September, 2022, issued in pursuance of the provisions of sub-sections (1), *(1B) and (2)* of section *341A* read with sub-section *(3)* of section 3 of the Maharashtra Municipal Councils, *Nagar Panchayats* and Industrial Townships Act, 1965 (Mah. XL of 1965) (hereinafter referred to as "the said Act"), the Government of Maharashtra had invited objections within a period of thirty days, from the date of publication thereof in the *Maharashtra Government Gazette*, to its proposal to issue a notification under sub-sections *(1), (1B)* and *(2)* of section 341A of the said Act, to specify the local area of the village panchayats Besa- Belatrodi and Pipla Ghogli in Nagpur District, being an area in transition from a rural area to an urban area and to be a transitional area and to constitute a *Nagar Panchayat* by the name of "*the Besa Pipla Nagar Panchayat*" for the said transitional area;

And whereas, the Government Proclamation, Urban Development Department, No MUN-2019/C.R.240/UD-18, dated the 13th September, 2022 was published in the local newspaper;

And whereas, the objections received in pursuant to the said Proclamation by the Collector of Nagpur District, within the specified period, have been considered by the Government;

And whereas, having regard to the factors mentioned in clause *(2)* of article 243-Q of the Constitution of India, the Government of Maharashtra considers it expedient to specify the said local area, more particularly described in the Schedule "A" appended hereto, to be a transitional area;

Now, therefore, in exercise of the powers conferred by sub-sections *(1), (1B)* and *(2)* of section 341A of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby, specifies the said local area to be a transitional area, for which there shall be constituted a *Nagar Panchayat* as provided in sub-section (2) of said section 341A of the said Act, by the name the *Besa Pipla Nagar Panchayat*. The boundaries of the said transitional area shall be such as are specified in Schedule "B" appended hereto.

Schedule "A"

Description of the transitional area

Survey number of village Besa	-	1 to 96
Survey number of village Belatrodi	-	1 to 142
Survey number of village Pipla	-	1 to 221
Survey number of village Ghogli	-	1 to 41

Schedule "B"

Boundaries of the transitional area

East :- In Besa Circle Survey No.82 to 93 Runs with Boundary of Mouza Pipla adujesen side Survey No. 67 to 94 Runs along with the boundary Mouza Ghogali
Mauza Pipla Eastern Boundary :- Hudkeshwar Boundry.
199,200,214,215,216,217,218,5,6, 9,11,12, 13,15,20,21 26,31,33,34,39,40

West :- In Besa Circle Survey No.35 to 38 Runs with Boundary of Mouza Somalwadi adujecent side in Nagpur Municipal Corporation Survey No. 28 to 14 Runs along with the boundary Mouza Chichbhavan
Mouza Pipla :- Western Boundary :- In Besa Boundry 141,142, 144,156,157,159,160

South :- In Beltarodi Circle Survey No.10 to 7 Runs with Boundary of Village MouzaShankarpur Survey No. 135 to 141 Runs along with the boundary Mouza Gotar-Panjari
Mouza : Pipla :- Southern Boundary :- In Kanhalgaw Boundry Sarvey No.58,57,53,52, 44/B, 43,42, 41,40

North :- In Besa Circle Survey No.63/1,2,3 to 76 Runs with Boundary of Mouza Manewada adujesent side in Nagpur Municipal Corporation Survey No. 62 to 39/2,3 Runs along with the boundary Mouza BabulKheda, Omkar Nagar
Mouza pipla :- Northern Boundary : In Pipla Circle and Manuja Chikhali Boundary of Survey No. 166,167,170 To 176,194,195,196,197,198

By order and in the name of the
Governor of Maharashtra,

(Aniruddha V. Jewlikar)
Deputy Secretary to Government.

ORDER

Urban Development Department,
Madam Cama Marg,
Hutatma Rajguru Chowk,
Mantralaya, Mumbai 400 032,
Dated 20th January, 2023.

Maharashtra Municipal Councils, *Nagar Panchayats* and Industrial Townships Act, 1965

No. MUN-2019/C.R.240/UD-18- Whereas, by the Government Notification, Urban Development Department, No. MUN-2019/C.R.240/UD-18, dated 20th January, 2023 issued in exercise of powers conferred by sub-section (1), (1B) and (2) of section 341A of the Maharashtra Municipal Councils, *Nagar Panchayats* and Industrial Townships Act, 1965 (Mah. XL of 1965), and of all other powers enabling it in that behalf, the Government of Maharashtra has specified the local area of village panchayat Besa Pipla in Nagpur District, being an area in transition from rural area to an urban area and to be a transitional area and to constitute a *Nagar panchayat* by the name of "the Besa Pipla Nagar Panchayat." for the said transitional area;

And whereas, it is expedient to appoint the Government Officer to exercise all the powers and duties of the newly constituted Besa Pipla Nagar Panchayat till the said Nagar Panchayat is duly constituted:

Now, therefore, in exercise of the power conferred by paragraph (i) of clause (e) of sub-section (2) of section 340 of the Maharashtra Municipal Councils, *Nagar Panchayats* and Industrial Townships Act, 1965 (Mah. XL of 1965) and of all other powers enabling it in that behalf, the Government of Maharashtra hereby appoints the Chief Officer, Wanadongari Municipal Council, District Nagpur *Shri Bharat B. Nandanwar* as an Administrator of the said newly constituted the Besa Pipla Nagar Panchayat to exercise all the powers and duties relating to the Besa Pipla Nagar Panchayat till the said Nagar Panchayat is duly constituted in accordance with the provision of the said Act.

By the order and in the name
of Governor of Maharashtra,

(Aniruddha V. Jewlikar)
Deputy Secretary to Government.

आदेश

नगर विकास विभाग,
मादाम कामा रोड, हुतात्मा राजगुरु चौक,
मंत्रालय, मुंबई ४०० ०३२.
दिनांक : २० जानेवारी, २०२३.

महाराष्ट्र नगरपरिषदा, नगरपंचायती व औद्योगिक नगरी अधिनियम, १९६५.

क्रमांक एमयुएन-२०१९/प्र.क्र.२४०/नवि-१८:- ज्याअर्थी, शासन अधिसूचना नगर विकास विभाग, क्रमांक एमयुएन-२०१९/प्र.क्र.२४०/नवि-१८, दिनांक २० जानेवारी, २०२३ अन्वये महाराष्ट्र नगरपरिषदा, नगरपंचायती व औद्योगिक नगरी अधिनियम, १९६५ च्या (१९६५ चा महा. ४०) कलम ३४१ अ च्या पोट-कलम (१), (१ब) (२) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा व इतर समर्थ करणाऱ्या सर्व अधिकारांचा वापर करुन महाराष्ट्र शासनाने नागपूर जिल्ह्यातील बेसा-पिपळा या ग्रामपंचायतीचे स्थानिक क्षेत्र, ग्रामीण क्षेत्रातून नागरी क्षेत्रामध्ये संक्रमित होणारे क्षेत्र हे संक्रमणात्मक क्षेत्र म्हणुन विनिर्दिष्ट करण्यासाठी उक्त संक्रमणात्मक क्षेत्रासाठी "बेसा-पिपळा नगरपंचायत" घटीत केली आहे;

आणि ज्याअर्थी, नव्याने रचना केलेल्या बेसा-पिपळा नगर पंचायतीची रितसर रचना होईपर्यंत उक्त नगरपंचायतीचे अधिकार व कर्तव्ये पार पाडण्यासाठी शासकीय अधिकाऱ्याची नियुक्ती करणे इष्ट वाटते;

म्हणून आता, महाराष्ट्र नगरपरिषदा, नगरपंचायती व औद्योगिक नगरी अधिनियम, १९६५ च्या (१९६५ चा महा. ४०) कलम ३४० च्या पोट कलम (२) मधील उप नियम (इ), खंड (१) अन्वये प्रदान करण्यात आलेल्या अधिकारांचा व इतर समर्थ करणाऱ्या सर्व अधिकारांचा वापर करून महाराष्ट्र शासन, याद्वारे, नव्याने घटीत केलेल्या उक्त नगरपंचायतीची उक्त अधिनियमान्वये यथोचित रचना होईपर्यंत मुख्याधिकारी, नगरपरिषद वानाडोंगरी, जिल्हा नागपूर श्री. भारत बा. नंदनवार यांची नगरपंचायत बेसा-पिपळाशी संबंधित सर्व अधिकार व कर्तव्य पार पाडण्यासाठी प्रशासक म्हणून नियुक्ती करीत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(अनिरुध्द व्यं. जेवळीकर)
उप सचिव, महाराष्ट्र शासन

NOTIFICATION

Rural Development Department,
Bandhkam Bhavan, 25, Marzban Path,
Fort, Mumbai 400 001.
Dated the 20/1/2023

Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961.

No.ZPB-2022/CR-66/(1)/PR-5.- In exercise of the powers conferred by clause *(a)* of sub-section *(1)* of section 254 read with sub-section *(1)* of section 4 of the Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961 (Mah. V of 1962), and of all other powers enabling it in this behalf, the Government of Maharashtra hereby excludes from the Nagpur District, the local areas specified in column (5) of the Schedule appended hereto, with effect from the date mentioned in column (6) thereof.

SCHEDULE

Sr. No. (1)	District. (2)	Block. (3)	Electoral Division. (4)	Local areas. (5)	Date of exclustion. (6)
1.	Nagpur	Nagpur (Gramin)	40- Besa	Village Besa- Survey No. 1 to 96	
			40- Besa	Village Beltarodi- Survey No. 1 to 142	20/1/2023
			39- Kharbi	Village Pipla- Survey No. 1 to 221	
			39- Kharbi	Village Ghogali- Survey No. 1 to 41	

By order and in the name of the
Governor of Maharashtra,

Deputy Secretary to Government.

अधिसूचना

ग्राम विकास विभाग,
बांधकाम भवन, २५, मर्झबान पथ,
फोर्ट, मुंबई ४०० ००१.
दिनांक - 20/9/2023

महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम, १९६१.

क्रमांक : झेडपीबी २०२२/ प्र.क्र. ६६/(१)/पं.रां.५ - महाराष्ट्र जिल्हा परिषद व पंचायत समित्या अधिनियम, १९६१ (सन १९६२ चा महा. अधिनियम-पांच) यांचे कलम ४ चे पोटकलम *(१)* यासह २५४ चे पोटकलम *(१)* चा खंड *(क)* अन्वये प्रदान करण्यात आलेल्या अधिकारांचा आणि त्याबाबतीत महाराष्ट्र शासनास समर्थ करणा-या इतर सर्व अधिकारांचा वापर करुन, महाराष्ट्र शासन याद्वारे यासोबत जोडलेल्या अनुसूचीच्या स्तंभ (५) मध्ये नमूद विनिर्दिष्ट केलेल्या भूमापन क्रमांक समाविष्ट असलेली स्थानिक क्षेत्रे स्तंभ (६) मध्ये त्यांच्या नावासमोर दर्शविलेल्या दिनांकापासून नागपूर जिल्हयातून वगळीत आहे.

अनुसूची

अ. क्र. (१)	जिल्हा. (२)	गट. (३)	निवडणुक विभाग. (४)	स्थानिक क्षेत्र. (५)	वगळण्याचा दिनांक. (६)
१.	नागपूर	नागपूर (ग्रामीण)	४०- बेसा	मौजा बेसा सर्व्हे नं. १ ते ९६	20/9/2023
			४०- बेसा	मौजा बेलतरोडी सर्व्हे नं. १ ते १४२	
			३९- खरबी	मौजा पिपळा सर्व्हे नं. १ ते २२१	
			३९- खरबी	मौजा घोगली सर्व्हे नं. १ ते ४१	

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

शासनाचे उप सचिव.

NOTIFICATION

Rural Development Department,
Bandhkam Bhavan, 25, Marzban Path,
Fort, Mumbai 400 001.
Dated the 20/1/2023

Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961.

No.ZPB-2022/CR- 66/(2)/ PR-5.- In exercise of the powers conferred by clause *(b)* of sub-section *(1)* of section 256 read with section 5 of the Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961 (Mah. V of 1962), and of all other powers enabling it in this behalf, the Government of Maharashtra hereby excludes from the Nagpur Block of Nagpur District, the local areas specified in column (5) of the Schedule appended hereto, with effect from the 20/1/2023 day of .....; and for that purpose amends the Government Notification, Rural Development and Water Conservation Department, No.PSE-1096/CR-114/05, dated the 19th September, 1996 as follows, namely-

In the Schedule appended to the said notification, in entry 26 relating to Nagpur District, against entry in column (3) relating to Nagpur Taluka, in column (4), for the words " 78- Gonhisim and 79- Besa" the following shall be substituted, namely -

"78- Gonhisim and 79- Besa Block excluding the following local areas specified in column (5)".

SCHEDULE

Sr. No. (1)	District. (2)	Block. (3)	Electoral College. (4)	Local areas. (5)	Date of exclustion. (6)
1.	Nagpur	Nagpur (Gramin)	79- Besa 79- Besa 78- Gonhisim 78- Gonhisim	Village Besa- Survey No. 1 to 96 Village Beltarodi- Survey No. 1 to 142 Village Pipla- Survey No. 1 to 221 Village Ghogali- Survey No. 1 to 41	20/1/2023

By order and in the name of the
Governor of Maharashtra,

Deputy Secretary to Government.

अधिसूचना

ग्राम विकास विभाग,
बांधकाम भवन, २५, मर्झबान पथ,
फोर्ट, मुंबई ४०० ००१.
दिनांक - 20/9/2023

महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम, १९६१.

क्रमांक : झेडपीबी २०२२/ प्र.क्र.६६/(२)/पं.रां.५ - महाराष्ट्र जिल्हा परिषद व पंचायत समित्या अधिनियम, १९६१ (सन १९६२ चा महा. अधिनियम-पांच) यांचे कलम ५ यासह २५६ चे पोटकलम *(१)* चा खंड *(ख)* अन्वये प्रदान करण्यात आलेल्या अधिकारांचा आणि त्याबाबतीत महाराष्ट्र शासनास समर्थ करणा-या इतर सर्व अधिकारांचा वापर करुन, महाराष्ट्र शासन याद्वारे यासोबत जोडलेल्या अनुसूचीच्या स्तंभ (५) मध्ये नमूद विनिर्दिष्ट केलेल्या भूमापन क्रमांकाचा समावेश असलेले स्थानिक क्षेत्रे स्तंभ क्रमांक (६) मध्ये त्यांच्या नावासमोर दर्शविलेल्या दिनांक 20/9/2023.....पासून नागपूर जिल्हयाच्या ७८- गोन्हीसिम व ७९- बेसा गटातून वगळीत आहे आणि त्या प्रयोजनार्थ शासकीय अधिसूचना, ग्राम विकास व जलसंधारण विभाग, क्रमांक पीएसई १०९६/प्र.क्र.११४/०५, दिनांक १९ सप्टेंबर १९९६ मध्ये खालीलप्रमाणे सुधारणा करीत आहे-

उक्त अधिसूचनेच्या अनुसूचीमध्ये, नागपूर जिल्हयाशी संबंधित नोंद २६ मध्ये नागपूर तालुक्याशी संबंधित स्तंभ (३) मधील नोंदी समोर स्तंभ (४) मध्ये "७८- गोन्हीसिम व ७९- बेसा गट" या शब्दाऐवजी पुढील मजकूर दाखल करण्यात येईल.

"७८- गोन्हीसिम व ७९- बेसा गट खालील स्तंभ (५) मध्ये नमूद केलेले स्थानिक क्षेत्र वगळून".

अनुसूची

अ.क्र. (१)	जिल्हा. (२)	गट. (३)	निर्वाचक गण. (४)	स्थानिक क्षेत्र/तालुका. (५)	वगळण्याचा दिनांक. (६)
१.	नागपूर	नागपूर (ग्रामीण)	७९- बेसा	मौजा बेसा सर्व्हे नं. १ ते ९६	20/9/2023
			७९- बेसा	मौजा बेलतरोडी सर्व्हे नं. १ ते १४२	
			७८- गोन्हीसिम	मौजा पिपळा सर्व्हे नं. १ ते २२१	
			७८- गोन्हीसिम	मौजा घोगली सर्व्हे नं. १ ते ४१	

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

शासनाचे उप सचिव.

NOTIFICATION

Rural Development Department,
Bandhkam Bhavan, 25, Marzban Path,
Fort, Mumbai 400 001.
Dated the 20/1/2023

Maharashtra Village Panchayats Act.

No.ZPB-2022/CR-66/(3)/PR-5.- In exercise of the powers conferred by clause *(b)* of sub-section *(2)* of section 4 of the Maharashtra Village Panchayats Act (III of 1959), read with clause *(g)* of article 243 of the Constitution of India, and of all other powers enabling it in that behalf, and in partial modification of all earlier notifications issued in this behalf, and after consultation with the Standing Committee of the Nagpur *Zilla Parishad, Village Panchayat* and *Gram Sabha* Besa-Beltarodi and Pipla(Ghogali) in Nagpur District, the Government of Maharashtra, hereby declares that the local areas specified in column (3) of the Schedule appended hereto, comprising the revenue villages Besa, Beltarodi, Pipla and Ghogali as specified in column (2) thereof, shall cease to be the village, for the purpose of Part IX of the Constitution, with effect from the date shown in column (4) thereof.

SCHEDULE

Sr. No. (1)	Revenue Village. (2)	Local areas. (3)	Date of cessation. (4)
1.	Besa	Village Besa- Survey No. 1 to 96	20/1/2023
	Beltarodi	Village Beltarodi- Survey No. 1 to 142	
	Pipla	Village Pipla- Survey No. 1 to 221	
	Ghogali	Village Ghogali- Survey No. 1 to 41	

By order and in the name of the
Governor of Maharashtra,

Londhe SR
Deputy Secretary to Government.

अधिसूचना

ग्राम विकास विभाग,
बांधकाम भवन, २५, मर्झबान पथ,
फोर्ट, मुंबई ४०० ००१.
दिनांक - 20/9/2023

महाराष्ट्र ग्रामपंचायत अधिनियम.

क्रमांक : झेडपीबी २०२२/ प्र.क्र. ६६/(३)/ पं.रा.५ - महाराष्ट्र ग्राम पंचायत अधिनियम, (सन १९५९ चा महा. अधिनियम-तीन) यांचे कलम ४ चे पोटकलम *(२)* चा खंड *(ख)* अन्वये प्रदान करण्यात आलेल्या अधिकारांचा आणि त्याबाबतीत महाराष्ट्र शासनास समर्थ करणा-या इतर सर्व अधिकारांचा वापर करुन व भारतीय संविधानाच्या अनुच्छेद २४३ चा खंड *(ग)* व त्यामध्ये वेळोवेळी करण्यात आलेल्या सुधारणांनुसार व संविधानाच्या भाग-IX च्या उद्देशार्थ आणि स्थायी समिती जिल्हा परिषद नागपूर, ग्राम पंचायत बेसा- बेलतरोडी व पिपळा (घोगली), आणि ग्रामसभा बेसा- बेलतरोडी व पिपळा (घोगली) यांच्याशी विचार विनिमय करुन महाराष्ट्र शासन याद्वारे, सोबत जोडलेल्या अनुसूचीच्या स्तंभ (३) मध्ये विनिर्दिष्ट केलेले स्थानिक क्षेत्र त्यांच्या नावासमोर दर्शविलेल्या दिनांकापासून गावाचा भाग म्हणून राहणार नाही असे जाहीर करीत आहे.

अनुसूची

अ. क्र. (१)	महसुली गांव. (२)	स्थानिक क्षेत्रे. (३)	गांव म्हणून संपुष्टात आल्याचा दिनांक. (४)
१.	बेसा	मौजा बेसा सर्व्हे नं. १ ते ९६	20/9/2023
	बेलतरोडी	मौजा बेलतरोडी सर्व्हे नं. १ ते १४२	
	पिपळा	मौजा पिपळा सर्व्हे नं. १ ते २२१	
	घोगली	मौजा घोगली सर्व्हे नं. १ ते ४१	

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

शासनाचे उप सचिव.

Order

Rural Development Department,
Bandhkam Bhavan,
25, Marzban Path,
Fort, Mumbai - 400 001.
Dated the 20/1/2023

Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961.

No.ZPB-2022/CR-66/PR-5.– Whereas, the Government of Maharashtra, under the Notification, Urban Development Department, No.MUN-2019/C.R.240/UD- 18 dated ~~13th September, 2022~~ 20/1/2023 (hereinafter referred to as " the said Notification ") issued in exercise of the powers conferred by sub-sections *(1), (1B)* and *(2)* of section 341A of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 (Mah. XL of 1965) has specified the local area of revenue villages of Besa, Beltarodi, Pipla and Ghogali in Nagpur District to be a transitional area, for which a *Nagar Panchayat* as provided in sub-section *(2)* of section 341A of the said Act , by the name of the *Besa Pipla Nagar Panchayat,* is constituted;

And whereas, pursuant to the said notification, it is expedient to issue an order for transfer of assets, rights and liabilities of the existing local authority (including the rights and liabilities under any agreement or contract made by it) to the successor local authority under clause *(vi)* of sub-section *(2)* of section 255 of the Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961 (Mah. V of 1962);

Now, therefore, in exercise of the powers conferred by clause *(vi)* of sub-section *(2)* of section 255 of the Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961 (Mah V of 1962), and of all other powers enabling it in that behalf, the Government of Maharashtra hereby directs that all the assets, rights and liabilities of the Nagpur *Zilla Parishad* (including the rights and liabilities under any agreement or contract made by it), in respect of the revenue villages Besa, Beltarodi, Pipla and Ghogali in Nagpur District shall stands transferred to and shall vest in the *Besa Pipla Nagar Panchayat* on the terms and conditions specified in the Government Resolution, Rural Development and Water Conservation Department, No. MPH-1997/CR-645/56(47), dated the 20th July, 1999.

By order and in the name of the
Governor of Maharashtra.

Deputy Secretary to Government.

आदेश

ग्राम विकास विभाग,
बांधकाम भवन , २५ मर्झबान पथ.
फोर्ट, मुंबई- ४०० ००१
दिनांक 20/9/2023

महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम, १९६१

क्रमांक : झेडपीबी २०२२/प्र.क्र.६६/पं.रां.५ - ज्याअर्थी, महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक नगरी अधिनियम १९६५ (१९६५ चा महा.४०) याच्या कलम ३४१ अ चे पोटकलम (१), (१ब) आणि (२) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून काढण्यात आलेली शासकिय अधिसुचना नगर विकास विभाग क्र.एमयुएन २०१९/प्र.क्र.२४०/नवि १८ दिनांक १३ ~~सप्टेंबर, २०२२~~ 20/9/2023 (यात यापुढे जिचा"उक्त अधिसुचना " असा निर्देश करण्यात आला आहे .) अन्वये महाराष्ट्र शासनाने नागपूर जिल्हातील बेसा, बेलतरोडी, पिपळा व घोगली या महसुली गावांचे स्थानिक क्षेत्र हे संक्रमणात्मक क्षेत्र म्हणून विनिर्दिष्ट केले आहे आणि त्या करीता उक्त अधिनियमाच्या कलम ३४१ अ चे पोटकलम *(२)* मध्ये तरतूद केल्याप्रमाणे *बेसा-पिपळा नगरपंचायत* या नावाने *नगरपंचायत* गठित करण्यात आली आहे;

आणि ज्याअर्थी, उक्त अधिसूचनेस अनुसरून महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम, १९६१ (१९६२ चा पाच) याच्या कलम २५५ च्या पोट-कलम (२) चा खंड (सहा) अन्वये विद्यमान स्थानिक प्राधिकरणाची मत्ता, हक्क आणि दायित्वे (त्याने केलेला कोणताही करार किंवा संविदा या खालील हक्क व दायित्वे धरून) उत्तराधिकारी स्थानिक प्राधिकरणाकडे हस्तांतरीत करण्याचा आदेश देणे इष्ट आहे;

त्याअर्थी, आता , महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम, १९६१ याच्या कलम २५५ च्या पोट-कलम (२) चा खंड (सहा) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करुन महाराष्ट्र शासन याद्वारे, असा निदेश देते की, नागपूर जिल्हातील बेसा, बेलतरोडी, पिपळा व घोगली या महसुली गावांसंबधात नागपूर जिल्हा परिषदेच्या सर्व मत्ता, हक्क आणि दायित्वे (तिने केलेला कोणताही करार किंवा संविदा या खालील हक्क व दायीत्वे धरून) ही, शासन निर्णय,ग्राम विकास व जलसंधारण विभाग क्रमांक-एमपीएच - १९९७ /सीआर-६४५/५६(४७) दि.२० जुलै १९९९ या मध्ये विनिर्दिष्ट केलेल्या अटी व शर्तीवर *बेसा-पिपळा नगरपंचायतीकडे* हस्तांतरित झाल्याप्रमाणे असतील आणि तिच्याकडे निहित असतील

.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

शासनाचे उप सचिव.

t to the condition that Developer / Applicant construct sewage treatment plant (STP) as per quired norms of Maharashtra Pollution Control d & shall submit the NOC from MPCB without mpliance of same occupation permission not to e issued.

Subject to Condition of NOC of Airport Authority Dt. 05/04/2022

This Sanction is subject to condition mentioned in Development Agreement Dt. 25/08/2022

Subject to the condition laid down by C.P.O. NMC vide vide letter No. MRS/NMC/RR/1112 Dated. 04/07/2019

Note:- ① Subject to payment of Premium (in) Instalment as per UDCPR clause. No. 2.2.14.

② Subject to submission of 7/12 of land under Reservation in the name Nagar Panchayat Besa-Pipla prior to O.C.

KH. NO.131

49.629

17.502

8.133

12.00 MT. WIDE DP ROAD

12.000

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 01/01/2022 OF STRUCTURAL DESIGNER AND APPLICANT

PLAY GROUND

RESERVATION
SOUTH B-PG011 TO BE
HANDED OVER TO BESA-PIPLA
NAGAR PANCHAYAT

2620.2190 sqm

57.741

KH.NO.139/2 &139/3
SANCTIONED LAYOUT

SANCTION BY N.M.R.D.A.12.00 M WIDE ROAD

OPEN SPACE
SANCTION
LAYOUT BY
N.M.R.D.A.
KH. NO.
139/2 & 3

12.000

S.T.P.

6.00 M. WIDE DRIVEWAY

PROPOSED CONSTRUCTION

WING A
G+10
HT. +32.150

PROPOSED CONSTRUCTION

6.00 M. WIDE DRIVEWAY

S.T.P.

5.000

5.000

29.662

KH. NO. 136/1

E.S.S.

OPEN SPACE
ALREADY
SANCTION
FROM NMRDA

6.00 m. WIDE DRIVEWAY

EXISTING CONSTRUCTION
WING B
G+11
HT. 36.00

STILT PARKING

EXISTING CONSTRUCTION

EXISTING CONSTRUCTION

6.00 m. WIDE DRIVEWAY

6.00 m. WIDE DRIVEWAY

6.00 m. WIDE DRIVEWAY

18.000

10.050

10.450

101.759

56.805

KH. NO. 135

INDEX
1)Plot boundary Under Proposal as shown in
2) Open space as shown in
3) 30% Land as shown in
4) Reservation at south B - PG011 as shown in
5) Proposal construction as shown in

SITE PLAN
SCALE 1:200

N

मुख्य निर्वाधक सहनिर्वाधक यांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे भूखंडकांच्या विक्रीपत्राचे पंजीयन नगर पंचायत बेसा-पिपळा ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करु नये

OFFICE OF THE NAGAR PANCHAYAT BESA-PI...A
Building Permit No. नपबे/पि/बांप/1939/2024
Date- 23/01/2024
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla
Administrator
Nagar Panchayat Besa-Pipla

AREA STATEMENT OF B/UP AREA FSI & NON FSI AREA CALCULATION

SR.NO.	BUILDING BLOCK	B/UP AREA AS PER P- LINE	STILT PARKING AREA	STAIRCASE TOWER AREA, WATER TANK & LIFT MACHINE ROOM	S.T.P. AREA	UNDER GROUND WATER	REFUGE AREA	TOTAL FSI & NON FSI AREA
1	BUILDING (WING-A AND B)	18746.836	910.950	100.958	25.000	100.000	48.000	19931.744
2	CLUB HOUSE (YOGA/FITNESS CENTER)	59.000	–	–	–	–	–	59.000
TOTAL								19990.744

FIRE FIGHTING SYSTEM LEGEND
- ABC FIRE EXTINGUISHER
- FIRE PUMP
- FIRE SPRINKLER
- SMOKE DETECTOR
- FIRE CONTROL PANEL
- FIRE MANUAL CALL POINT
- FIRE HOOTER
- HB= HOSE BOX
- FIRE HYDRANT VALVE
- HP = HYDRANT PIPE
- HR = HOSE REEL
- FIRE SERVICE INLET
- BUTTERFLY VALVE
- NON RETURN VALVE
- FIRE HYDRANT STAND POST

Fire Protection Consultants
SPEED ENGINEERING & SAFETY SERVICES
NGP BR.:- PLOT NO. 123 , CHHATRAPATI NAGAR NAGPUR. - 440015. Mbl :9325870777, 9823323593
H.O :FLAT NO. 401 , SAI RADHA COMPLEX ,A- WING, LBS MARG , BHANDUP (W), MUMBAI. - 400078.
Speedengineering@gmail.com

WING-A
20% ELECTRIC VEHICLE CHARGING POINT REQUIRED = 20% (26 CARS + 91 SCOOTER)
= 5 CARS + 18 SCOOTERS
OUT OF 30% COMMON CHARGING POINT PARKING REQUIRED 30%(5 CARS + 18 SCOOTERS)
= 2 CARS + 5 SCOOTERS

WING-B
20% ELECTRIC VEHICLE CHARGING POINT REQUIRED = 20% (34 CARS + 166 SCOOTER)
= 7 CARS + 33 SCOOTERS
OUT OF 30 % COMMON CHARGING POINT PARKING REQUIRED 30%(7 CARS + 33 SCOOTERS)
= 2 CARS + 10 SCOOTERS

Layout Area Statement

1) Total land Area (7 / 12) :- 9000 sqm Area Under
2) Reservation at south B - PG011 Area = 3743.17 sqm
3) 30% Land area for the uses permissible in Reginal zone = 1122.951m
4) Area under open space :- 591.968m
5) Plot Area for FSI calculation = 5869.573 m

SHEET NO. - 01/05
SITE PLAN
EXISTING AND PROPOSED COMMERCIAL CUM MULTY - FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO.-136/2/A, P.H. NO. -38,MOUZA- PIPLA, TAL.- NAGPUR , (GRAMIN),DIST. - NAGPUR
BELONGING TO : 1)M/S. GOLDEN HOMES INFRASTRUCTURES THROUGH SHRI. ASHOK WEDPRAKASH AGRAWAL

TOTAL BUILT UP AREA

TOTAL B/UP AREA OF WING - A	=	9464.614	Sq.m.
TOTAL B/UP AREA OF WING - B	=	9282.222	Sq.m.
TOTAL B/UP AREA	=	18746.836	Sq.m.

F.S.I. Calculation As per proforma - I of UDCPR - 2020 :- Built-up Area Calculation

		Permissible (Ratio/Area in sq.mt.)		Prop. (Ratio/Area in sq.mt.)	
a)	Net plot area for FSI calculation	5869.573	Sq. mt.	5869.573	Sq. mt.
	(Clause no.3.9 of UDCPR-2020) (3743.17-1122.951)	2620.219	Sq. mt.	8489.792	Sq. mt.
b)	Existing b/up area as per previous sanctioned			9282.222	Sq. mt.
c)	Net proposed P-Line Built up area:-	-		9464.614	Sq. mt.
d)	Total area of exiting & proposed P-line b/up area	-		18746.836	Sq. mt.
e)	Dividing factor 1.6 to arrive				
basic FSI + Premium FSI + TDR:- Pline area/(1.6) :- 18746.836/1.6		11716.773	Sq. mt.	11716.773	Sq. mt.
f)	Permissible ancillary FSI:-				
(Clause no. 6.3, Table No.6-G, Note - (i) of UDCPR):- (d-e) =		7030.063	Sq. mt.	7030.063	Sq. mt.
g)	Permissible basic FSI/B/up area :- (1.1xa)	9338.771	Sq. mt.	9338.771	Sq. mt.
h)	Permissible Basic FSI on Premium (0.3xa):-	2546.938	Sq. mt.	2378.002	Sq. mt.
i)	Permissible In-situ FSI/TDR :-			-	
(Table No.6-G & Proforma - I of UDCPR)					
i)	In situ area against D.P. For road widening with compliance of Clause No.7.2 & asper previous sanctioned dated :- 07/02/2022 :- (1.85 x 460.208)			-	
ii)	TDR Area as per certificate No. ---- :-	-		-	
iii)	Total in-situ/TDR loading proposed (i+iii) :-	-		-	
iv)	Permisssible TDR :- of Sq.m.	-		-	
k)	total entitlement of FSI :- (f+g+h+i(i)) :-	18915.772	Sq. mt.	18746.836	Sq. mt.
l)	Maximum Building Potential on load (2.00 X 8489.792) =	16979.584	Sq. mt.	11716.773	Sq. mt.

SCHEDULE OF OPENINGS

SR. NO.	TYPE	SIZE	DESCRIPTION
01	D	1.00 X 2.10	T.W. PANELLED DOOR
02	D1	0.90 X 2.10	T.W. PANELLED DOOR
03	D2	0.75 X 2.10	T.W. PANELLED DOOR
04	W	1.50 X 1.80	T.W. GLAZED WINDOW
05	W1	1.50 X 1.50	T.W. GLAZED WINDOW
06	W2	1.20 X 1.50	T.W. GLAZED WINDOW
07	W3	1.00 X 1.20	T.W. GLAZED WINDOW
08	V	0.60 X 0.60	M.S. LOUVERED VENTILATOR
09	F.R.D.	1.20 X 2.10	FIRE RESISTANT DOOR
10	D3	1.20 X 2.10	T.W. PANELLED DOOR

LEGEND :
PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
EXISTING CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT		
	Date	
	Dwg. No.	SUB./01
	Dealt by	CHANDU SIR
	Scale	1:200
OWNER		
1) M/S. GOLDEN HOMES INFRASTRUCTURES THROUGH SHRI. ASHOK WEDPRAKASH AGRAWAL		

North

ARCHITECT
C.D. Gripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

VISTAAR
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C. ,
VISTAAR HEIGHTS, 4TH FLOOR ,PLOT NO.136/1/1,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
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