

No.: E.E./NMRDA /DPC/Agree/893

Nagpur, dt. 28/04/2023

To,

✓ Shri. Nitin Devidas Kirpane

R/o. Plot No. 27, Padmavati Nagar, Beltarodi Road,

Near Manish Nagar, T-Point Behind New Subhedar Society,

Nagpur-440034

Subject :- Sanction of Residential (Group Housing) Layout Plan/Land Subdivision for land bearing Khasra No. 201/2 (Part) of Mouza-Pipla, Tah. Nagpur (Rural); Dist. Nagpur under section 45 of MRTP Act 1966.

Reference :- Your application dated:- 17/09/2021.

Kindly find enclosed herewith a copy of Development agreement executed between NMRDA and you along with copy of final approved Layout Plan of above mentioned land approved by Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of MRTP Act 1966 for Residential (Group Housing) use you are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road, CC Paver Block, RCC pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CI/DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), Grey water recycling & reuse plant along with necessary drainage line etc. Compound Wall to open space, Development of internal pathways in open space, Tree plantation in open space installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA, RCC canalization wall and solid waste management system as per Clause No 13.5 of UDCPR & Grey Water recycling plant arrangement as per clause no. 13.4 of UDCPR etc., approved from NMRDA through Executive Engineer-2, Nagpur Metropolitan Region Development Authority, Nagpur.

Encl :- As above.


Executive Engineer

Nagpur Metropolitan Region Development Authority

Copy submitted to :-

The Hon'ble Collector, Nagpur for information.

Copy to :-

1. The Chief Accountant & Finance Officer, NMRDA with Original Agreement for record and safe custody.
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer (South), Nagpur Metropolitan Region Development Authority.


Executive Engineer

Nagpur Metropolitan Region Development Authority



महाराष्ट्र MAHARASHTRA

● 2022 ●

34AA 205885

24 MAR 2023

DEVELOPMENT AGREEMENT

Stamp Head Clerk/Sr Clerk

THIS AGREEMENT made this, the 28 day of April, 2023 between the Nagpur Metropolitan Region Development Authority, declared by Govt. of Maharashtra for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R.-55/UD-7 Dtd. 04.03.2017 represented by its Executive Engineer, Nagpur Metropolitan Region Development Authority (here in after referred to as Party No. 01), which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns on the one part, and Shri. Nitin Devidas Kirpane R/o Plot No. 27, Padmavati Nagar, Beltarodi Road, Near Manish Nagar, T-Point Behind New Subhedar Society, Nagpur-440034 (here in after referred to as the Party No. 02), which expressions shall unless repugnant to the context or meaning thereof be deemed to include its administrators, successors, representative and assigns on the other part, witnessed as under:-

WHEREAS the said Party No. 02 is the absolute owner of land admeasuring (1.49 H.R.) 14900.00 Sq.mt. comprised in Khasra No. 201/2 (Part) of Mouza Pipla, Tahsil Nagpur (Gramin); Dist. Nagpur.

[illegible]

The aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt.04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region.

WHEREAS, **Hon. Metropolitan Commissioner**, Nagpur Metropolitan Region Development Authority, Nagpur has approved **Tentative** layout plan on dated **30.08.2022** and the **final** layout under Section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order **dated 13.01.2023. Tahsildar, Nagpur (Gramin)** has permitted the diversion of the aforesaid land admeasuring **1.114000 H.R. (11140.00 Sq.mt.) out of (1.49 H.R.) 14900.00 Sq.mt.** from Agricultural use to Non-Agricultural for the **Residential** purpose vide order **dated 21.03.2023**; and

WHEREAS the Party No. 02 desirous to get the layout on the aforesaid land to develop for the **Residential (Group Housing)** purposes, in accordance with the plans, specifications and Development Control Promotion Regulations and

WHEREAS the aforesaid land is situated in the area covered by the Nagpur Metropolitan Region as per Government of Maharashtra, Urban Development Department Notification, Dt. 04.03.2017, the said land is under jurisdiction of Nagpur Metropolitan Region Development Authority. The party No.01 has control over the area in the matter of development of layout of said land; and

WHEREAS the Party No.02 has applied for the development permission to the Party No 1 for developing the said land and Party No. 02 has given acceptance to the Terms and Conditions of Party No.01 to develop the land as per plans, suggestions and directions of Party No.01 in the manner of size, location, specifications and designs of plots and development works including Cement Concrete Road, CC Paver Block, RCC pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment Plant (STP) & **Grey Water Treatment &**

