



NMRDA
नगपुर महानगर प्रदेश
विकास प्राधिकरण

Nagpur Metropolitan Region Development Authority

No.: E.E./NMRDA / DPc/Agree/ 552

Nagpur, dt. 22/12 /2021

To,

✓ **Sau. Sunita vikasrao Khadke and other 2 throught P.O.A
Shri makand wasudeoraoji Barde & other 1
R/o. Plot no. 355, Bobde layout,
Mouza Wagdara, Tah. Hingna,
Nagpur-.**

**Subject :- Sanction of Residential Layout Plan/ Land Subdivision for land bearing
Khasra No. 91/1 of Mouza Wagadara, Tah. Hingna Dist. Nagpur U/S 45
of M.R.T.P. Act 1966**

Reference :- Your application dated 10/02/2014.

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 Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur for Residential use U/S 45 of M.R.T.P. Act 1966 you are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road/CC paver blocks, 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), Compound Wall to open space and 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, electric supply lines, RCC canalization wall etc. approved from NMRDA through Executive Engineer-2, Nagpur Metropolitan Region Development Authority, Nagpur. One set of typical drawings and sections of development works is enclosed herewith for your reference.

Encl :- As above.

mm 22/12
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 (West), Nagpur Metropolitan Region Development Authority.

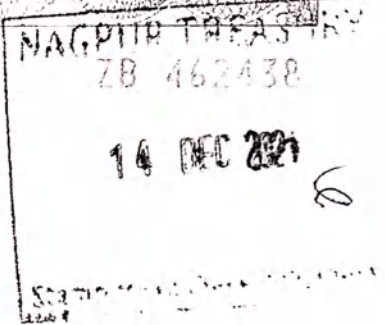
Sd-
Executive Engineer

Nagpur Metropolitan Region Development Authority



महाराष्ट्र MAHARASHTRA

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REVISED DEVELOPMENT AGREEMENT

THIS REVISED DEVELOPMENT AGREEMENT made this, the
.... day of **December, 2021** 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 1) **Sau. Sunita Vikasrao Khadke**, 2) **Sau. Anita
Yashwantrao Pathade**, 3) **Sau. Rohini Rajeshrao Hiwase**, Through
P.O.A. **Shri. Makand Wasudeoraoji Barde & Shri. Rajeev**

१) मुद्रांक विनी नींद मही अनुक्रमांक

२३६/२

दिनांक 15 DEC 2021

२) वसनामा प्रकार

५५१५ ०१२१

३) वसना नींदणी करणार आहेत काय ?

होय/नाही

४) मिळकतीचे शोधण्यात वर्गीस

५) मुद्रांक विनीत र. जात्याचे नाव व सही

आमरा ५१ इंदुपाले

६) हस्तो जातल्यास त्याचे नाव, पत्ता व सही

५५१५ ०१२१

७) पुराणा पत्रकाराचे नाव

८) मुद्रांक शुल्क

५५१५

५५१५ ०१२१

मुद्रांक विनीत, ता. १०/११/२२, कोड क्र. ४५०१०४०

जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (राष्ट्र)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करण्यापासून ६ महिन्यात पावरचे वजनकारक आहे.

Pandurang Khirodkar, Partners for Idea Infraventures, R/o. 355, Babde layout, Mouza Wagdara, Tah. Hingna, Dist. Nagpur.

(here in after referred to as the Party No. 02), which expressions shall unless repugnant to the context or meaning there of 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 **8039.489Sqm (0.8039489 HR.)** comprised in **Khasra No. 91/1 of Mouza Wagdara, Tahsil Hingna ; Dist. Nagpur.**

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. Chairman**, Nagpur Improvement Trust, Nagpur has approved the Final under Section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order **dated 30.05.2016**. The Collector, Nagpur has permitted the diversion of the aforesaid land admeasuring **8039.489Sqm (0.8039489 HR.)** from Agricultural use to **Non-Agricultural** for the **Residential** purpose vide order **dated 15.06.2016**; and

WHEREAS the Party No. 02 desirous to get the layout on the aforesaid land to develop for the **Residential** 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

Ch 2

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No. 01 in the manner of size, location, specifications and designs of plots and development works including Cement Concrete Road/C.C. Paver Block Road, 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), Compound Wall to open space and development of internal pathways in open space, tree plantation in open space, Installation of play field equipment & erection of name board at open open space in the name of freedom fighter or similar persons as approved by NMRDA, electric supply lines, RCC canalization wall etc.,

WHEREAS in view of the acceptance given by the said Party No.2, the Party No. 01 has approved the Development Permission of aforesaid land in question, it is hereby agreed as under:-

(1) The Party No. 02 hereby agrees, to develop the layout at his own Risk and cost as per the drawings, designs & specifications approved by the Party No. 01 and as per Terms & Conditions of letter No. **B.E.(Metro)/5573, Dt. 29.06.2016** of **B.E.(Metro-2)**, Nagpur and N.A. order of Collector, Nagpur Dt. **15.06.2016**.

(2)(a) That the Party No. 01 doth hereby accord sanction to the said Party No. 02 to have the layout in the aforesaid area admeasuring **8039.489Sqm (0.8039489 HR.)** bearing/comprised in **Khasra No. 91/1 of Mouza Wagdara, Tahsil Hingna** developed in accordance with the sanctioned plan, a copy of which is herewith attached and which forms part of this agreement subject to the conditions that the Party No. 01 shall not be responsible to provide an approach road and street lighting to the layout of this land nor it shall bear/incur any expenditure for its construction and provision etc. in any way respectively.

(b) The Party No. 02 shall be solely responsible for the quality of development works in the layout. If required, Party No.01 may direct the Party No.02, to carry out the tests and submit reports for the development works & construction material used by the contractor. The Party No.02 shall abide by such directions and bear costs of such tests.

(3) That the said Party No.2 doth hereby agree:-

(a) To complete /execute all development works i.e. Cement Concrete Road, R.C.C./~~HDPE~~ pipe Sewer line with SFRC covers, R.C.C. pipe Storm Water drains with SFRC grills and rainwater

harvesting system, C.I./D.I./HDPE Water pipe line, Sewage Treatment Plant (STP), electrification Compound Wall to open space and development of internal pathways in open space, tree plantation in open space, Installation of play field equipment & erection of name board at open open space in the name of freedom fighter or similar persons as approved by NMRDA, Nalla canalization etc. in this layout, strictly in accordance with plans, drawings, specifications, designs which are approved by Party No.01 and in accordance with instructions which may be given on that behalf by Party No. 01 from time to time. The Party No.02 shall be solely responsible to arrange for electrification & street lighting in the layout at its own cost.

- (b) To deposit with Party No.01 refundable sum of **Rs. 6,33,420/-** being **10 %** of estimated development cost @ Rs. 78.20 lakhs per Hector towards **Security Deposit** for completion of all development works mentioned above. Security Deposit shall bear no interest.

Accordingly Party No.02 has deposited **Rs. 6,33,420/-** vide **Receipt No.2021110294, dated 28/10/2021** with Party No. 1.

- (c) The Party No. 02 shall have to deposit non refundable levy, assessment and development charges as per clause 124 B of M.R. & T.P. Act 1966 (Amended) on total land under the layout.

Party No.02 has accordingly deposited **Rs. 2,95,433/-** vide **Receipt No.20180622150, dated 06/07/2018** with Party No. 01.

- (d) Party No. 02 shall agree to bear and pay to party No. 01 the non refundable cost of proportionate construction to capital costs of sewage disposal scheme in peripheral area by Party No.01 @Rs. 4,38,462/- per Ha.

Party No.02 has accordingly deposited **Rs. 320435/-** vide **Receipt Number 20180622150, dated 23/08/2018** with Party No. 01.

- (e) Party No.2 shall have to deposit non refundable Infrastructure cost to Party No.1 as per the Modification No.1 sanctioned by Government under section 31(1) of MRTP Act, 1966 of

Development Plan of NMA on total land as per the rate decided by the NMRDA.

Accordingly Party No. 02 has deposited **Rs. 14,88,792/-** (For 10 plots) vide **Receipt No.2021110295, dated 28/10/2021** with Party No. 01 & remening amount shall be deposit at the time of Building Approval plan on plot No.4,5,6,9,10,11,12,13 individually

- (f) If the aforesaid land is covered by Town Planning Scheme in future, the party no. 02 shall be liable to pay to the Party No.01 the betterment and development charges which may be assessed on the plot(s) in accordance with the provisions of the Maharashtra Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017)/ Maharashtra Regional & Town Planning Act 1966.

Provided that the Party No. 02 shall be liable to pay development charges to the *Party No.01* in respect of the unsold plots in layout and the purchasers shall be responsible to pay development charges to the *Party No.01* in respect of the plots sold to them. The Party No. 02 doth bind itself to incorporate a clause in the sale deed of each plot to the effect that the plot(s) is sold subject to the responsibility of the purchaser/s to pay betterment/ and development charges to the *Party No.01* in accordance with the provisions of the Nagpur Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017) / Maharashtra Regional & Town Planning Act 1966.

- (4) The Party No. 02 shall be solely responsible for all the data and calculations thereof supplied in connection with the land under sanctioned layout. If any error is found subsequently, the Party No. 02 shall agree to modify the design, layout, alignment of roads, sizes of plots etc., as may be decided by the Party No. 01.
- (5) The Party No. 02 shall agree to adjust the irregular portions of the land as may be necessary in accordance with the scheme/layout plan approved by the Party No. 01 for the said area, for which purpose the Party No. 02 may either be required to transfer its land to the Party No. 01 or purchase some land from the owners of the adjoining lands or from the Party No. 01 at the rates and on the conditions as may be decided by the Party No. 01 and till such adjustment is made by Party No. 02, the



irregular plots in this layout shall not be sold or used in any manner whatsoever, by the Party No. 02.

(6) (a) Party No. 02 shall lay internal sewer lines at its own cost and construct a common S.T.P. within the layout to connect internal sewer lines. and solid waste management system.

(b) Party No. 02 shall make adequate arrangement for Rainwater harvesting.

(7) The Party No. 02 shall agree to lay C.I./ D.I./HDPE water pipe lines and to connect these pipe lines to the main water pipe line as and when laid by Party No. 01 / Nagpur Municipal Corporation / Municipal Council / Gram Panchayat /Maharashtra Jeevan Pradhikaran, till then the Party No. 02 shall preserve the existing wells, borewells, if any, and also shall construct wells and set up electric water pumps for supply of potable water as may be prescribed by the Party No. 01.

(8) Prior to occupation of building Party No. 02 shall makes full arrangement of water supply by digging the wells etc.

(9) The Party No. 02 shall construct the buildings after getting the Building Plans sanctioned from Party No. 01 in accordance with the applicable Zoning Regulations and Development Control and Promotional Regulations.

(10) The party No. 02 after completion of development works such as Cement Concrete Road/C.C. Paver Block Road, R.C.C./~~HDPE~~ pipe Sewer line with SFRC covers, R.C.C. pipe Storm Water drains with SFRC grills and rainwater harvesting system, C.I./D.I./HDPE Water pipe line, Sewage Treatment Plant (STP), street lights, Compound Wall to open space and development of internal pathways in open space, tree plantation in open space, Installation of play field equipment & erection of name board at open open space in the name of freedom fighter or similar persons as approved by NMRDA, Nalla canalization and solid waste management system etc. in the layout, the Party No. 02 shall also transfer it to the Nagpur Municipal Corporation / Grampanchayat / Municipal council, free of cost for maintenance and Party No. 02 shall be responsible for maintenance & management of all above works at its own cost, till these are taken over by the Nagpur Municipal Corporation / Grampanchayat / Municipal Council after taking proper tests.

(11) Recreational open space shall be for the common use of all the residents or occupants of the layout/ building unit.

- a) On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the NMRDA until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.
- b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.
- c) Party No. 02 shall have to get the Amenity Spaces released from the Party No. 01 and shall have to develop the area under Amenity space as per Clause No. 1.3(7) of UDCPR-2020 or may sold after release of Amenity Space for the development as per user mentioned in Clause No. 1.3(7)

(12) The Party No. 02 shall agree that any amount due to the Party No. 01 on account of development works taken up by the Party No. 01 as per the terms of this agreement or on any account, that the due amount shall be a first charge on land and shall be recovered by the Party No. 01 as per the law. The Party No. 02 shall recite this and other terms in the sale deed/s of the **Plots** that shall be sold by the Party No. 02 and shall be binding on the purchasers.

(13) The Party No. 02 shall not sub-divide the land in this layout without obtaining prior written permission of the Party No. 01.

(14) In the matter of use and construction in this layout land, the Party No. 01 shall have an unfettered control in accordance with the Development Control & Promotional Regulations and zoning regulation as may be in force from time to time. In the event of sale of land the Party No. 02 shall incorporate in the sale deed the conditions to the above effect of this agreement.

(15) It is hereby agreed between the parties hereto that in the event of breach on the part of Party No. 02 of any of the terms and conditions expressed herein or his failure to comply with any of the terms &



conditions expressed herein mentioned, the Party No.1 will not grant permission for construction of the building or shall not issue occupation certificate of building for any part thereof on this layout.

(16) The Party No. 02 shall be solely responsible for providing electrification in layout and shifting of L.T. line/ H.T. line of MSEDCL affected in the layout at his/ its own risk & cost with necessary permission from relevant competent authority.

(17) After completion of construction as per sanctioned building plans and after issue of Occupancy Certificate the party No. 01 shall release the tenements in favour of the Party No. 02 for execution of sale deed in proportionate to the development works carried out to the satisfaction of the Party No. 01. The party No. 02 shall execute the sale deed of the Tenements in the layout after release & Occupancy Certificate of the same by Party No. 01. however the Party No. 2 may enter into agreement to Sale for the tenements being constructed with prospective buyers prior to release. The Tenements in the layout shall be released in the following manner:-

- (a) 20% plottable area along with mandatory Amenity Space shall be released after execution of agreement and after due approval of development plans, design specification of development works from NMRDA . The plot No. 4,5,6,9,11,12,13,14, are already released vide Letter No.5920, Dt. 01/08/2016
- (b) 30% of total plottable area shall be released after completion of 1st stage roads, after handing over of DP/RP roads and road widening area to NMRDA and after development of all open spaces.
- (c) 15% of the total plottable area of the layout shall be released after completion of RCC pipe sewer lines with SFRC covers and RCC pipe Storm Drains with SFRC Grills rainwater harvesting system.
- (d) 15% of the total plottable area of the layout shall be released after completion of laying of CI / DI / HDPE water pipe lines and providing wells with electric pumps where necessary for supply of potable water as certified by the Party No. 01.
- (e) 15% of the total plottable area of the layout shall be released after completion of 2nd stage and Cement Concrete / CC Paver Block as certified by the Party No. 01.



- (f) 5% of the total plottable area of the layout, subject to minimum of One (01) no. of plot, shall be released after completion of Sewage Treatment Plant (STP) as per MPCB norms and as certified by Party No. 01 and after obtaining occupancy certificate and after completion of all development works and development of open space and tree plantation of open space and handing over the same to Nagpur Municipal Corporation / Gram Panchayat/ Municipal Council for maintenance. Till handing over of all development works, Party No. 02 shall be solely responsible for maintenance of services in the layout at his own cost. In case the Party No. 02 fails to construct STP in the layout due to non occupancy in the Layout. Party No. 02 can submit Bank Guarantee (BG) from Nationalized Bank/Scheduled Bank for the amount required for construction of STP. B.G. shall valid for a period of 5 years and after construction of STP the Bank Guarantee (BG) will be released by Party No. 01.

Note :- If the Party No. 02 opts to furnish a Bank Guarantee as a Security Deposit towards entire Development Cost plus 5% cost variation charges for 5 year's validity, then 90% plots shall be released by Party No. 01 and remaining 10% plots shall be released after completion of Development works in the layout by Party No. 02 as certified by Party No. 01 and after handing over of all development works to Gram Panchayat/ Municipal Council / Nagpur Municipal Corporation for maintenance.

(18) The amount of Security Deposit (S.D.) shall be refunded to Party No. 02 after completion of all the development works duly certified by the Party No. 01 and after compliance of obligations as per this agreement. Security Deposit shall bear no interest.

(19) Party No. 02 has submitted affidavit, declaration & Indemnity Bond, undertaking regarding land not affected by ULC Act 1976, undertaking regarding class of land as per G.R. of Revenue Department dated 22/01/2016 on requisite stamp paper to party No. 1 in confirmation of its ownership. If any legal dispute arises regarding the said land, the Party No. 02 shall be solely responsible for it. Further Party No. 02 indemnifies Party No. 01 & Government against any claims & damages arising out of such legal disputes.



(20) It is agreed between the parties that if required the Party No. 02 shall bear the costs of the execution and registration of this agreement, other documents, deeds etc.

(21) It is also hereby agreed that in the event of difference of opinion between the parties to the agreement hereto in respect of any matter or matters contained herein, the decision of the Metropolitan Commissioner Nagpur Metropolitan Region Development Authority, shall be final and binding on Party No. 02. Metropolitan Commissioner Nagpur Metropolitan Region Development Authority, shall be sole Arbitrator in case of any dispute.

(22) The Sanction once accorded through this Development Permission shall remain valid for Four Years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case issue of development permission shall not be renewed for a period of more than four years from the date of development certificate, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission. i.e. where the Final Demarcation and provision of water bound macadam roads completed and such permission shall remain valid till the work is completed.

(23) Fly Ash should be use for construction of embankment for road work where embankment is more than 2 m.

(24) Fly Ash products like paving blocks/tiles, Bricks etc. should be used for construction of development works.

(25) Shall have to make arrangement for solid waste management at your won cost as per clause 13.5 of UDCPR.

(26) shall have to get the development drawings & specifications from Party No.1 before sanction of building plans

(27) Shall allow approach road to adjoining land owner through this layouts roads.

IN WITNESS WHEREOF the parties have set their hands on this day of..... **December, 2021**

WITNESSES:

1. Signature _____

Nagpur Metropolitan Region
Development Authority

PARTY NO. 01 through

Name Bhaskar G. Patangdhar

Age 38 Occupation _____

Address P.N. 10, Usque

Nagar, Hingna, Ward

Telephone No. 8958296073

22/12
Executive Engineer-1
(NMRDA)

2. Signature S.R. Chaturvedi

Name श्रीम. रामभाऊजी चतुर्वेद

Age 42 Occupation _____

Address रायपुर, हिंगना

Telephone No. 9372932626

PARTY NO. 02

Owner :-

- 1) Sau. Sunita Vikasrao Khadke,
 - 2) Sau. Anita Yashwantrao Pathade
 - 3) Sau. Rohini Rajeshrao Hiwase,
- Through P.O.A.
Partners for Idea Infraventures,

Shri
1) Shri. Makand Wasudeoraoji Barde

Rajeev
2) Shri. Rajeev Pandurang Khirodkar,

**PROPOSED RESIDENTIAL LAYOUT PLAN
ON KH.NO. 91/1, MOUZA:-WAGDARA,
P.H.NO 46, TAH.-HINGNA, DIST. NAGPUR.**

BELONGING TO :

MRS. SUNITA VIKASRAO KHADKE,
SAU. ANITA YASHWANT RAO PATHADE &
SAU. ROHINI RAJESH RAO HIWASE

THROUGH POWER OF ATTORNEY HOLDER
SHRI. MAKARAND WASUDEORAOJI BARDE &
SHRI. RAJEEV PANDURANG KHIRODKAR
PARTNERS FOR IDEA INFRAVENTURES.

AREA STATEMENT

KH. NO	AREA ACCORDING TO 7/12	AREA ACCORDING TO K-PRAT WHICHEVER LESS
91/1	12500 SQ.M. (1.25HR.)	9315.664 SQ.M. (0.93HR.)
	TOTAL	9315.664 SQ.M.

OPEN SPACE CALCULATIONS

RECREATIONAL OPEN SPACE -

$$= 1/2 \times 30.288 \times 2.733 = 41.388$$

$$= 1/2 \times 30.705 \times 5.524 = 84.807$$

$$= 1/2 \times (13.473+21.023) \times 39.999 = 689.902$$

$$= \mathbf{816.097 \text{ SQ.M (10.15\%)-----(1)}}$$

AMENITY SPACE CALCULATIONS

AMENITY SPACE -

$$= 1/2 \times (20.593+20.294) \times 40.613 = 830.271 \text{ SQ.M}$$

$$\text{LESS TAN} = (17.38 + 7.71)$$

$$= \mathbf{805.181 \text{ SQ.M.(10.01\%)-----(2)}}$$

ROAD WIDENING AREA CALCULATIONS

$$= 1/2 \times (5.879 + 0.267) \times 62.193 = 191.119$$

$$= \mathbf{191.119 \text{ SQ.M.(2.38\%)}}$$

ROAD UNDER DP PROPOSAL

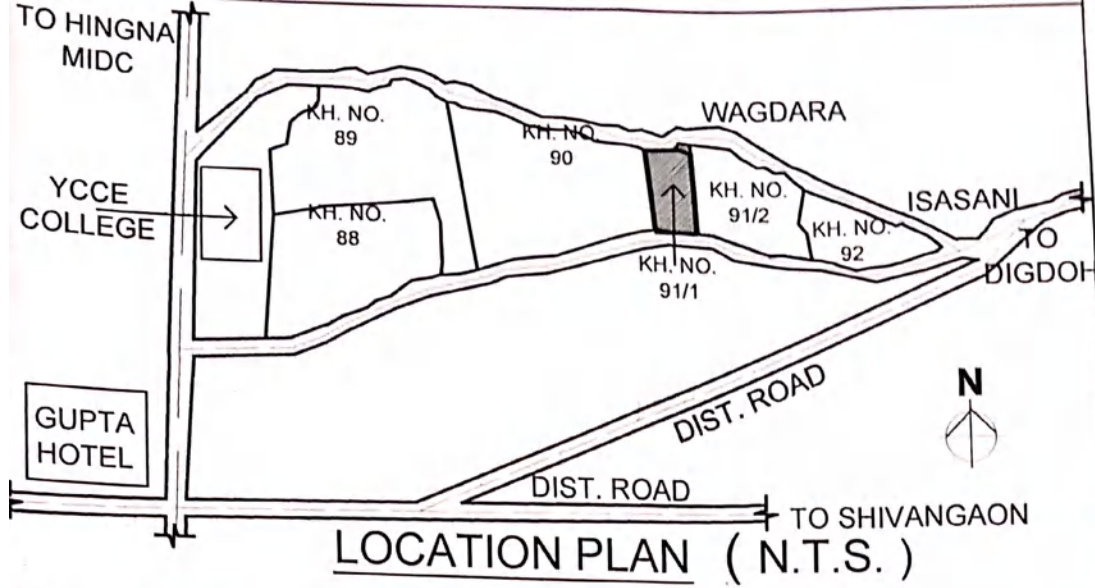
$$= 1/2 \times (4.567+4.576) \times 10.964 = 50.121$$

$$= 1/2 \times (7.874+8.332) \times 19.784 = 160.309$$

$$= 1/2 \times (8.867 + 8.923) \times 119.814 = 1065.745$$

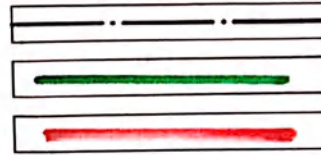
$$= \mathbf{1276.175 \text{ SQ.M.}}$$





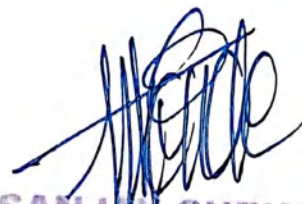
INDEX

- 1) KHASRA BOUNDARY SHOWN AS
- 2) OPEN SPACE SHOWN AS
- 3) AMENITY SPACE SHOWN AS



ARCHITECT SIGN

OWNER SIGN


AR. SANJAY SHENDE
 B. ARCH. (HON'S), M.C.A., A.I.A.
 C A 89/12131, AIA 13635
 N.M.C. LS. R-60 N.I.T LS. 356


 1) SHRI. MAKARAND W. BARDE
 PARTNERS FOR
 IDEA INFRAVENTURES.

REVISION -

S. No.	Date
01	19/1/2016 FOR FINAL
02	22/1/2016 FOR FINAL
03	13/2/2016 FOR FINAL

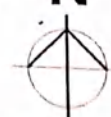

 2) SHRI. RAJEEV P. KHIRODKAR
 PARTNERS FOR
 IDEA INFRAVENTURES.
 POWER OF ATTORNEY HOLDER FOR
 MRS. SUNITA VIKASRAO KHADKE
 & TWO OTHERS

DRG.TITLE: SUBMISSION DRAWING

Date	13.02.16
DRWN BY.	
CHECKED BY.	
Scale	1:500
Revision	

NORTH

N



SCHEDULE OF PLOTS -

PLOT NOS.	SIZE OF PLOTS (METERS)			AREA (SQ.M.)	LESS TAN	NET AREA OF EACH PLOT	NET AREA FOR FSI	NOS.	TOTAL NET AREA OF ALL PLOTS	TOTAL NET AREA OF ALL PLOTS FOR FSI (SQ.M.)	ADDITIONAL FSI (SQ.M.)	TOTAL ADDITIONAL FSI (SQ.M.)
						SQ.M	SQ.M.		SQ.M	SQ.M	SQ.M	SQ.M
A	B			C	D	E=(C-D)	F=E*X	G	H= E*G	I= F*G	J = E*Y	K = J*G
1	1/2 x (12.180 + 10.636)	X	25.355	289.249		325.63	354.155	1	325.63	354.155	100.099	100.099
	1/2 x (15.455)	X	4.708	36.381								
2	1/2 x (16.624+19.191)	X	33.309	596.480		596.480	648.732	1	596.480	648.732	183.358	183.358
3	1/2 x (11.159+11.999)	X	23.34	270.253	21.18	249.073	270.892	1	249.073	270.892	76.565	76.563
4	1/2 x (10.721+10.520)	X	21.895	232.535	17.38	215.155	234.003	1	215.155	234.003	66.139	66.139
5,6	12.125	X	15.24	184.785		184.785	200.972	2	369.570	401.944	56.803	113.606
7	15.24	X	21.336	325.160		325.160	353.644	1	325.160	353.644	99.954	99.954
8	15.24	X	21.636	329.732	7.71	322.022	350.231	1	322.022	350.231	98.990	98.990
9,14,15	15.24	X	9.462	144.200		144.200	156.832	3	432.600	470.496	44.327	132.981
10,11,12,13	15.24	X	6.71	102.260		102.260	111.218	4	409.040	444.872	31.435	125.740
16	1/2 x (12.747+5.161)	X	27.807	248.983		248.983	270.794	1	248.983	270.794	76.537	76.537
17	1/2 x (17.321+17.136)	X	36.328	625.876		625.876	680.703	1	625.876	680.703	192.394	192.394
18	1/2 x (17.424+17.616)	X	37.237	652.392		652.392	709.542	1	652.392	709.542	200.545	200.545
	TOTAL							18	4771.981	5190.007	1227.146	1466.906

AREA STATEMENT -

• AREA OF LANDAS PER $\frac{7}{12}$ EXTRACT OF KH. NO. 91/1	= 12,500.000 SQ. M.	
• MINIMUM AREA OF LAND AS PER K- PRAT	= 9315.664 SQ. M.	
• AREA UNDER D.P. / R.P. PROPOSALS, IF ANY	= 1276.175 SQ. M.	(100%)
• GROSS AREA UNDER LAYOUT	= 8039.489 SQ. M.	(10.15%)
• AREA UNDER OPEN SPACE	= 816.097 SQ. M.	(10.01%)
• AREA UNDER AMENITY SPACE (P.U.)	= 805.181 SQ. M.	(18.10%)
• AREA UNDER APPROACH & VEHICULAR ROAD	= 1455.111 SQ. M.	
• AREA UNDER SERVICE ROAD / ROAD WIDENING ,		
AS PER CLAUSE 24.1	= 191.119 SQ. M.	(2.38%)
• AREA UNDER RESIDENTIAL PLOTS	= 4771.981 SQ. M.	(59.36%)--(A)
• TOTAL LAND UNDER LAYOUT	= 8039.489 SQ. M.	(100%)
• NA1 - NET PLOT AREA FOR LAYOUT @ 90% OF AREA EXCLUDING AMENITY SPACE, AREA UNDER ROAD WIDENING	= 90% [8039.489 -(805.181 +1276.175+191.119)] = 5190.3126 SQ. M. — NA1	
MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO- RATA BASIS 'X' , AS PER CLAUSE 13.4.1(iii) OF SDCPR = NA1/A	= 5190.3126 / 4771.981 = 1.0876 — X	
• NA2 - AREA UNDER D.P. / R.P. ROADS + AREA FOR ROAD WIDENING& SERVICE ROAD AS PER CLAUSE 24.1	= 1276.175 +191.119 = 1467.294 — NA2	
MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE ADDITIONAL FSI ON PRO- RATA BASIS 'Y' , AS PER CLAUSE 24.1(iii) OF SDCPR = NA2/A	= 1467.294 / 4771.981 = 0.3074 — Y	

NOTE - ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLAINEE OF PROVISION OF CLAUSE NO. 24.10 OF SDPR BY THE LAND OWNER

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT
FOR THE LAYOUT SITE OF K.H.NO. 91/1
MOUZA Wagla & Tamsil Hingna

This sanction is subject to conditions
N.A. order Dt. 15/06/2016
N.A.T.P. order Dt. _____

This Layout Plan is tentatively / finally approved by
Metropolitan Commissioner Dated 30/05/2016

