OFFICE FOR THE NAGAR PANCHAYAT,KARANJA (GHADAGE)
(Dist Wardha , M.S.)

Letter No. MCK/ PWD/Lay Out / Ws 30/ 2016
OUT NO. 530 Dated :- 16 / 12 / 2016

APPENDIX' D-3'
FINAL APPROVAL TO THE LAND SUN DIVISION / LAY OUT

To,

Pravin Bhaiyalal Bhade
At.Nagpur.

Sir,

With Reference To Your **Application No 917** Dated 17/ 09 / 2016 For The Land Sub Division Approval, Under Section 44 of Maharashtra Regional And Town Planning Act 1966 Read With Section 189 Of The Maharashtra Municipal Council, Nagar Panchayat And Industrial Township Act 1965 To Carry Out Development Work In Respect Of Domicile Land Bearing Revenue **Survey No 34 / 1** City Survey No --------- Mauja **Shekapur** Ta.**Karanja** Dist.**Wardha**. Situated at **Dhawadi Road**.The Land Sub Division Lay-Out is Finally Approved as Demarcated under Section 45 of the Maharashtra Regional and Town Planning Act 1966 Subject Following Condition.

Condition

1) It Shall be The Responsibility Of Owner To Carry Out All The Development Works Including Construction Of Roads Sewer-Lines, Water Supply Lines , Culverts , Bridges , Street Lighting etc-,And Hand it over to the Municipal Council after Developing Them to the Satisfaction of The Chief Officer
2) If You Wish That The Municipal Council Should Carry Out These Development Works, Then You Will Have Deposit The Estimated Expenses To The Municipal Council In Advance As Decided By The Chief Officer.

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3) As The Undertaking Submitted By You in Respect Of Recreational Open Space as Stipulated in Regulation no 13.3,The Said Open Space Admeasuring ~~1219.65~~ 1213.65 Sq.m. Stand Vested In The Name Plot Holders of Lay Out Or Society of The Plot Holders And You Have No Right Of Ownership or Interest In The Said Recreational Open Space.

4) It shall be the Responsibility of Owner to Inform the Respected / Concerned Tahsildar, of Revenue Department within the 30 days From the Final Approval of the land sub-division lay –out.

5) The Sale of plots Under This Lay-out will be in relation to development of basic amenities as per the stages given below.

A	After final approval of lay – out	Sale of 25% of the total plots shall be permissible
B	After completion of 40% basic amenities.	Sale of 50% of the total Plots shall be Permissible.
C	After completion of 60% basic amenities	Sale of 75% of the total plots shall be permissible.
D	After completion of 80% basic amenities	Sale of 90% of the total plots shall be permissible.
E	After completion of 100% basic amenities	Sale of 100% of the total plots shall be permissible.

6) This Permission Dose not entitles you to develop the land which does vest in you.

16/12/16

CHIEF OFFIER
NAGAR PANCHAYAT
KARANJA (GHADGE)

Copy to,

1. Tahsildar, Karanja.
2. Deputy Superintendent, land record, karanja.
3. Town Planner, wardha.

For Information Please.

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