# 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, 2001and 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. : 283 Dated : 23/06/14

Case No. : 2003090866 Layout No. : 572/Som/395

| | | | |
|---|---|---|---|
| **Name of Applicant / Plot Holder** | | SANJU JAGANNATHRAO DHOTE | |
| **Address** | | PANDEY LAYOUT KHAMLA NAGPUR | |
| **Application No. & Date** | | Application No.0 dt. Apr 09,2001 | Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 09-APR-2001 => Rs. 1000.00 29-JAN-2003 => Rs 39000.00 |
| **Mouza & Khasra** | | Somalwada-93/1,93/2 | |
| **Name of Layout** | | Guruchaya G.N.S.S.(Block A)(572/395) | |
| **Plot Number** | | 27 | |
| **Plot Area** | As per Sale Deed | 232.2570 (Sq.m) | |
| | Regularized Area | 232.2570 (Sq.m) | |
| **Built up Area Regularised san** | | .0000 (Sq.m) | |
| **User for which the plot is regularised.** | | Residential | |
| **Plot Area to be surrendered to NIT** | | .0000 (Sq.m) | |
| **Area of Construction to be demolished** | | .0000 (Sq.m) | |

**Schematic Plan**

**Reference :-**

1) Plot Boundary Shown Thus

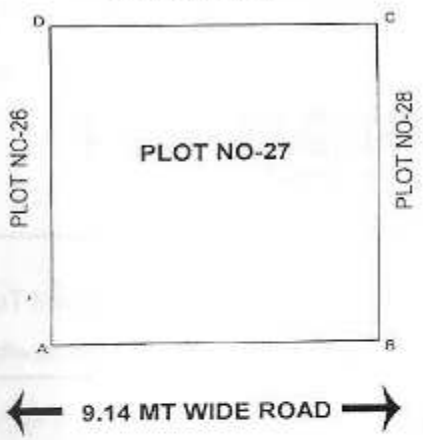
2) Area Surrendered to N.I.T. For Road Widening

**DIMENSIONS OF PLOT IN METERS :-**

| | | |
|---|---|---|
| AB | **15.240** | Mt. |
| BC | **15.240** | Mt. |
| CD | **15.240** | Mt. |
| DA | **15.240** | Mt. |

Scale:N.T.S.

OTHER LAYOUT




| | | |
|---|---|---|
| PLOT AREA AS PER SALEDEED | **232.2570** | Sq. M. |
| DEDUCT AREA FOR M. TANGENT | | Sq. M. |
| DEDUCT AREA UNDER ROAD WIDENING | | Sq. M. |
| NET AREA REGULARIZED | **232.257** | Sq. M. |

अर्जदाराने दिनांक १.१.२००१ पुर्वी पाडण्यात आलेले व हस्तांतरीत करण्यात आलेले भुखंडाचा पुरावा व सादर केलेले हमीपत्र याचे आधारे

**हे नियमितीकरण खालील अटी व शर्तीवर करण्यात येत आहे.**

१) महाराष्ट्र गुंठेवारी विकास (नियमाधीन करणे, श्रेणीवाढ व नियंत्रण) अधिनियम २००१ च्या कलम ५ (१) अन्वये हा भूखंड अकृषिक वापरामधे रुपांतर केले असल्याचे मानन्यात येतो म्हणून भूखंड धारकाने अकृषिक आकारणीची शुल्काचा भरणा तहसिलदार यांचे कडे करावा. मात्र या अधिनियमाचे कलम ३ (२) घ नुसार नियमाधीन करण्यामुळे, जमिनिच्या किंवा इमारतीच्या संदर्भात अशा प्रकारे नियमाधिन करण्यापुर्वी त्याच्या धारकांकडे नसलेला असा मालकी हक्क किंवा दावा प्रदान केला जात नसल्याने नगर भुमापन कार्यालयाने आखिव पत्रिकेमधे नोंद घेण्यापुर्वी रेव्हन्यु रेकार्ड नुसार भूखंडधारकाची नियमितीरकणा पुर्वी पासुन मालकी हक्काची तपासणी करुन आखिव पत्रिकेत नोंद घ्यावी.

अकृषक कराचा भरणा करुन शासनाचे सक्षम प्राधिकरणाकडून अशी नोंद "आखिव पत्रिकेत" आल्यानंतर त्याची सांक्षाकीत प्रत जोडून नाहरकत प्रमाण पत्र/ नावाची नोंद / इमारत नकाशे इत्यादी करिता अर्ज नागपूर सुधार प्रन्यास मधे स्विकारल्या जातील.

२) हे नियमितीकरण यु.एल.सी./ सक्षम प्राधिकरण / न्यायालय / नगर भूमापन / व इतर ठिकाणचे दावे असल्यास भविष्यात त्याच्या निकालाचे अधिन करण्यात येत आहे. त्यावर या नियमितीकरणाचा प्रभाव राहणार नाही. तसेच अर्जदाराने दिलेल्या माहितीमधे काही अनियमितता / चुकींचे विवेचन लक्षात आल्यास हे नियमितीकरण रद झाल्याचे समजण्यात येईल.

३) अर्जदाराने नागपूर सुधार प्रन्यासचे नाहरकत प्रमाण पत्र घेतल्या शिवाय भूखंडाची विक्री/गहाण/हस्तांतरण विक्रीपत्र करु नये.

४) पूर्व परवानगी शिवाय भुखंडाचे विभाजन / एकत्रिकरण व इमारतीचे बांधकाम करु नये. रितसर इमारत परवाना (परिशिष्ट ड ) घेवून बांधकामास सुरवात करावी व परिशिष्ट 'फ' / 'ग' / 'ह' प्रमाणे सुचना देवून बांधकाम पूर्ण झाल्यानतंर परिशिष्ट 'क' प्रमाणे इमारत भोगवटा प्रमाणपत्र प्राप्त करावे.

५) नकाशात पिवळ्या रंगाने दाखविलेले बांधकाम काढण्याची प्रक्रीया तसेच रस्त्याकरिता लागणा–या जागेचा ताबा अर्जदाराने ३० दिवसात नागपूर सुधार प्रन्यासला हस्तांतरीत करावयाचा आहे. मात्र तसे न केल्यास कोणतीही पुर्वसुचना न देता नागपूर सुधार प्रन्यास तर्फे कार्यवाही करण्यात येईल.

६) विकास नकाश्यातील आरक्षणे /रस्ते इत्यादीकरिता नागपूर सुधार प्रन्यासने घेतलेल्या जमिनीकरीता हस्तांतरणीय विकास हक्क/नुकसान भरपाई/पर्यायी भूखंड देण्याची जबाबदारी प्रन्यासची नाही. (कलम ३ (२) ग)

७) अभिन्यासामधील उपार्जित होण्याच्या प्रशमन शुल्काच्या रकमेच्या मर्यादेत विज पुरवठया व्यतिरिक्त पायाभूत सुविधा पुरविण्यात येतील. असे शुल्क विकास नकाश्यातील महत्वाचे रस्ते, मलवाहीका, पाण्याची लाईन इत्यादी करता नागपूर सुधार प्रन्यास खर्च करेल. (कलम ६ (१) ) मात्र भूखंडाचे क्षेत्रफळ / उपलब्दता / पोचमार्ग इत्यादी करिता नागपूर सुधार प्रन्यास जवाबदार राहणार नाही.

**Encl:**

2003090866

**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.

# Nagpur Improvemevt Trust

( Regularisation of Unauthorised Constn./Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001 and NIT Board Resolution No. 15 dated 27.1.2001

**TRIPLICATE** Permit No.(BRE/1/572/395/67 / 1785 of 2001 Dated : 16/9/03

**File No. 572/** 395 / 67

| | | | |
|---|---|---|---|
| 1. | Name of the Applicant & Address | SHRI. SANJU JAGANNATH DHOTE PANDE LAYOUT, KHAMLA.NAGPUR | |
| 2. | Date of Application | 9.4.2001 ~~08.04.2001~~ | Details of Development Charges/ Penal Amount paid Cash/Cheque/D.D. DT.29.01.2003 RS.48000/- |
| 3. | Kh. No./ Mouza | 93/2,93/1 / SOMALWADA | |
| 4. | Name of Layout | GURUCHAYA CO.-OP. HO. SO. | |
| 5. | Plot No. | 26 | |
| 6. | Plot area | 278.58 SQ. M. | |
| 7. | Built up area Regularised | NIL | |

1. Regularisation is accorded on the conditions enumerated in the plan/sketch.
2. This Regularisation will neither establish the Ownership nor effect the Ownership over the land.
3. This Regularisation will not bar the application of provisions of Urban Land ( Ceiling & Regulation ) Act, 1976.
4. N.I.T. has every right to take up the demolition of affected structures and portion of site as and when required by N.I.T. in future.
5. The applicant should not make any construction without obtaining sanction plan from the N.I.T. in future.
6. The applicant should not sale/mortgage the plot without N.O.C. from N.I.T.
7. The applicant should not sub-divide the plot without prior approval of N.I.T.
8. NA assessment and ground rent is applicable for N.I.T. owned plots and the plots which are vested with N.I.T. under Urben Land Ceiling Act.

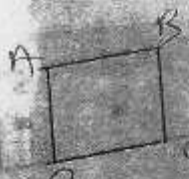
Enclosure 1) One copy/one set of sanctioned plan & copy of undertaking ( Hamipatra)
2) Copy of part Layout plan.

EXECUTIVE ENGINEER (U/A Layout)
Nagpur
NAGPUR IMPROVEMENT TRUST

Copy forwarded to :

1) Executive officer, Nagpur Improvement Trust.
2) The Assessor Nagpur Muncipal Corporation for information. The estimated cost of proposed/ existing building as per party's statement's Rs._____
3) The Divisional officer_____Division_____Nagpur Improvement Trust for information with a copy of sanctioned ( enclosed herewith) for record.
4) City Engineer N.M.C. Nagpur for information.

Enclosure (1) One copy/one set of sanctioned plan & copy of undertaking ( Hamipatra)
(2) Copy of part Layout plan.




FILE NO. 572/395/67
PERMISSION NO. BE (W) 572/395/67
DATE OF ISSUE 16/9/68

REGULARISED UNDER MAH. ORD. XIII OF 2001

Vide the provisions of Maharashtra Suitwarage Development Regularisation Upgradation and Control Ordinance 2001 subject to the following conditions

1. The applicant should remove the non permissible built up area within 15 days from the date of sanction of this plan.
2. The land required for the road widening purposes will have to be surrendered free of cost if claiming any compensation.
3. N.I.T. has every right to take up the demolition of affected structures and portion of site required for road when the Road Widening programme is taken up by N.I.T in future.
4. The applicant shall withdrawn the Court Cases if any filed against N.I.T.
5. This regularisation will not establish the right of Ownership in case of Civil dispute if arises in future.
6. This regularisation will not affect any Court Case pending with the neighbour or any other Party Pertaining to the building under reference.
7. Amount paid towards regularisation
   (1) Building Permit Fee 21800/-
   (2) Penal Amount 338346/-
   (3) Compounding Fee
8. This sanction is a Municipal sanction only and is without prejudice to any one else rights in or to the land.
9. Permission accorded does not bar the application of provisions of urban Ceiling & Regularisation act 1976
10. The Regularisation has been made on the information furnished by the applicant. In future any irregularities or any Misrepresentations are noticed the Regularisation shall be deemed to be cancelled

Building Engineer (W)
Nagpur Improvement Trust
Nagpur

EXECUTIVE ENGINEER (U/A Layout)
NAGPUR IMPROVMENT TRUST

PROPOSED LAY OUT OF

KH. NO. 93/2,93/1

MOUZA SOMALWADA P. H.NO.44

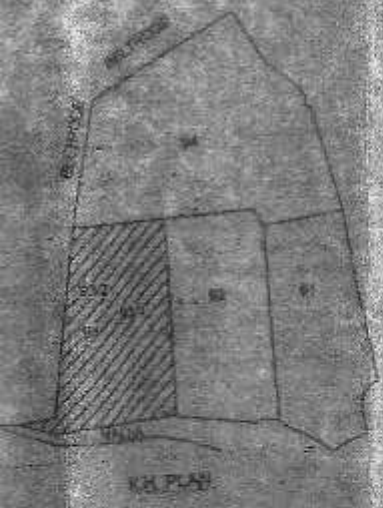
TAH. DIST.NAGPUR

GENDALAJI SOLANKE NAGAR

BELONGING TO GURUCHHAYA

CO-OP HOUSING SOCIETY NAGPUR

REGD.No.CTY/HSG/GID/4495/95




REFERENCE :-

PLOT BOUNDARY SHOWN THUS

KH. BOUNDARY SHOWN THUS

This plan is true for Plot No.

26 only

Sr. No. under 572 LYTS 395

Name of Plot Owner Shri Sanju Jagannath Dhote

Plot Number 26

Area of Plot as per Documents 278.58m²

Area Plot Area Regularised
Submitted by applicant 278.58m²

Dimension

AB 18.28m

BC 15.24m

CD 18.28m

DA 15.24m

BUILDING ENGINEER (N.E.S.W.)

NAGPUR IMPROVEMENT TRUST

NAGPUR