# Nagpur Metropolitan Region Development Authority

NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

Letter No. E.E./NMRDA/DPC/R2/602 Nagpur, Date: 07/06/2021

To,

**M/s. Shubh Infratech through Partner**
**Shri Bal Vinayak Pisal and other through**
**P.O.A. Shri. Kunal Gajananrao Pisal**
**R/o. Barse Nagar, Panchpaoli,**
**Dr. Ambedkar marg, Nagpur- 440017.**

Subject :- Release of Plots and Amenity Space area in Layout on Land bearing Kh. No. **25/2 part** of Mouza **Takli,** Tah. **Hingna**, Dist. Nagpur.

Reference :- 1) Your application dated 25/05/2021.
2) Development Agreement dated 20/05/2021.

With reference to above following 09 (Nine) Nos. of Plots and Amenity Space area are released as per clause No. 17(a) of development agreement and as per detailed dimensions, areas from approved layout plan as per of Hon'ble Metropolitan Commissioner orders dt. 19/08/2019.

| Sr. No. | Plot No. | Dimensions (in mtr.) | Gross area of each plot (inSqm.) | Deduction for Tan. (in Sqm.) | Net area of each plots (in Sqm.) | No. Of Plots | Net area (in Sqm.) |
|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (6) | | | (7) |
| 1. | 1 | 0.50(24.40+10.40) x 15.00 | 261.00 | 7.72 | 253.28 | 01 | 253.28 |
| 2. | 2,3,4 | 9.00 x15.00 | 135.00 | - | 135.00 | 03 | 405.00 |
| 3. | 40 | 0.50(21.45+7.90) x 14.50 | 212.79 | 7.72 | 205.07 | 01 | 205.07 |
| 4. | 43, 46, 52 | 8.50 x14.50 | 123.25 | - | 123.25 | 03 | 369.75 |
| 5. | 49 | 9.50 x14.50 | 130.50 | - | 130.50 | 01 | 130.50 |
| **TOTAL** | | | | | | **09** | **1363.60** |
| | | | | Amenity space (As per Sanctioned layout) | 0.50 (31.80+32.00) x 11.35 + 0.50 (25.10+16.85) x 51.35 = 1439.82<br>Deduct tangent+wwtp&Ess=57.72<br>Net Area of Aminity Space=1382.10 | | **1382.10** |

**Total plot area released = 1363.60 Sq.m.**
**Total Amenity Space area released = 1382.10 Sq.m.**

**[Approved by Hon. Superintending Engineer (NMRDA)]**

**Executive Engineer**
**Nagpur Metropolitan Region Development Authority**

**N.B. :-**

1) The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Agreement executed between **M/s. Shubh Infratech through Partner Shri Bal Vinayak Pisal and other through P.O.A. Shri. Kunal Gajananrao Pisal, R/o. Barse Nagar, Panchpaoli, Dr. Ambedkar marg, Nagpur-440017.**
2) The remaining plots will be released after completion of development works as per clause No. 17 (b to f) of development agreement dated 20-05-2021.

**Copy to :-**
1. Executive Engineer -2, N.M.R.D.A., Nagpur.
2. Assistant Engineer (West), N.M.R.D.A., Near NIT Swimming Pool on North Ambazari Road,Nagpur

—Sd—
**Executive Engineer**
**Nagpur Metropolitan Region Development Authority**



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# Nagpur Metropolitan Region Development Authority

NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

No. A.E.( West)/NMRDA/ 948

Nagpur, dated: 4 /09/2023

To,

M/S Shubh Infratech Through Partner
Shri. Bal Vinayak Pisal & Others four Through,
P. O. A. Shri. Kunal Gajananrao Pisal,
R/O Barse Nagar, Pachpaoli, Dr. Amedkar Marg, S. O., Nagpur – 440017.

**Subject** : Release of Plots in Layout Kh. No. 25/2, Mouza - Takli , Tah. Hingna, Dist. Nagpur

**Reference : 1)** Agreement dated 20/05/2021.
**2)** Your application dated 28/06/2023.

With reference to above the following 29 (Twenty Nine ) Nos. plots are released in favour of the above mentioned applicant as per detailed Dimensions and Area tabulated below as per Order of Hon'ble Metropolitan Commissioner, NMRDA dated 31/08/2023.

| Sr. No. | Plot No. | Dimensions (in mtr.) | plot Area in Sqm.) | Deduction for Tan. (in Sqm.) | Remaining plot Area (sq. m.) | No of plots | Total plot area (in Sqm.) |
|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| 1 | 5 | 9.00 x15.00 | 135.00 | -- | -- | 1 | 135.00 |
| 2 | 9,12 | 8.50 x 13.25 | 112.63 | -- | -- | 2 | 225.26 |
| 3 | 13,14 | 9.50 x 13.25 | 125.88 | -- | -- | 2 | 251.76 |
| 4 | 15 | ½ x (13.25 + 13.30) x 8.50 | 112.84 | -- | -- | 1 | 112.84 |
| 5 | 16 | ½ x (13.30 + 13.35) x 8.50 | 113.26 | -- | -- | 1 | 113.26 |
| 6 | 17 | ½ x (13.35 + 13.40) x 8.50 | 113.69 | -- | -- | 1 | 113.69 |
| 7 | 18 | 8.50 x 13.40 | 113.90 | -- | -- | 1 | 113.90 |
| 8 | 19 | ½ x (13.40 + 13.45) x 8.50 | 114.11 | -- | -- | 1 | 114.11 |
| 9 | 20 | ½ x (13.45 + 13.50) x 8.50 | 114.54 | -- | -- | 1 | 114.54 |
| 10 | 21 | ½ x (13.50 + 13.55) x 9.30 | 125.78 | -- | -- | 1 | 125.78 |
| 11 | 23,24,25 27,28 | 7.50 x 14.50 | 108.75 | -- | -- | 5 | 543.75 |
| 12 | 29,30 | 9.00 x 14.50 | 130.50 | -- | -- | 2 | 261.00 |
| 13 | 31,32,33,34, 37 | 7.50 x 14.50 | 108.75 | -- | -- | 5 | 543.75 |
| 14 | 44,45,47 | 8.50 x 14.50 | 123.25 | -- | -- | 3 | 369.75 |
| 15 | 48 | 9.00 x 14.50 | 130.50 | -- | -- | 1 | 130.50 |
| 16 | 54 | 8.50 x 14.50 | 123.25 | -- | -- | 1 | 123.25 |
| | **29** | **TOTAL** | | | | **29** | **3392.14 m2** |

**Total plotable area Released = 3392.14 M2**

**TOTAL 29 (Twenty Nine ) PLOTS ONLY**

**Assistant Engineer (West),**
**NMRDA, Nagpur**

**N.B.:-** 1) The plots are released subject to payment of betterment/abandonment peripheral charges as per revised C.S.R. as and when demanded by NMRDA. as per agreement executed with land owner.
2) The dimension and area mentioned above are as per the sanctioned layout plan Dt. 20/05/2021 and certified by Architect B. P. Gohar, L S No. 341.

**Copy to :-** 1) Executive Engineer-1, NMRDA, Nagpur for information please
2) Executive Engineer-2, NMRDA, Nagpur for information please

Nagpur, dated: 7 /10/2021

No. A.E.( West)/860

To,

M/s Shubh Infratech ,
Through Partner Shri. Bal Vinayak Pisal and & Other four through,
P.O.A. Shri. Kunal Gajananrao Pisal
R/o Barse Nagar, Panchpaoli,
Dr. Ambedkar Marg, Nagpur- 440017.

**Subject** : Release of Plot in Layout of Kh. No. 25/2 , Mouza- Takli, Tah-Hingna, Dist. Nagpur

**Reference** : 1) Agreement dated 20/05/2021.

2) Your application dated 23/ 09/2021

With reference to above the following 17 (Seventeen) Nos. plots are released in favour of the above mentioned applicant as per detailed dimensions and area tabulated below as per Hon'ble Metropolitan Commissioner, NMRDA order's dated 30/09/2021.

| Sr. No. | Plot No. | Dimensions (in mtr.) | Gross area of each plot (inSqm.) | Tan. ( in mtr.) | Deduction for Tan. (in Sqm.) | No of plots | Net area (in Sqm.) |
|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| 1 | 7 | ½(19.30 + 6.95) x 13.25 | 173.91 | 6.00 | 7.72 | 1 | 166.19 |
| 2 | 8,10,11 | 8.50 x 13.25 | 112.63 | - | - | 3 | 337.89 |
| 3 | 22, | 9.20 x 14.50 | 133.40 | 6.00 | 7.72 | 1 | 125.68 |
| 4 | 35,36,38 | 7.50 x 14.50 | 108.75 | - | - | 3 | 326.25 |
| 5 | 39 | ½ (8.30 + 21.90) x 14.50 | 218.95 | 6.00 | 7.72 | 1 | 211.23 |
| 6 | 41,42,50,51 53,55,56 | 8.50 x 14.50 | 123.25 | - | - | 7 | 862.75 |
| 7 | 57 | 9.20 x 14.50 | 133.40 | 6.00 | 7.72 | 1 | 125.68 |
| | 17 | Total | | | | 17 | 2155.67 m2 |

**Total plotable area Released = 2155.67 m2**

**TOTAL 17 (Seventeen) PLOTS ONLY**

**Assistant Engineer (West),**
**NMRDA, Nagpur**

**N.B.:-** 1) The plots are released subject to payment of betterment/abandonment peripheral charges as per revised C.S.R. as and when demanded by NMRDA. as per agreement executed with land owner.

2) The dimension and area mentioned above are as per the sanctioned layout plan dt. 20/05/2021 and certified by Architect Shri. B. P. Gohar. N.I.T. L. S. No. 886,

***Copy to :-***

1) Executive Engineer-1, NMRDA, Nagpur for information please
2) Executive Engineer-2, NMRDA, Nagpur for information please

# Nagpur Metropolitan Region Development Authority

NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

No. A.E./(West)/NMRDA/ 133 Nagpur, dated: 24/01/2024

To,

M/S Shubh Infratech Through Partner
Shri. Bal Vinayak Pisal & Others four Through,
P. O. A. Shri. Kunal Gajananrao Pisal,
R/O Barse Nagar, Pachpaoli, Dr. Amedkar Marg, S. O., Nagpur – 440017.

**Subject** : Release of Plots in Layout Kh. No. 25/2, Mouza - Takli , Tah. Hingna, Dist. Nagpur

**Reference : 1)** Agreement dated 20/05/2021.
**2)** Your application dated 20/12/2023.

With reference to above the following 2 (Two) Nos. plots are released in favour of the above mentioned applicant as per detailed Dimensions and Area tabulated below as per Order of Hon'ble Metropolitan Commissioner, NMRDA dated 19/01/2024.

| Sr. No. | Plot No. | Dimensions (in mtr.) | plot Area in Sqm.) | Deduction for Tan. (in Sqm.) | Remaining plot Area (sq. m.) | No of plots | Total plot area (in Sqm.) |
|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| 1 | 6 | ½ x (9.70 + 23.75) x 15.00 | 250.88 | -- | -- | 1 | 250.88 |
| 2 | 26 | 7.50 x 14.50 | 108.75 | -- | -- | 1 | 108.75 |
| | **2** | **TOTAL** | | | | **2** | **359.63 m2** |

**Total plotable area Released = 359.63 M2**

**TOTAL 2 (Two) PLOTS ONLY**

**Assistant Engineer (West),**
**NMRDA, Nagpur**

**N.B.:-** 1) The plots are released subject to payment of betterment/abandonment peripheral charges as per revised C.S.R. as and when demanded by NMRDA as per agreement executed with land owner.
2) The dimension and area mentioned above are as per the sanctioned layout plan Dt. 20/05/2021 and certified by Architect B. P. Gohar, L S No. 341.

**Copy to :-** 1) Executive Engineer-1, NMRDA, Nagpur for information please
2) Executive Engineer-2, NMRDA, Nagpur for information please