

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर ४०० ००१

दूरध्वनी क. २५३३२०२, पी.बी.एक्स. २५३१४३१, ३२, फॅक्स : ०७१२-२५३१४३१

क्रमांक: — कार्य.अभि. — १/ना.म.प्र.वि.प्रा/ १९३

नागपूर, दिनांक १८/११/१९

To,

✓ श्री/श्रीमती/कु./मे. श्री प्रशांत मनोहरराव बोंगीरवार श्री राहुल अरुणराव उपन्हावार

३ रा माळा एन के वाय टॉवर अजनी चौक वर्धा रोड नागपूर ४४००१५

Subject: Terms and conditions for approval of proposed Residential Layout on land bearing Khasra No 14 of Mouza Dongargaon, Nagpur (Rural) Dist. Nagpur, area admeasuring 1.2000 HR for Residential purpose

Reference: Your application dated 22/01/2019

Approval to the above mentioned Residential Layout shall be accorded on the acceptance of following terms and conditions, that you -

1. Shall carryout development works, such as Cement Concrete Road/C.C. Paver Blocks. R.C.C./HDPE pipe Sewer line, R.C.C. pipe Storm Water drains with rainwater harvesting system, C.I./D.I./HDPE Water pipe line, Sewage Treatment Plant (STP), Compound Wall to Open Space, Nalla canalization etc., in accordance with specifications, drawing and design, approved by Nagpur Metropolitan Region Development Authority (NMRDA) at your own cost.

OR

May get the development works executed through NMRDA, for which detailed estimates for above development works will be prepared as per NMRDA CSR. You will have to deposit the amount of development works as per the actual estimates. However you may initially deposit development charges @ Rs. 1,06,30,400/- per hectare (Rs. One Crore Six Lacs Thirty Thousand Four Hundred only per hectare).

2. Shall start development works within one year and complete all the development works as approved by NMRDA within a period of 4 years from the date of agreement. However if the developer fails to complete the development works within 4 years from the date of agreement and developer intends to develop the layout, then fresh agreement will be executed with Developer by recovering difference of amount of S.D. Supervision Charges, Land Development Fund and Sewage Disposal Charges between amount paid at the time of previous agreement (as per previous rates) and at the time of fresh agreement (viz prevailing rates) and further extension of 2 years shall be granted as per terms and condition decided by NMRDA from the date of new agreement

3. Shall pay Security Deposit (S.D.) in cash or by way of Bank Guarantee/FDR issued by Nationalized Bank valid for the period of 5 (five) years at 5% of estimated cost of development works i.e. Rs. 1,06,30,400/- per hectare (Rs. One Crore Six Lacs Thirty Thousand Four Hundred only per hectare). The Security Deposit shall bear no interest and shall be refunded after completion of all development works as per specifications. In the case of breach of Terms & Conditions of the agreement S.D. shall be forfeited.

OR

Shall not be required to pay Security Deposit if you choose to entrust the development works to NMRDA by depositing Development Cost with NMRDA.

4. Shall pay periodical supervision charges at 5% of estimated cost of development works, if development works are carried by you.

OR

Shall pay supervision charges at 10% of estimated cost of development work, if you choose to entrust the development works to NMRDA and pay the Development cost.

5. Shall pay land development charges as per clause 124B of M.R.&T.P Act 1966 @ 1.00 % of Ready Reckoner of said land.

6. Shall pay Contribution towards Sewage disposal scheme charges @ Rs. 4,38,462/- per Hectar

7. Shall construct S.T.P. and Solid Waste Management System for the layout as per norms and guidelines of Maharashtra Pollution Control Board. The entire cost of construction running operation and maintenance of S.T.P. shall be borne by you.

8. Shall handover the completed development works to the Gram Panchayat / Municipal Council / Municipal Corporation. Till the handing over of the development works, you shall be responsible for maintenance at your own cost.

9. Shall agree to permit concerned authorities to lay all the services like sewer lines, storm water drain, water pipe lines etc. through the said land.

10. Shall be responsible for providing & constructing approach road to the layout at your cost.

11. Shall be responsible for providing drinking water by digging wells and laying of water pipe lines. etc to ensure potable water supply round the year for the above said layout at your own cost.

12. Shall pay charges for electrification directly to M.S.E.D.C.L. and make the arrangement of electrification on