



CHALLAN
MTR Form Number-6



GRN	MH006229994201819E	BARCODE	18/09/2018-12:44:59		Form ID
Department			Settlement Commissioner And Director Of Land Records		
Type of Payment			Settlement Commissioner and Directors of Land Reco		
Office Name			DY SLR KAMPTHI		
Location			NAGPUR		
Year			2018-2019 One Time		
Account Head Details			Amount In Rs.		
0029123601 POT HISSA SURVEY RECOVERY			122000.00		
TAX ID (If Any)			5944		
PAN No.(If Applicable)					
Full Name			ASHUTOSH CHANDRAKANT ITKELWAR POA		
Flat/Block No.			45 H B TOWN		
Premises/Building			NAGPUR		
Road/Street			NAGPUR		
Area/Locality					
Town/City/District					
PIN					
Remarks (If Any)					
Amount In			One Lakh Twenty Two Thousand Rupees Only		
Words					
Total			1,22,000.00		
Payment Details			STATE BANK OF INDIA		
FOR USE IN RECEIVING BANK					
Cheque/DD Details					
Bank CIN			Ref. No.		
Bank Date			RBI Date		
Bank-Branch			STATE BANK OF INDIA		
Scroll No. , Date			Not Verified with Scroll		

Department ID :

Mobile No. : 9890081001

Nagpur Metropolitan Region Development Authority

Station Road, Sadar, Nagpur-440001

Phone No-2533202 P.B.X.No.2531431,2531432, Fax No.0712-2531431

No.: /AE(NMRDA)/ 178

Nagpur, dt. 11 / 9 / 2019

To,

Shri. Ashutosh Chandrakant Itkelwar,
Shri. Prafulla Chandrakant Itkelwar,
R/o. Bangla No.46, Bhandara Road,
Nagpur.

Subject: Terms and conditions for approval of proposed **Residential Layout** on land bearing **Khasra No. 72/1,73/1** of Mouza **Pawangaon, Tah. Kamptee, Dist. Nagpur**, area admeasuring **13.46 HR. (134600.00 sq.m) of 2.7709947 H.R. (27709.947 sq.mtr)** for **Residential** purpose.

Reference: Your application dated 05/07/2018

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 all development works within a period of 1 (One) year from the date of **agreement** and shall be extended for further 3 years as per provision of DCPR, MRTE Act & If not complete within 4 years then fresh agreement by paying difference of SD, LDF, Supervision Charges etc. & 2 years will be given in new agreement.
3. Shall pay Security Deposit (S.D.) in cash or by way of Bank Guarantee/FDR issued by Nationalized Bank valid for a period of 4 (Four) years and 6 months (Six Months) i.e. 4½ years at 5% of estimated cost of development works i.e. **Rs. 1,06,30,400/- per hectare (Rs. One Crore Six Lac 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.

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 @ 0.50% of Ready Reckoner of said land.*
6. *Shall pay Contribution towards Sewage disposal scheme charges @ Rs 4,38,462/- per Hectare*
7. *Shall construct S.T.P. 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 site as per requirement of M.S.E.D.C.L.*
13. *Shall sub-divide or change the dimensions of plot only with prior permission of NMRDA.*
14. *Shall start construction on the plot only after obtaining Building Permit from NMRDA.*
15. *Shall occupy the construction after obtaining Occupation Permit from NMRDA.*
16. *Shall get the plots/ released in proportion of the development works in layout.*
17. *Shall transfer the plots/ in the layout only after release of the same by NMRDA.*
18. *Shall be solely responsible for any legal dispute arising on land or construction work, in the said land. You shall Indemnify the Party No. 1 (NMRDA) and Government against any claims and damages arising out of any legal dispute.*

19. Shall pay to the NMRDA the development & betterment charges which may accrue the plot(s) in accordance with the provision of clause No. 32 of Maharashtra Metropolitan Region Development Authority Act – 2016 (Mah. Act No. III of 2017).
20. Shall develop approach road to layout at his own construction.
21. Shall have to submit AutoCAD Drawing of final lay out plan
22. Shall Handed over 20% of net plot area for Affordable Plots for EWS/LIG for MHADA as clause no 37.1 of DCPR-2018
23. As per provision 27.2 of the Development Control Regulation of the approved development plan for the Nagpur metropolitan area on 05/01/2018, the 24 meter road in the proposed site under ODR 150 widening should be transferred free of cost to the Nagpur Metropolitan Region Development Authority for free. After this procedure, the same place will be made public Nick will be part of the road and in accordance with the provisions of Approved Development Control and Promotion Rule 27.2 F.S.I. Will be
24. Subject to NOC submitted by owner from Pawangaon Seva/Vividh Sahakari Sanstha Maryadit dt.11/01/2019 regarding loan amount mentioned in 7/12.
25. Shall have to Pay the Infrastructure cost of Rs. 246/- per Sq.Mt Amounting of Rs. 69,13,584 as per schedule –A substantial Modification (SM-1) for R3&R4 sanction be Govt. Under Section 31 (1) of MRPT act 1966. Accordingly applicant has paid Rs. 69,13,584/- for Infrastructure cost.

If above Terms and Conditions are acceptable to you, please convey your acceptance in writing within 15 days from the date of issue of the letter. If so you shall submit the following;

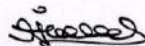
1. Acceptance letter
2. Affidavit
3. Declaration (if applicable)
4. Indemnity Bond
5. General stamp paper of Rs.100/- for Development Agreement.

The copies of formats of (1) Affidavit, (2) Declaration, (3) Indemnity Bond & (4) Acceptance letter are enclosed herewith.

This letter shall not be construed to mean that Layout is finally approved by NMRDA.

On receipt of above documents, a demand note for the above charges shall be issued by NMRDA and after payment of the same, development agreement shall be executed.

Encl.:- Proformas-4 Nos.



Assistant Engineer-I

Nagpur Metropolitan Region Development Authority