



कार्यालय गट ग्रामपंचायत पावनगांव / धारगांव



सौ. नेहा किरण राऊत

सरपंच

मो. 9921258612

श्री. रामचंद्र मंगल रेवाडे

उपसरपंच

मो. 8805914607

श्री. विक्कास वि. शहारे

सचिव

मो. 8390856085

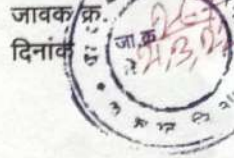
सदस्य गण : श्री. किरण घ. राऊत, श्री राहुल मु. उईके, श्री. सुनिल तु. तडल, सौ. सविता सं. काळे,
सौ. स्वती र. चांदेकर, सौ. सरिता ह. कातुरे, सौ. निशा प्र. सांबारे

प्रति,

प्रफुल चंद्रकांत इटकेलवार,

आशुतोष चंद्रकांत इटकेलवार,

रा. ४५ एच.बी.टाऊन, नागपुर.



विषय :-

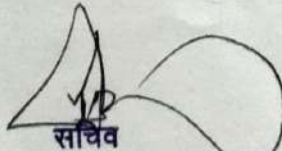
ग्रा.प. पावनगाव येथील प्राप्त अर्ज मंजूर ले-ऑऊट मधील खसरा नं. ७२/१, ७३/१ (भाग) प.ह.नं.१८ ची खुली जागा ग्रा.प. ला हस्तांतरण करण्याबाबत.

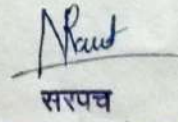
महोदय,

उपरोक्त विषयातव्ये सविनय कळविण्यात येते कि, आपला अर्ज दि. १५/०२/२०२२ ला प्राप्त अर्जानुसार पावनगाव येथील प.ह.नं. १८, खसरा नं. ७२/१, ७३/१ ची खुली जागा नागपुर महानगर प्रदेश विकास प्राधिकरण व्दारे मंजूर ले-ऑऊट मधील संपुर्ण विकास कामे जसे स्ट्राम डेन, सिमेंट रस्ते, गडर लाईन, एस.टी.पी जलवाहिनी, दिवाबत्ती व मोकळ्या जागेची कॅम्पाऊन्ड वॉल इत्यादी कामे ग्रामपंचायतला देखभाल व दुरुस्ती करिता हस्तांतरण करण्यात येत आहे. करिता ग्रा.प. कमिटीने दि. २१/०२/२०२२ ठराव क्रं. ८/७ अन्वये मंजुरी देण्यात येत आहे.

करिता माहितीस सविनय सादर.

दिनांक :-


सचिव


सरपंच

ग्रा.प. पावनगाव / धारगाव ग्रा.प. पावनगाव / धारगाव
नागपुरी जि. नागपुर ता कामठी जि. नागपुर

प्रोसिडिंग बुक (कारवाई बुक)

ग्राम पंचायत :

तहसील : कामठी

जिल्हा : नागपूर

सन : २०२१-२२



नंबर सभेचा दिव ता.	हजर सभासदांचे नाव	ठरावाचा मसुदा	सूचक/ अनुमोद क्र.	थोडक्यात चर्चा	मतदार			ठराव पास/ नापास	सचिवा चे मत	अधिकाय ची सही
					तरफे ची संख्या व सही	विरोधाची संख्या व सही	तटस्थ्यांची संख्या व सही			
२१/०२ २०२२	१) सौ. नेहा किरण राऊत (सरपंच) २) श्री. रामचंद्र देवाडे (उपसरपंच) ३) सौ. सारिता ह. कागुरे (सरस्य) ४) श्री. सुनील ठू. तडस (सरस्य) ५) सौ. सविता स. काळे (सरस्य) ६) श्री. राहुल मु. उईके (सरस्य) ७) सौ. स्वाती चांदेकर (सरस्य)	ठराव क्र. ८/७ आलेल्या अर्जावर विचार विनिमय करणे	खुलासा	आज दिनांक २१/०२/२०२२ रोजी स. ११.०० वा मासिक सभा मा.सौ. नेहा किरण राऊत (सरपंच) यांच्या अध्यक्षतेखाली घेण्यात आली. विषयान्वये १) प्रफुल्ल चंद्रकांत इटकेलवार, २) आशितोष चंद्रकांत इटकेलवार यांचे मालकी ले-आऊट मौजा पावनगाव खसरा नं. ७२/१, ७३/१ ची ची खुली जागा नागपूर महानगर प्रदेश विकास प्राधिकरण द्वारे मंजूर ले-आऊट मधील संपूर्ण विकास कामे जसे रूटिंग ड्रेन, सिमेंट रस्ते, गडर लार्निंग, एस.टी.पी जलवाहिनी, दिवाबत्ती व मोकळ्या जागेची कॅम्पाऊन्ड वॉल इत्यादी कामे ग्रामपंचायतला देखभाल व दुरुस्ती करीता हस्तांतरण करण्यात येत आहे. ठराव मंजूर						

साचिव
ग्राम पंचायत/धारागाव

ग्राम पंचायत/धारागाव
ता. कामठी जि. नागपूर

५४

Nagpur Metropolitan Region Development Authority

No. A.E.I.(East)/ NMRDA/2742

Date:- 21/04/2022

To,

✓ Shri Prafulla Chandrakant Itkelwar
Shri Ashutosh Chandrakant Itkelwar through
P.O.A. Shri Prafulla Chandrakant Itkelwar
R/o Bungala No. 45, Bhandara Road, Nagpur

Subject: - Release letter of plots in Layout bearing kh. No. 72/1 (part), 73/1 (part) Mouza-Pawangaon, Tah. Kamptee, Dist. Nagpur

Reference :- 1) Your Development agreement Dt. 30/11/2019 for Kh.No. 72/1 (part), 73/1 (part) Mouza-Pawangaon, Tah. Kamptee, Dist. Nagpur
2) Your application Dated 17/03/2022.

With reference to above following plots are released in favor of above land owner as per detailed dimensions and tabulated below (as per approval given by Hon.Metropolitan Commissioner, N.M.R.D.A., Nagpur on Dated 11/04/2022)

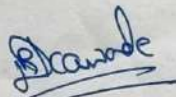
Sr. No.	Plot No.	Dimensions (inmtr.)	Gross area of each plot (inSqm.)	Deduction for Tan. (in Sqm.)	Net area of each plot (in Sqm.)	No. of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	3	10.550×15.00	158.250	7.704	150.546	01	150.546
2.	7	0.50(30.196+25.175)× 18.00	498.339	-	498.339	01	498.339
3.	9	0.50(18.020+18.020)× 8.204	147.836	-	147.836	01	147.836
4.	10	0.50 (18.020+18.062) × 8.204	148.008	-	148.008	01	148.008
5.	15	0.50 (18.144+18.165) × 8.204	148.940	-	148.940	01	148.940
6.	17	0.50 (18.185+18.206) × 8.204	149.276	-	149.276	01	149.276
7.	20	0.50 (18.247+18.268) × 8.204	149.785	-	149.785	01	149.785

8.	22	$\frac{0.50}{(18.288+18.309) \times 8.204}$	150.121	-	150.121	01	150.121
9.	28	$\frac{0.50}{(18.120+18.079) \times 10.072}$	182.298	-	182.298	01	182.298
10.	29	$\frac{0.50}{(18.079+18.038) \times 10.072}$	181.885	-	181.885	01	181.885
11.	30	$\frac{0.50}{(8.332+8.927) \times 20.295}$	175.136	-	175.136	01	175.136
12.	31	$\frac{0.50}{(8.770+8.936) \times 21.004}$	185.948	-	185.948	01	185.948
13.	36	$\frac{0.50}{(19.663+19.546) \times 10.233}$	200.613	-	200.613	01	200.613
14.	37	$\frac{0.50}{(19.546+19.460) \times 10.500}$	204.782	7.704	197.078	01	197.078
15.	38	$\frac{0.50}{(19.352+19.279) \times 8.500}$	164.182	7.704	156.478	01	156.478
16.	39	$\frac{0.50}{(19.279+19.216) \times 7.375}$	141.950	-	141.950	01	141.950
17.	40	$\frac{0.50}{(19.216+19.152) \times 7.375}$	141.482	-	141.482	01	141.482
18.	41	$\frac{0.50}{(19.152+19.089) \times 7.375}$	141.014	-	141.014	01	141.014
19.	42	$\frac{0.50}{(19.089+19.021) \times 7.375}$	140.531	-	140.531	01	140.531
20.	44	$\frac{0.50}{(18.826+18.630) \times 7.375}$	138.119	-	138.119	01	138.119
21.	45	$\frac{0.50}{(18.630+18.485) \times 5.468} + \frac{0.50}{(18.485+18.236) \times 1.907}$	136.486	-	136.486	01	136.486
22.	46	$\frac{0.50}{(18.236+17.185) \times 7.375}$	130.615	-	130.615	01	130.615
23.	47	$\frac{0.50}{(8.675+9.210) \times 18.221}$	162.941	-	162.941	01	162.941

24.	48	0.50 (7.711+9.113) × 15.000	126.180	-	126.180	01	126.180
25.	49	7.588 × 15.000	113.820	-	113.820	01	113.820
26.	50	7.588 × 15.000	113.820	-	113.820	01	113.820
27.	51	7.588 × 15.000	113.820	-	113.820	01	113.820
28.	52	7.588 × 15.000	113.820	-	113.820	01	113.820
29.	53	7.588 × 15.00	113.820	-	113.820	01	113.820
30.	54	7.588 × 15.00	113.820	-	113.820	01	113.820
31.	55	7.588 × 15.00	113.820	-	113.820	01	113.820
32.	56	7.588 × 15.00	113.820	-	113.820	01	113.820
33.	62	9.569 × 12.00	114.828	-	114.828	01	114.828
34.	63	10.800 × 12.00	129.600	-	129.600	01	129.600
35.	65	9.569 × 12.00	114.828	-	114.828	01	114.828
36.	66	9.569 × 12.00	114.828	-	114.828	01	114.828
37.	69	13.200 × 12.00	158.400	7.704	150.696	01	150.696
38.	75	10.255 × 15.00	153.825	-	153.825	01	153.825
39.	76	10.255 × 15.00	153.825	-	153.825	01	153.825
40.	77	10.255 × 15.00	153.825	-	153.825	01	153.825
41.	79	10.255 × 15.00	153.825	-	153.825	01	153.825
42.	84	7.588 × 15.00	113.820	-	113.820	01	113.820
43.	85	7.588 × 15.00	113.820	-	113.820	01	113.820
Total						43	6459.885

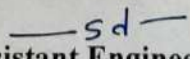
N.B. 1) The plots are released subject to payment of betterment/abandonment / peripheral charges as and when demanded by N.M.R.D.A. as per agreement Executed with the land owner on Dt. 30/11/20219.

2) The Dimensions are duly measured and certified by Developers/ Architect. N.M.R.D.A. will not responsible for availability or any charge and subject to Revision as per city survey record.


Assistant Engineer-I (East)
 Nagpur Metropolitan Region Development Authority

Copy Submitted for information to:-

1) Executive Engineer- I, Nagpur Metropolitan Region Development Authority.


Assistant Engineer-I (East)
 Nagpur Metropolitan Region Development Authority

S.N.GUHE

CIVIL CONTRACTOR

"Pradipsmruti" 201, N.I.T. Layout,
Trimruti Nagar, Nagpur-22.

Ph. No.: (0712) 2230754

Ref : _____

Date :- _____

To,

Prafulla Chandrakant Itkelwar
Shop No. U-15, Ashirwad Apartment,
Bhandara Road, H.B.Town,
Old Paradi Naka, Nagpur,
Maharashtra- 440 035

Quality Assurance Certificate

(Certificate no. P50500025208 for the quarter ending 31-12-2021)

Subject : Certificate for quality of materials used and quality of Construction and workmanship for the Work of development of layout of the project by the name "Sainagari" situated on the plot bearing C. S. No./C.T.S. No./ Survey No./Final plot no.72/1 AND 73/1 demarcated by its boundaries (latitude and longitude of the end points) Division Nagpur Village Pawangaon Taluka Kamptee District Nagpur PIN 440035 admeasuring 28,103.087 sq.mtrs. area being developed by Prafulla Chandrakant Itkelwar.

Promoter's Name:- Prafulla Chandrakant Itkelwar

Reference: Maha RERA Registration Number- **P50500025208**

Sir,

I/ We S.N.GUHE Construction have undertaken an assignment of supervision of this real estate project.

1. Our Responsibility: –

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the authorized laboratory and to ensure quality of work and

1. Material Testing :-

I/we, have applied following mandatory checks on the basic materials, used in the construction.

i. Cement-

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/85/NBC code, or as per industry standards and its results are within the permissible limits.

S.N.GUHE

CIVIL CONTRACTOR

"Pradipsmruti" 201, N.I.T. Layout,
Trimruti Nagar, Nagpur-22.

Ph. No.: (0712) 2230754

Ref : _____

Date :- _____

ii. Coarse aggregate –

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks/ blocks –

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete/Ready-mix Concrete-

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC codes, as per industry standards and its results are within permissible limits.

v. Steel for concrete-

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. Testing of Other materials

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

2. Workmanship:-

I/ we hereby certify that work has been carried out under our supervision. We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. Electrical Materials and workmanship: –

works of all the electrical wiring/connections/lift installation/other electrical installations have been carried out under authorized/registered electrical engineer and its records has been maintained. The materials used conform to the relevant I.S/ B.S/ National Building codes or as per industry standards.

S.N.GUHE

CIVIL CONTRACTOR

"Pradipsmruti" 201, N.I.T. Layout,
Trimruti Nagar, Nagpur-22.

Ph. No.: (0712) 2230754

Ref : _____

Date :- _____

4. Structural engineer: -

Promoters has engaged structural engineer M/s S.N.GUHE Construction having Licenses no. 2453 Manewada Ring Road Nagpur. The structural design of buildings in this project has been done under his supervision. He has checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design has been done as per I.S 10262:2009 or as per other relevant codes as applicable. His periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. Preservation of records: -

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law

6. Please specify materials or any other item of work which was not conforming to the standard specifications and which was not rectified.

Not Applicable

Place: NAGPUR

Dated: 15/01/2022

Yours Faithfully,



Signature of Engineer (Site Supervisor)

Name: Rajesh Bondre

License no. 2453 Manewada Ring Road Nagpur.

VISTAAR

Architect, Planner, Landscape Architect, Interior Designer, Surveyor, Valuer

Flat no.106, Ground floor, Shrilla Apartment, Behind Batuk Bhai Jeweller,

Khare town, Dharampeth, NAGPUR-10.

PH.NO. (0712)-2546183

Date: 24/05/22

CERTIFICATE OF WORK DONE/COMPLETION

This is to certify that the development works of the Residential layout bearing Khasra no – 72/1(part),73/1(part), Mouza – Pawangaon , Teh - Kampthee , District – Nagpur including Concrete Roads, Sewer line with Chambers ,storm water drain with Chambers, Water Pipe Line, Compound Wall to open space with M.S.Entrance Gate,Sewage Treatment plant has been completed as per sanctioned development works all the specification and standards as per NMRDA are followed.

Hence it is Certified.


ARCHITECT
C. D. Ginpunje
C. A. / 2001 / 27832
N.I.T. No.1321
N.M.C. No.R-193
M. No. 9422103220



SUBODH SAMATKAR

B.E. (CIVIL), Consulting Engineer

Raghuji Nagar, Q/No:4/39

Nagpur-440009

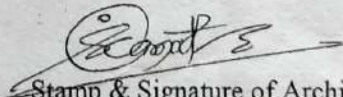
E-Mail: c.subodh26@gmail.com

Mob No.:9657055661

To whom it may concern

Certificate of Completion

I here by certify that the development on Kh. No.72/1(part), 73/1(part) , Mouza - Pawangaon Tah.- Kamptee, has been successfully completed . The construction of WBM Road , Compound wall works, Storm water drain, water pipe line , Cement concrete road with paver block, Sewer line along with Sewage treatment plant (with commissioning) under my supervision & I certify that all the material (Type & Grade) & the workmanship of the work is in accordance with the NMRDA specification and that the work has been carried out according to the sanctioned plans. I shall solely responsible for the execution of the work in all respect ; failing which I shall be liable for the cancellation of registration, in case of Architecture debarring from practice in N.M.R.D.A. with intimation to the council of Architect.


Stamp & Signature of Architect
SUBODH C. SAMATKAR
BE (CIVIL), PLANNING CONSULTANT
NMRDA Ls. No. 179