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. : BE(W)/1900(U/O)/656 **Dated :** 4/9/10

Case No. : 200303274890 **Layout No. :** 1900/N/BG/1208

Name of Applicant / Plot Holder		Mr. ABHA ANIL BOHARA	
Address		302, SHRI PARSHYA, 11 WARDHAMAN NAGAR, NAGPUR-08	
Application No. & Date		Application No.10002862 dt. Oct 17,2007	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. 17-OCT-2007 => Rs 1000.0031-AUG-2010 => Rs 100715.00
Mouza & Khasra		Borgaon-72/1,73/2,76/1,77,78/1,81,82	
Name of Layout		Gokul/Joras Housing Society	
Plot Number		85	
Plot Area	As per Sale Deed	445.9346 (Sq.m)	
	Regularized Area	419.5700 (Sq.m)	
Built up Area Regularised		.0000 (Sq.m)	
User for which the plot is regularised.		Residential	
Plot Area to be surrendered to NIT		26.3646 (Sq.m)	
Area of Construction to be demolished		(Sq.m)	

Schematic Plan

Reference :-

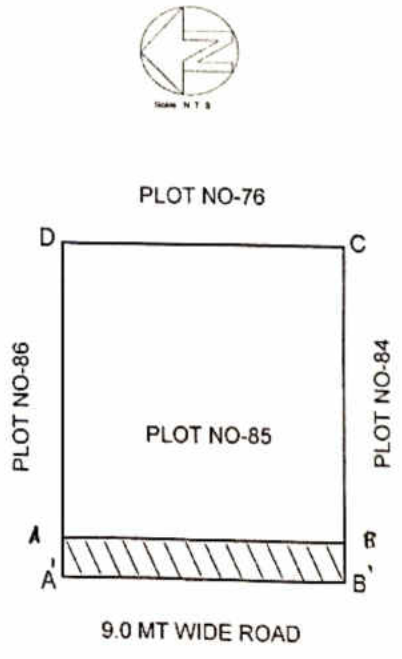
1) Plot Boundary Shown Thus

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

DIMENSIONS OF PLOT IN METERS :-

AA' = BB' = 1.45

AB	**18.29**	Mt.
BC	**22.94**	Mt.
CD	**18.29**	Mt.
DA	**22.94**	Mt.



PLOT AREA AS PER SALEDEED	**445.9346**	Sq. M.
DEDUCT AREA FOR M. TANGENT		Sq. M.
DEDUCT AREA UNDER ROAD WIDENING	**26.365**	Sq. M.
NET AREA REGULARIZED	**419.5700**	Sq. M.

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This Regularisation letter is subjected to following Terms & Conditions

1. Development work in the layout shall be restricted to the amount recovered from the individual plot holder however; NIT reserves the right to use it to other important D.P. Roads, Sewer Line, and Water Pipe Line etc.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land. Location, Area and Ownership of plot shall be as Certified by City Survey Department
3. This regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976, and N.A. assessment charges
4. No compensation/TDR will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction, shown in yellow colour which is not regularised, within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining approval to building plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.
12. NIT shall not be responsible for availability of plot as per ownership document submitted by plot owner, also for access to the plot from the available road/land appertains to the plot.
13. This Regularization is subjected to the decision of court order in case if any detected in future.
14. The Regularization has been made on the information provided by the applicant. In future any irregularities or any misinterpretation are noticed, the regularization shall deem to be canceled.
15. This regularization will not affect any court case pending with the neighbor or any other party pertaining to the plot under reference.

Encl:

200303274890

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.

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मु.ट.नि. नि. १९५८, वि. १९६८ (ब)

क.ट.नि. २१ ब.
C.T.R. 20 B.

कायदेशीर पत्रक 17

0101179

भूधारणा क्रमांक	क्षेत्र	भूधारणा पद्धती	शासनाकडे भरण्याच्या महसूलाच्या बाबतीत शेतकऱ्याच्या एकमेकांवर तपशीलवार जबाबदाऱ्या ज्यांची व्याख्या केली आहे

सुविधाधिकार

धारक सन १९६२ -
- हक्काचे मूळ (उपलब्ध असल्यास माणे)

नगर भूमापन अधिकारी

पट्टेदार—

इतर भार—

इतर शेरे—

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (प) इतर भार (भा)	साक्षांकन
9/9/2008	मा. कोर्ट [illegible]		[illegible]	[illegible]
	[illegible]			
	[illegible]			
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	[illegible]			
	[illegible]			
	[illegible]			
	[illegible]			
	[illegible]			

साक्षांकित

कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- बोरगाव म.का.नं. :-

न.भू.क्र. :- 96 पु.भि.प.क्र. :-

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (घा) पटटेदार (प) इतर भोगवटादार (भो)	साक्षांकन
22/6/20	खरेदीने. र.द.क. १००८ दि. ६/२/२० अन्वये रू. ६५,००,००० मध्ये भुखंड क. ८५ क्षे. ४९१.५६ चौ.मी. जागा रवि माया प्रापर्टी प्रा.लि. तर्फे रविंद्र लफके कडून खरेदीने नोंद.	मे. जय खलाट्टी इन्फ्रा तर्फे भागीदार - अमोल लक्ष्मणराव बढीये, रेखाबेन राजेशशर्मा पटेल	फे.क. २०१०० 21/6/20 न.भू.अ.क्र.३ नागपूर
4/8/20	खरेदीने. र.द.क. २५५५ दि. ८/५/२० अन्वये रु. ८,००,०००/- मध्ये भुखंड क. ८६ क्षे. ४९१.८५ चौ. मी. जागा मे. रवि माया प्रापर्टी प्रोजेक्ट प्रा.लि. तर्फे संचालक रविंद्र लफके कडून खरेदीने नोंद. 19105123	मे. रूचिता कन्स्ट्रक्शन कं. तर्फे प्रो.प्रा. अमोल लक्ष्मणराव बढीये	फे.क. २०१३६ 4/8/20 न.भू.अ.क्र. ३ नागपूर

सत्यप्रतिलेख
Sanjeev
10/12
शिरस्तेदार
नगर भूमापन अधिकारी क्र. ३
नागपूर

प्रमाणित नक्कल वाचत पावती क्र.....
दि. 7.12.21 अन्वये रक्कम रु. 65/-
अक्षरी रक्कम रुपये.....
रास झाले.

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