Nagpur Metropolitan Region Development Authority

NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

No.: E.E./NMRDA /Nagpur, /DPC/Agree/693 dt. 20/07/2022

To,

My Assets Infra, Proprietor
Shri Motilal Jiyalal Chaudhari,
R/O 606 Fortune Impire, Belatrodi Road,
Besa, Nagpur-440034

Subject:- Sanction of **Residential** Layout Plan/ Land Subdivision for land bearing **Khasra No. 30/K/1 of Mouza- Waroda**, Tahsil **Nagpur (Rural)**; Dist. Nagpur under section 45 of MRTP Act 1966.

Reference :- Your application dated:- **18/ 11/2021.**

Kindly find enclosed herewith a copy of Development agreement executed between NMRDA and you along with copy of final approved Layout Plan of above mentioned land approved by **Hon. Metropolitan Commissioner**, Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of MRTP Act 1966 for **Residential** use you are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road/CC paver blocks, RCC pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC grills and rainwater harvesting system, CI/DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), and Grey Water Recycling Plant, and reuse as per clause no 13.4 of UDCPR 2020, Solid Waste Management System as per Clause No. 13.5 UDCPR-2020 Compound Wall to open space, development of internal pathway in open space, tree plantation, development of open space, electric supply lines, Installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA. RCC canalization wall etc. approved from NMRDA through Executive Engineer-2, Nagpur Metropolitan Region Development Authority, Nagpur. One set of typical drawings and sections of development works is enclosed herewith for your reference.

Encl:- As above.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Copy submitted to :-

The Hon'ble Collector, Nagpur for information.

Copy to :-

1. The Chief Accountant & Finance Officer, NMRDA with Original Agreement **FDR Account No. 41116926627, dated 12.07.2022, from State Bank of India, Besa Road Nagpur Branch, Nagpur valid upto dated 12.07.2027** and for record and safe custody.
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer(South), Nagpur Metropolitan Region Development Authority.

Executive Engineer
Nagpur Metropolitan Region Development Authority



महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

NAGPUR TREASURY
ZN 948901
05 JUL 2022
Stamp Head Clerk / Sr.

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this, the..20/..day of **July, 2022** between the **Nagpur Metropolitan Region Development Authority**, declared by Govt. of Maharashtra for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R.-55/UD-7 Dtd. 04.03.2017 represented by its Executive Engineer, Nagpur Metropolitan Region Development Authority (here in after referred to as Party No. 01), which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns on the one part, and **My Assets Infra, Proprietor Shri Motilal Jiyalal Chaudhari, R/O 606 Fortune Impire, Belatrodi Road Besa Nagpur-440034** (here in after referred to as the Party No. 02), which expressions shall unless repugnant to the context or meaning there of be deemed to include its administrators, successors, representative and assigns on the other part, witnessed as under:-

WHEREAS the said Party No. 02 is the absolute owner of land admeasuring **8300.00 Sq.mt.(0.83 HR)** comprised in **Khasra No. 30/K/1** of **Mouza- Waroda, Tahsil Nagpur (Rural);Dist. Nagpur.**

MY ASSETS INFRA

Prop.

17 JUL 2023

३.०५ प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

१ मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक 9760 १८

२ मुद्रांक विक्रेत परवान्याचे नाव मोहिते उपाध्याय चौकर्ड
रहिवासाचा पत्ता व सही

३ परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

सही
नाव [illegible]
परवाना क्र. [illegible] 4601016
ठिकाण: नागपूर

सक्षम अधिकारी/दुय्यम निबंधक/मुद्रांक विक्रेता यांचे प्रतिज्ञापत्र साक्षांकित करण्यासाठी
१ दर्शक, अशाची असल्याची खात्री. (महसूल आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी त्यांचे मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्याबाबत १ पक्षकार उपस्थित होते.

The aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt. 04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region.

WHEREAS, **Hon. Metropolitan Commissioner**, Nagpur Metropolitan Region Development Authority, Nagpur has approved **Tentative** layout plan on dated **14.12.2021** and **Hon. Metropolitan Commissioner** NMRDA approved the **final** layout under Section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order **dated 01.03.2022.** Hon. Collector, Nagpur has permitted the diversion of the aforesaid land admeasuring **8300.00 Sq.mt.(0.83 HR)** from Agricultural use to Non-Agricultural for the **Residential** purpose vide order **dated 13.06.2022;** and

WHEREAS the Party No. 02 desirous to get the layout on the aforesaid land to develop for the **Residential** purposes, in accordance with the plans, specifications and Development Control Promotion Regulations and

WHEREAS the aforesaid land is situated in the area covered by the Nagpur Metropolitan Region as per Government of Maharashtra, Urban Development Department Notification, Dt. 04.03.2017, the said land is under jurisdiction of Nagpur Metropolitan Region Development Authority. The party No.01 has control over the area in the matter of development of layout of said land; and

WHEREAS the Party No.02 has applied for the development permission to the Party No 1 for developing the said land and Party No. 02 has given acceptance to the Terms and Conditions of Party No.01 to develop the land as per plans, suggestions and directions of Party No.01 in the manner of size, location, specifications and designs of plots and development works including Cement Concrete Road, CC Paver Block, **RCC** pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), & Grey Water Treatment & Reuse Recycling Plant, along with necessary drainage system Compound Wall

Proprietor

to open space, development of internal pathway in open space, tree plantation, development of open space, Installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA.RCC canalization wall and solid waste management system as per clause no. 13.5 of UDCPR 2020 etc.

WHEREAS in view of the acceptance given by the said Party No.2, the Party No. 01 has approved the Development Permission of aforesaid land in question, it is hereby agreed as under:-

(1) The Party No. 02 hereby agrees, to develop the layout at his own Risk and cost as per the drawings, designs & specifications approved by the Party No. 01 and as per Terms & Conditions of letter No. **E.E.1(NMRDA)/528, Dt.06.07.2022 of A.E.(NMRDA), Nagpur** and **N.A. sanad of Hon. Collector, Nagpur** Dt. **13.06.2022.**

(2)(a) That the Party No. 01 doth hereby accord sanction to the said Party No. 02 to have the layout in the aforesaid area admeasuring **8300.00 Sq.mt (0.83 H.R.)** bearing/comprised in **Khasra No. 30/K/1, of Mouza -Waroda, Tah. Nagpur (Rural)** developedin accordance with the sanctioned plan, a copy of which is herewith attached and which forms part of this agreement subject to the conditions that the Party No. 01 shall not be responsible to provide an approach road and street lighting to the layout of this land nor it shall bear/incur any expenditure for its construction and provision etc. in any way respectively.

(b) The Party No. 02 shall be solely responsible for the quality of development works in the layout. If required, Party No.01 may direct the Party No.02, to carry out the tests and submit reports for the development works & construction material used by the contractor. The Party No.02 shall abide by such directions and bear costs of such tests.

(3) That the said Party No.2 doth hereby agree:-

To complete /execute all development works i.e. including Cement Concrete Road, CC Paver Block, **RCC** pipe sewer lines with SFRC covers and RCC pipe storm drains with SFRC grills, rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment

Proprietor

Plant (STP) & Grey Water Recycling Plant, Compound Wall to open space, development of internal pathway in open space, tree plantation, development of open space, **Installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA.** RCC canalization wall and solid waste management system as per clause no. 13.5 of UDCPR 2020 etc. & Grey Water Treatment & Reuse Recycling and reuse as per clause no 13.4 of UDCPR 2020, In this layout, strictly in accordance with plans, drawings, specifications, designs which are approved by Party No.01 and in accordance with instructions which may be given on that behalf by Party No. 01 from time to time. The Party No.02 shall be solely responsible to arrange for electrification & street lighting in the layout at its own cost.

(a) To deposit with Party No.01 refundable sum of **Rs. 3,63,831/-** being **5%** of estimated development cost @ **Rs. 87.67** lakhs per Hector towards **Security Deposit** for completion of all development works mentioned above. Security Deposit shall bear no interest.

Party No.02 has accordingly deposited **Rs. 3,63,831/-** by FDR **Account No. 41116926627, dated 12.07.2022, from State Bank of India, Besa Road Nagpur Branch, Nagpur valid upto dated 12.07.2027** with Party No. 1.

(b) To deposit with Party No.01 nonrefundable sum of **Rs. 3,63,831/-** being **5%** of estimated development cost @ **Rs. 87.67** lakhs per Hector towards **Periodical Supervision** charges and for grant of certificate at different stages of development as prescribed by Party No 01 in order to ensure that works are proceeding according to specifications, standard designs, lines & level prescribed by Party No. 01.

Party No.02 has accordingly deposited **Rs. 3,63,831/-** vide **Receipt No. 20220713169, dated 12.07.2022** with Party No. 01.

(c) The Party No. 02 shall have to deposit non refundable levy, assessment and **Development Charges** as per clause 124 B of M.R. & T.P. Act 1966 (Amended) on total land under the layout.

.. Proprietor ..

Party No.02 has accordingly deposited **Rs. 2,71,410/-** vide **Receipt No. 20220713169, dated 12.07.2022** with Party No. 01.

(d) Party No. 02 shall agree to bear and pay to party No. 01 the non refundable cost of proportionate construction to capital costs of **Sewage Disposal Scheme** in peripheral area by Party No.01 **@Rs.3,00,000/-** per Ha.

Party No.02 has accordingly deposited **Rs. 2,49,000/-** vide **Receipt No. 20220713169, dated 12.07.2022** with Party No. 01.

(e) Party No.2 shall have to deposit non refundable **Infrastructure cost** to Party No.1 as per the Modification No.1 sanctioned by Government under section 31(1) of MRTP Act, 1966 of Development Plan of NMA on total land as per the rate decided by the NMRDA.

Accordingly Party No. 02 has deposited Rs. **19,33,900/-** vide **Receipt No. 20220405158, dated 04.04.2022** with Party No. 01

(f) Party No.2 shall have to deposit non refundable Premium for 250 mt. Residential Zone/ Residential Belt proposed along the 60 mt. wide Outer Ring Road as a corridor development as per the Modification No.4 sanctioned by Government under section 31(1) of MRTP Act, 1966 of Development Plan of NMA on total land as per the rate decided by the Government.

Accordingly Party No. 02 has deposited Rs. **10,19,655/-** vide **Receipt No. 20220405158, dated 04.04.2022** with Party No. 01.

(g) If the aforesaid land is covered by Town Planning Scheme in future, the party no. 02 shall be liable to pay to the Party No.01 the betterment and development charges which may be assessed on the plot(s) in accordance with the provisions of the Maharashtra Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017)/Maharashtra Regional & Town Planning Act 1966.

Provided that the Party No. 02 shall be liable to pay development charges to the *Party No.01* in respect of the unsold plots in layout and the purchasers shall be responsible to pay

Proprietor

development charges to the *Party No.01* in respect of the plots sold to them. The Party No. 02 doth bind itself to incorporate a clause in the sale deed of each plot to the effect that the plot(s) is sold subject to the responsibility of the purchaser/s to pay betterment/ and development charges to the *Party No.01* in accordance with the provisions of the Nagpur Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017) / Maharashtra Regional & Town Planning Act 1966.

(4) The Party No. 02 shall be solely responsible for all the data and calculations thereof supplied in connection with the land under sanctioned layout. If any error is found subsequently, the Party No. 02 shall agree to modify the design, layout, alignment of roads, sizes of plots etc., as may be decided by the Party No. 01.

(5) The Party No. 02 shall agree to adjust the irregular portions of the land as may be necessary in accordance with the scheme/layout plan approved by the Party No. 01 for the said area, for which purpose the Party No. 02 may either be required to transfer its land to the Party No. 01 or purchase some land from the owners of the adjoining lands or from the Party No. 01 at the rates and on the conditions as may be decided by the Party No.01 and till such adjustment is made by Party No.02, the irregular plots in this layout shall not be sold or used in any manner whatsoever, by the Party No. 02.

(6) ***(a)*** Party No. 02 shall lay internal sewer lines at its own cost and construct a common S.T.P. & Grey Water Recycling Plant within the layout to connect internal sewer lines and solid waste management system.

(b) Party No. 02 shall make adequate arrangement for Rainwater harvesting and solid waste management system.

(7) The Party No. 02 shall agree to lay C.I./ D.I./HDPE water pipe lines and to connect these pipe lines to the main water pipe line as and when laid by Party No. 01 / Nagpur Municipal Corporation / Municipal Council / Gram Panchayat /Maharashtra Jeevan Pradhikaran, till then the Party No. 02 shall preserve the existing wells, borewells, if any, and also