नागपूर सुधार प्रन्यास

(www.nitnagpur.org)

(महाराष्ट्र शासनाच्या नगर विकास विभागाच्या अधिपत्यातील स्थानिक नियोजन प्राधिकरण)

नागपूर सुधार प्रन्यास कायदा १९३६ च्या अंतर्गत स्थापना

(भुखंड एकत्रिकरण)

(गुंठेवारी अधिनियमांतर्गत नियमित झालेल्या भुखंडकाचे एकत्रीकरण महाराष्ट्र शासनाचा शासन निर्णय क्रमांक टिपीएस–२१०/२४९१/प्र.क.८४/२०१३/नवि—९ दि. ०६/०५/२०१५ व नासुप्र विश्वस्त मंडळाचा ठराव क्रमांक १८/११४८(तहकूब)/१४.०७.२०१५/अ.अ. नुसार)

क्रमांक :–इ.अ.(पु)/ 1649 नागपूर, दिनांक 10/5/18

Name of Individual		VIJAY MADHAVRAO CHIKTE	
Address		R/O.ANMOL NAGAR,NAGPUR-440008.	
Name of Layout		Kailash Gruha Nirman Sahakari Sanstha	
Mouza & Khasra		Wathoda-75/1	
Plot Number		14-15-16	
Plot Area	As per Sale-Deed	490.5185 SQM.	
	Amalgamated Area	452.277 SQM.	
Plot Area Surrendered to NIT		38.2415 SQM.	
User for which the plot is Regularised.		Residential	

Details of Paid Amount	
1. Additional Regularisation Charges for Transfer of Property @Rs. 16/sq.ft.	84942
2. Amalgamation Charges for Plot	139302
3. Mutation Charges for Transfer of Property Including Legal Heirs	1500
4. Regularization Charges for Plot Area (Sq.m)**	77755
5. Scrutiny Charges for Plot Merging	999
Total Amount (Rs.)	304498

१. प्रस्तावानुसार भुखंडकाचे एकत्रिकरण केल्या नंतर भविष्यात विभाजन अनुज्ञेय राहणार नाही.

२. संर्दभाकींत भुखंडाचे एकत्रिकरणानंतर या भुखंडाला एकच घटक समजण्यात येईल.

३. एकत्रिकरणानंतर भुखंडाचे चटईक्षेत्र निर्देशांकात बदल होणार नाही.

४. भुखंडकाचे एकत्रीकरणानंतर तो ज्या झोनचा असेल त्या झोनचाच उपयोग अनुज्ञेय राहील.

५. नियमानुसार प्रस्तावित भुखंडावर बांधकामापूर्वी ना.सु.प्र. कडून इमारत नकाशे मंजुर करून घेणे अनिवार्य राहिल.

६. नियमितीकरण पत्रातील सर्व शर्ती व अटी लागू राहतील.

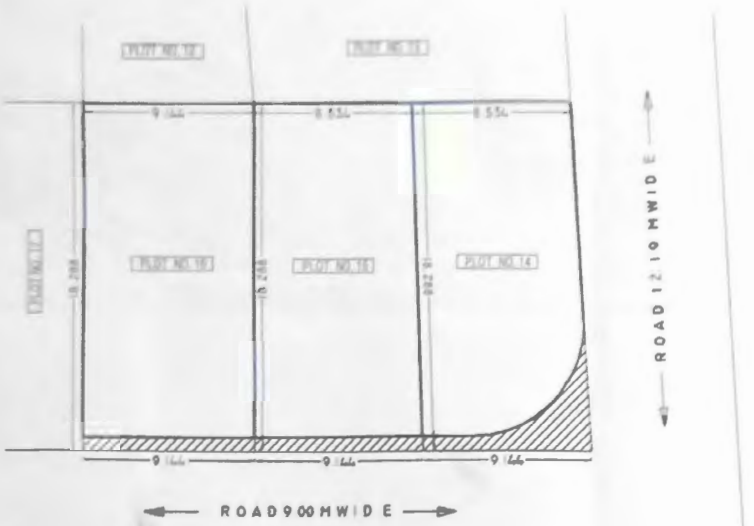
इमारत अभियंता (पु)
नागपूर सुधार प्रन्यास

201804262

Enclosed :- Amalgamation Plan

Copy to :

1. The Divisional officer (East),
Nagpur Improvement Trust for information with a copy of plans for record.



BEFORE AMALGAMATION

SCALE 1:200

Building Engineer (East)
Nagpur Improvement Trust
Nagpur.

शर्तीस अधीन पुर्वलक्षी मंजूरी देण्यात येत आहे

(१) इमारतीचा पुर्वलक्षी एसीकरणास बेकायदेशीर घोषित पत्र मिळवण्यास अनुज्ञेय राहणार नाही

(२) संलग्नीकृत पुर्वलक्षी एसीकरणासाठी व पुढारलेल्या एकत्र प्लॉट पुढारी क्रमांक 14, 15, 16 यामध्ये येईल

(३) एसीकरणाचा पुर्वलक्षी प्रस्तावित मिटिंगमध्ये कटात घेण्यात येणार नाही

(४) पुर्वलक्षी एसीकरणासाठी ते मध्य क्षेत्रीय अधिनियम मध्ये क्षेत्रीयकरण लागणेस अनुज्ञेय राहील

(५) नियमानुसार प्रस्तावित पुर्वलक्षी योजनामधील नमुनाच्यानुसार इमारत नमुनाते मंजूर करून घेण्यात यावे

(६) नियमितीकरण पावतीच्या वर्ष वही व मंजूरी लागू राहतील



AFTER AMALGAMATION

SCALE 1:200

N

PROPOSED AMALGAMATION PLAN ON PLOT NO. 14, 15 & 16, KH. NO. 75/1, P. H. NO. 34, MOUZA - WATHODA, IN KAILASH SAHAKARI GRUH NIRMAN SANSTHA, NAGPUR.

OWNER :- SHRI. VIJAY MADHAVRAO CHIKTE

AREA STATEMENT -

BEFORE AMALGAMATION

AREA OF PLOT NO. 14 = 1/2(9.534 + 9.144) X 18.288 = 181.647 SQ. MT.
(AS PER N.I.T. R.L.)
DEDN IN ROAD WIDENING = (9.144 X 0.762) = (-) 6.967 SQ. MT.
LESS IN 9.0 M TANGENT = (-) 17.357 SQ. MT.
REGULARISED PLOT AREA = 137.322 SQ. MT.

AREA OF PLOT NO 15 = 1/2(9.534 + 9.144 X 18.288 = 181.647 SQ. MT.
(AS PER N.I.T. R.L.)
DEDN IN ROAD WIDENING = (9.144 X 0.76) = (-) 6.949 SQ. MT.
REGULARISED PLOT AREA = 154.697 SQ. MT.

AREA OF PLOT NO 16 = 9.144 X 18.288 = 167.225 SQ. MT.
(AS PER N.I.T. R.L.)
DEDN IN ROAD WIDENING = (9.144 X 0.762) = (-) 6.967 SQ. MT.
REGULARISED PLOT AREA = 160.258 SQ. MT.

AFTER AMALGAMATION

AREA OF PLOT NO 14,15,16 = 1/2(26.212 + 27.432) X 18.288 = 490.920 SQ. MT.
(AS PER N.I.T. R.L.)
DEDN IN ROAD WIDENING = (27.432 X 0.762) = (-) 20.900 SQ. MT.
LESS IN 9.0 M TANGENT = (-) 17.357 SQ. MT.
REGULARISED PLOT AREA = 452.663 SQ. MT.

INDEX :-

BEFORE AMALGAMATION SHOWN AS
AFTER AMALGAMATION SHOWN AS

OWNER SIGN

ENGINEER / ARCHITECT

Nagpur Improvement Trust

(Regularisation of Unauthorised Constn./Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordianance, 2001 and NIT Board Resolution No. 15 dated 27.1.2001

TRIPLICATE Permit No. (BE (S) 572/ 223/3996) of 2003 No 2048 Dated : 28 JAN 2004

File No. 572 / 223/ /

1. Name of the Applicant & Address	**SHRI RAMESH SAHDEV SHINDE** 184,C/ONETAJI GAJBHIYE,AYODHYA NAGAR , NAGPUR.	
2. Date of Application	11/04/01	Details of Development Charges/ Penal Amount Paid Cash/Cheque/D.D. DT:- 30/01/03 RS:-27,840/-
3. Kh. No. / Mouza	**75/1, Wathoda**	
4. Name of Layout	**Kailash Sah. G.N.S.**	
5. Plot No.	**15**	
6. Plot area	154.697 SQ.M.	
7. Built up area Regularised	NIL	

1. Regularisation is accorded on the conditions enumerated in the plan/sketch.
2. This Regularisation will neither establish the Ownership nor effect the Ownership over the land.
3. This Regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act. 1976.
4. N.I.T. has every right to take up the demolition of affected structures and portion of site as and when required by N.I.T. in future.
5. The applicant should not make any construction without obtaining sanction plan from the N.I.T. in future.
6. The applicant should not sale / mortgage the plot without N.O.C. from N.I.T.
7. The applicant should not sub-divided the plot without prior approval of N.I.T.
8. NA assessment and ground rent is applicable for N.I.T. owned plots and the plots which are vested with N.I.T. under Urban Land Ceiling Act.

Enclosure 1) One copy / one set of sanctioned plan & copy of undertaking (Hamipatra)
2) Copy of part Layout plan.

Building Engineer (W/S/N-E)
Nagpur Imrpovement Trust,
Nagpur.

Copy forwarded to :

1) Executive officer, Nagpur Improvement Trust.
2) The Assessor Nagpur Municipal Corporation for information. The estimated cost of proposed/ existing building as per party's statement's Rs. _____
3) The Divisional officer _____ Division:_____Nagpur Improvement Trust for information with a copy of sanctioned (enclosed herewith) for record.
4) City Engineer N.M.C. Nagpur for information.
5) Tahpsildar, Nagpur, for non agricultural assesment place.

Enicosure 1) One copy / one set of sanctioned plan & copy of undertaking (Hamipatra)
2) Copy of part Layout plan.

LAYOUT PLAN OF KH. NO. 75/1 MOUZA WATHODA PH. NO. 34 TAH. & DISTT. NAGPUR

FILE NO. 572/223
PERMIT NO. (BCS) 572/223/3996
DATE OF ISSUE 28 JAN 2004

REGULARISED UNDER MAH. CRD. 118 OF 1966

The applicant should remove the non permissible built up area within 15 days from the date of sanction of this plan.

NIT has every right to take up the demolition of affected structures and portion of plot required for road when the Road Widening programme is taken up by NIT in future.

2. The land required for the road widening purpose if any will have to be surrendered without any claim for compensation.
4. The applicant shall [illegible] Cases if any filed [illegible]
5. This regularisation will [illegible] right of Ownership in [illegible] if arises in future.

6. This regularisation will not effect any Court Case pending with the neighbour or any other Party Per taining to the building under reference.

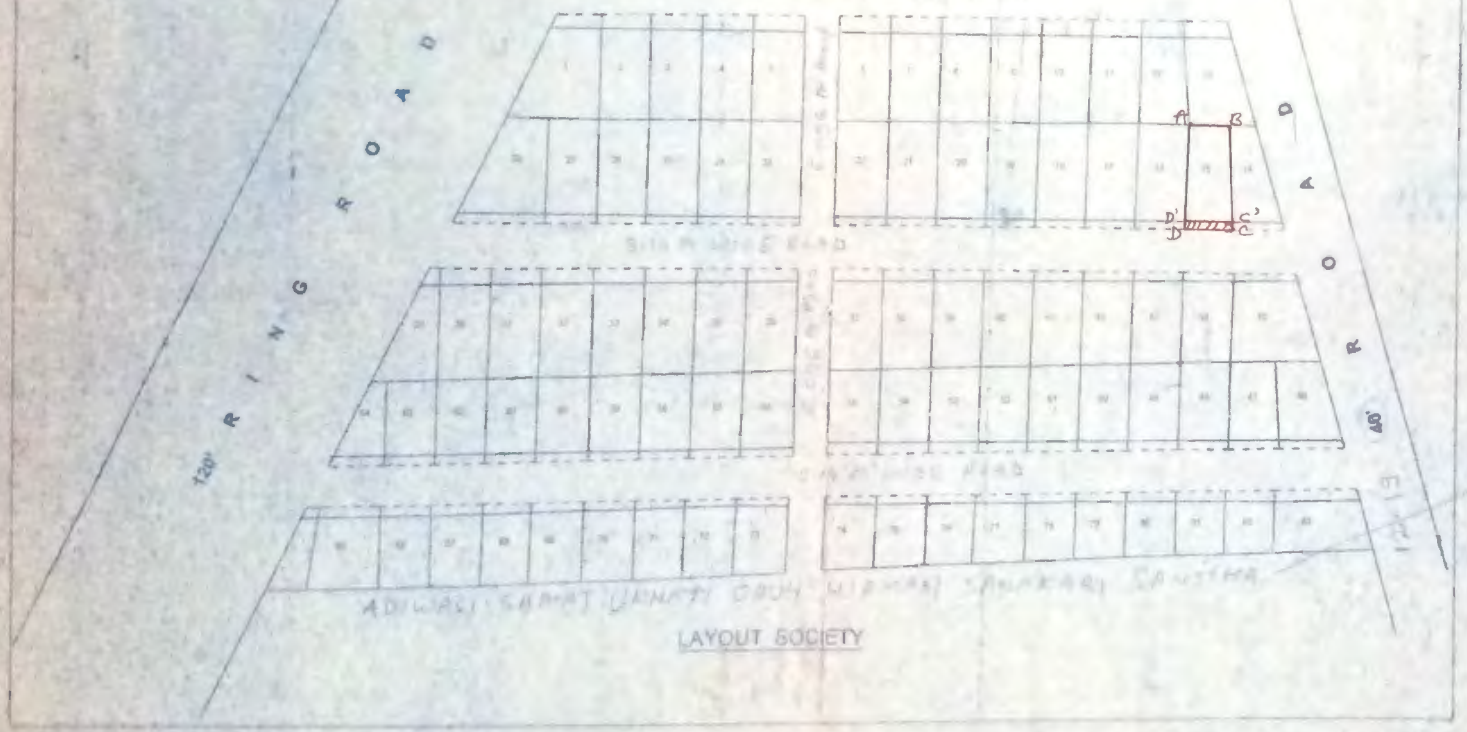
7. Amount paid towards regularisation
(1) Building Permit Fee
(2) Penal Amount } Rs. 27,840/-
(3) Compounding Fee

8. This sanction is a Municipal sanction only and is [illegible] to any one else rights [illegible]

9. Permission accorded does not bar the application of provisions of urban land Ceiling & Regulisation) act 1976

10. The Regularisation [illegible] been made on the information furnished by the applicant. In future any irregularities or any Misrepresentations are noticed, this Regularisation shall be deemed to be cancelled.

Building Engineer (South)
Nagpur Improvement Trust
EXECUTIVE ENGINEER (Layout)
NAGPUR IMPROVEMENT TRUST



N

SCALE - N.T.S

TENTATIVE LAYOUT PLAN OF

KH. NO. 75/1
MOUZA - WATHODA
P.H. NO 34
TAH & DISTT NAGPUR (M.S)

REFERENCE
PLOT AFFECTED IN ROAD ALIGNMENT SHOWN AS
PLOT BOUNDARY SHOWN THUS
KHASARA BOUNDARY SHOWN THUS

THIS PLAN IS TRUE FOR PLOT NO
15 ONLY

SR NO UNDER 572 LAYOUTS 223

NAME OF THE PLOT OWNER
SHRI. RAMESH SAHDEV SHNDE

PLOT NO. 15

AREA OF PLOT AS PER DOCUMENT/SALEDEED ⇒ 161.647 m²
plot Affected In Road Alignment = (9.144 × 0.76)
= 6.949 m² (-)
LESS FOR TANGENT

NET PLOT AREA REGULARISED = 154.697 m²

DIMENSION
AB- 8.604 m
BC 18.288 m
CD- 9.144 m
DA- 18.288 m

DD' = CC' = 0.76 m
D'C' = DC = 9.144 m
AD' = BC' = 17.528 m

BUILDING ENGINEER (N.E. / S / W.)
NAGPUR IMPROVEMENT TRUST
NAGPUR

Nagpur Improvement Trust

(Regularisation of Unauthorised Constn./Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordlanance, 2001 and NIT Board Resolution No. 15 dated 27.1.2001

BE (S) 572/ 223 /3699

TRIPLICATE Permit No. (223) of 2003 Dated : 14 JUL 2003

File No. 572 / 13197

1. Name of the Applicant & Address	SAU PUNABAI YADAORAO GAJBHIYE SIRASPETH ,NEAR LONKACHI SCHOOL,POST HANUMAN NAGAR ,NAGPUR.	
2. Date of Application	11/04/01	Details of Development Charges/ Penal Amount Paid Cash/Cheque/D.D. D.D:- 15/02/03 RS:-24,115/-
3. Kh. No. / Mouza	75/1, WATHODA	
4. Name of Layout	Kailash Sahkari G.N.S.S.	
5. Plot No.	14	
6. Plot area	~~137.322 SQ.M.~~ 137.322 Sq. M.	
7. Built up area Regularised	NIL	

1. Regularisation is accorded on the conditions enumerated in the plan/sketch.
2. This Regularisation will neither establish the Ownership nor effect the Ownership over the land.
3. This Regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act. 1976.
4. N.I.T. has every right to take up the demolition of affected structures and portion of site as and when required by N.I.T. in future.
5. The applicant should not make any construction without obtaining sanction plan from the N.I.T. in future.
6. The applicant should not sale / mortgage the plot without N.O.C. from N.I.T.
7. The applicant should not sub-divided the plot without prior approval of N.I.T.
8. NA assessment and ground rent is applicable for N.I.T. owned plots and the plots which are vested with N.I.T. under Urban Land Ceiling Act.

Enclosure 1) One copy / one set of sanctioned plan & copy of undertaking (Hamipatra)
2) Copy of part Layout plan.

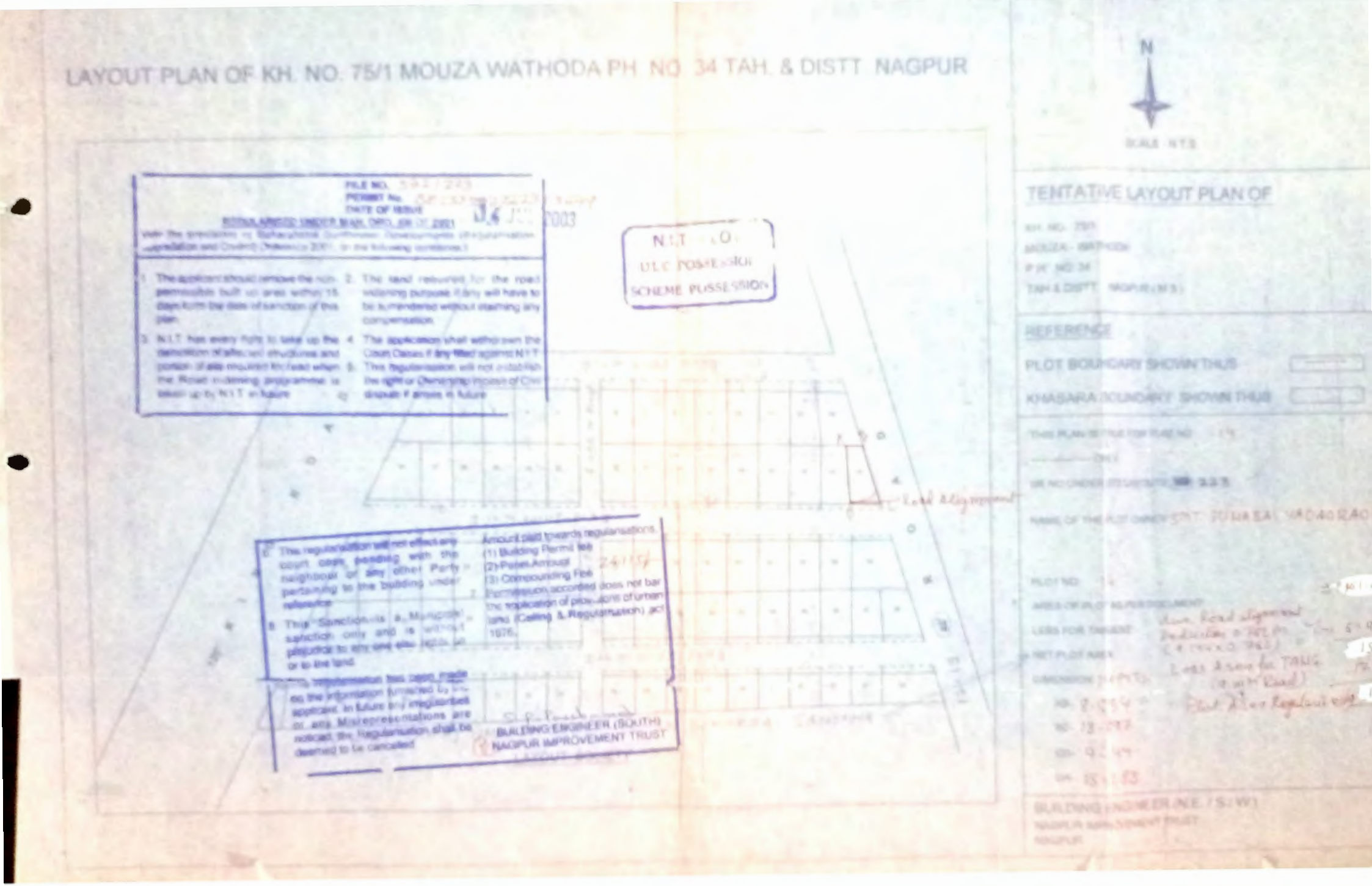
S. P. Pasebond
Building Engineer (~~W/S/N-E~~)
Nagpur Imrpovement Trust,
Nagpur.

Copy forwarded to :

1) Executive officer, Nagpur Improvement Trust.
2) The Assessor Nagpur Municipal Corporation for information. The estimated cost of proposed/ existing building as per party's statement's Rs. _____
3) The Divisional officer _____ Division _____ Nagpur Improvement Trust for information with a copy of sanctioned (enclosed herewith) for record.
4) City Engineer N.M.C. Nagpur for information.
5) Tahpsildar, Nagpur, for non agricultural assesment place.

Enlcosure 1) One copy / one set of sanctioned plan & copy of undertaking (Hamipatra)
2) Copy of part Layout plan.

LAYOUT PLAN OF KH. NO. 75/1 MOUZA WATHODA PH. NO. 34 TAH. & DISTT. NAGPUR



Nagpur Improvement Trust

(Regularisation of Unauthorised Constn / Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001 and NIT Board Resolution No. 15 dated 27.1.2001

TRIPLICATE Permit No. **(BE (S) 572/ 223 /**3113) of 2003 Dated 14 JUL 2003

File No. 572/223/ 3228

1. Name of the Applicant & Address	SHRI SAMBHA MADHORAO MADKE PLOT NO.102, IGAL PALACE , MEDICAL COLLAGE CHOWK , DAHIPURA LAY OUT, NAGPUR	
2. Date of Application	06/04/2001	Detail of DevelopmentCharges/ Penal Amount paid Cash/Cheque /D.D DT:- 29/01/2003 RS:- 28,800/-
3. Kh. No./ Mouza	75/1 WATHODA	
4. Name of Layout	KAILASH G.N.S.S.	
5. Plot No.	16	
6. Plot Area	160.258SQ.M.	
7. Built up area Regularised	NIL.	

1. Regularisation is accorded on the conditions enumerated in the plan/sketch.
2. This Regularisation will neither establish the Ownership nor effect the Ownership over the land.
4. This Regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976.
5. N.I.T. has every right to take up the demolition of affected structures and portion of site as and when required by N.I.T. in future.
6. The applicant should not make any construction without obtaining sanction plan from the N.I.T. in future.
7. The applicant should not sale/mortgage the plot without N.O.C form N.I.T.
8. The applicant should not sub-divide the plot without prior approval of N.I.T.
9. NA assessment and Ground rent is applicable for N.I.T. owned plots and the plots which are vested with N.I.T. under Urban Land Ceiling Act.

Enclosure (1) One copy/one set of sanctioned plan & copy of undertaking (Hamipatra)
~~(2)~~ Copy of part Layout plan.

S. P. Pasebond
BUILDING ENGINEER (SOUTH)
NAGPUR IMPROVEMENT TRUST

Copy forwarded to :

1) Executive officer, Nagpur Improvement Trust.
2) The Assessor Nagpur Municipal Corporation for information. The estimated cost of proposed/existing building as per party's statement's Rs. _____
3) The Divisional officer **SOUTH** Division **IA & IB** Nagpur Improvement Trust for information with a copy of sanctioned (enclosed herewith) for record.
4) City Engineer N.M.C. Nagpur for information.

Enclosure (1) One copy/one set of sanctioned plan & copy of undertaking (Hamipatra)
(2) Copy of part Layout plan.

LAYOUT PLAN OF KH. NO. 75/1 MOUZA WATHODA PH. NO. 34 TAH. & DISTT. NAGPUR

FILE NO.
PERMIT No.
DATE OF ISSUE 14 JUL 2003

Vide the application for the above Sanction/Amendments (Regularisation, Amendment etc.) dated 28/6/03 to the following conditions:

1. The applicant shall remove the non-permissible ... as within 15 days from the date of the plan.
2. The land required for the road widening purpose if any will have to be surrendered without claiming any compensation.
3. N.I.T. has every right to take up the demolition of whole structures and portion of the required for road when the Road widening programme is taken up by N.I.T. in future.
4. The sanction shall withdrawn the Court Cases if any filed against N.I.T.
5. This regularisation will not establish the right or Ownership in case of Civil dispute if arises in future.

6. This regularisation will not effect any court case pending with the neighbour or any other Party pertaining to the building under reference.

This Sanction is a Municipal Sanction only and is without prejudice to any one else rights on or to the land.

The regularisation has been made ... the information furnished by the applicant. In future the ... to any misrepresentations are noticed the Regularisation shall be deemed to be cancelled.

Amount paid towards regularisations
(1) Building permit fee
(2) Penal Amount
(3) Compounding Fee

7. Permission accorded does not bar the application of provisions of urban land (Ceiling & Regulation) act 1976.

BUILDING ENGINEER (SOUTH)
NAGPUR IMPROVEMENT TRUST

plot affected in 9.00 m wide Road
3144 × 0.782 = 6161 m²

N

SCALE - N.T.S

TENTATIVE LAYOUT PLAN OF

KH. NO. 75/1
MOUZA WATHODA
P.H. NO. 34
TAH. & DISTT. NAGPUR (M.S.)

REFERENCE
plot affected in 9.00 m wide Road shown in [illegible]
PLOT BOUNDARY SHOWN THUS
KHASARA BOUNDARY SHOWN THUS

THIS PLAN IS VALID FOR PLOT NO. 14 ONLY
SR NO UNDER 672 LAYOUT SR 333
NAME OF THE PLOT OWNER SHRI SANJIVAN MADHAORAO PARDHI

PLOT NO. 14
AREA OF PLOT AS PER DOCUMENT = 167.237 m²
Deduct for plot affected in = 6.161 m²
LESS FOR TANGENT
NET PLOT AREA = 161.076 m² Residential

DIMENSION : (N.T.S.)
AB = 9.104 CD = 9.00 = 81.936 m²
BC = 18.282
DA = 18.282

BUILDING ENGINEER (N.E./S./W.)
NAGPUR IMPROVEMENT TRUST
NAGPUR