नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर ४४०००१

दूरध्वनी क्र. २५३३२०२, पी. बी. एक्स. २५३१४३१, ३२, फॅक्स: ०७१२—२५३१४३१

क्रमांक: — कार्य.अभि.—१ / ना.म.प्र.वि.प्रा. / 320 नागपूर, दिनांक 7 / 11 / 22

To,

श्री / श्रीमती / कु. / **श्री प्रविण शामदेवराजी राऊत, श्रीमती जुही विजय श्रीवास्तव, श्रीमती पल्लवी मनोज कडू, श्री सचिन श्रीरामजी कडू**

रा. प्लॉट नं. २, राष्ट्रीय सोसायटी, बोरगांव, गोरेवाडा रोड, काटोल रोड, नागपूर—४४००१३.

Subject: Terms and conditions for approval of proposed **Residential** Layout on land bearing Khasara No. **277/1** of Mouza **Lava** Tah. **Nagpur (Rural)** Dist. Nagpur, area admeasuring **1.136064 H.R. out of 1.37 H.R.** for **Residential** purpose.

Reference: Your application dated 16/02/2021.

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, 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), Compound Wall to open space, Development of internal pathways in open space, Tree plantation in 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, grey water treatment recycling & reuse system as per clause no. 13.4 of UDCPR 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. 87,67,000/- per hectare (Rs. Eighty Seven Lacs Sixty Seven Thousand Rupees Only per hectare).

2. The Sanction once accorded through this Development Permission shall remain valid for Four Years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case issue of development permission shall not be renewed for a period of more than four years from the date of development certificate, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission. i.e. where the Final Demarcation and provision of water bound macadam roads completed and such permission shall remain valid till the work is completed.
3. Shall pay Security Deposit (S.D.) of Rs. 6,00,540/- in cash or by way Bank Guarantee/FDR issued by Nationalized Bank valid for the period of 5 (five) years at 5% of estimated cost of development works i.e. @ Rs. 87,67,000/- per hectare (Rs. Eighty Seven Lacs Sixty Seven Thousand Rupees 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 and Conditions of the agreement S.D. shall be forfeited.

   OR

Shall not be required to pay Security Deposit of Rs. 6,00,540/- if you choose to entrust the development works to NMRDA by deposing Development Cost with NMRDA.

4. Shall pay Periodical Supervision Charges of Rs. 6,00,540/- at 5% of estimated cost of development works, if development works are carried by you.

OR

Shall pay supervision charges at 10% or estimated cost of development work, of you choose to entrust the development works to NMRDA and pay the Development Cost.

5. Shall pay land development charges of Rs. 3,62,365/- (new RR rate) as per clause 124B of M.R.&T.P Act 1966 @ 0.5 % of Ready Reckoner of said land.

6. Shall pay Contribution towards Sewage disposal scheme charges of Rs. 4,11,000/- @ Rs. 3,00,000/- per Hectare.

7. Shall to have pay scrutiny charges of Rs. 6771/- @ Rs. 2000/- par acar for change of name of land owner.

8. Shall construct S.T.P. and Solid Waste Management System 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.
9. 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. After handing over all development works to concern G.P. one year maintenance shall be don by landowner.
10. 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.
11. 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/~~tenements~~ released in proportion of the development works in layout.
17. Shall transfer the plots/~~tenements~~ 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. Fly ash should be used for construction of embankment for road work where embankment is more than 2m.
21. Fly ash products like paving blocks/I blocks/ tiles, Bricks etc. should be used for construction of development works.
22. Shall have to submit AutoCAD Drawing of final lay out plan.
23. You may submit development drawings & designs to provide amenities in the layout to the Executive Engineer (2) of NMRDA for approval.
24. Shall allow approach road to adjoining land owner through this layouts roads.
25. Shall provide Electric Sub-Station & W.W.T.P. in proposed land.
26. Shall have to make arrangement for solid waste Management at your own cost as per clause no. 13.5 of UDCPR-2020
27. The plots shall be sold only after execution of Development Agreement from NMRDA & only after release of plots from NMRDA.
28. Shall have make arrangement for Grey water treatment, recycling and reuse as per 13.4 of UDCPR - 2020.
29. Shall have to Construct W.B.M. Approach road at you own cost prior to Development Agreement.

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.

Encl.:- Proformas-4 Nos.

Assistant Engineer
Nagpur Metropolitan Region Development
Nagpur