

Nagpur Metropolitan Region Development Authority

Station Road, Sadar, Nagpur-440001

Phone No- 2533202 P.B.X. No. 2531431, 2531432, Fax No. 0712- 2531431

No.: EE(NMRDA)/DPC/489

Nagpur, dt. 13/06/2018

To,

✓ Shri Nishant Girish Gandhi Through
POA Shri Anand Narayanrao Khobragade
R/o. 510, Nava Nakasha, Lashkaribag,
Nagpur.

Subject: Terms and conditions for approval of proposed layout on land bearing Khasra No. 136 A, 136 B, of Mouza Ranala, Tah. Kamptee, Dist. Nagpur, area admeasuring 8.5334 H R. (85334.00 sq.m) for Residential (Group Housing) purpose.

Reference: Your application dated 12/03/2013.

Approval to the above mentioned layout shall be accorded on the acceptance of following terms and conditions, that you:-

1. Shall carryout development works, such as C.C. Road/CC Paver Block/Bm+SDBC, R.C.C./HDPF pipe Sewer line, R.C.C. pipe Storm Water drains with rainwater harvesting system, C.I./D.I./HDPE water pipe line, Sewage Treatment Plant (STP), Compound wall to open space, Nalla canalization etc., in accordance with specifications, drawing and design, approved by Nagpur Metropolitan Region Development Authority 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. 96,64,000/- per hectare (Rs. Ninety Six Lacs Sixty four Thousand only per hectare).

2. Shall complete all development works within a period of 2 (Two) years from the date of approval letter.
3. Shall pay Security Deposit (S.D.) in cash or by way of Bank Guarantee/FDR issued by Nationalized Bank valid for a period of 2 (Two) years and 6 months (Six Months) i.e. 2½ years at 5% of estimated cost of development works i.e. Rs. 96,64,000/- per hectare (Rs. Ninety Six Lacs Sixty four Thousand 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 & Conditions of the approval S.D. shall be forfeited.

OR

Shall not be required to pay Security Deposit if you choose to entrust the development works to NMRDA.

4. Shall pay periodical supervision charges at 5% of estimated cost of development works, if development works are carried by you.

OR

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

5. Shall pay land development charges as per clause 124B of M.R.&T.P Act 1966. @ 0.5% of the said land as prescribed in the annual statement of rates.
6. Shall pay contribution towards Sewage disposal Scheme charges @ Rs. 3,98,601/- per Hectare
7. Shall construct S.T.P. for the layout as per norms and guidelines of Maharashtra Pollution Control Board. The entire cost of running operation and maintenance of S.T.P. shall be borne by you.
8. Shall handover the completed development works to the Gram Panchyat / Municipal Council / Municipal Corporation. Till the handing over of the development works, you shall be responsible for maintenance at your own cost.
9. 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.
10. Shall be responsible for providing and 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.
16. Shall occupy the construction after obtaining Occupation Permit from NMRDA.
15. Shall get the plots/tenamaents released in proportion of the development works in layout.
16. Shall Transfer the plots/tenamaents in the layout only after release of the same by NMRDA.
17. Shall be solely responsible for any legal dispute arising on land ownership or construction work in the said land. You shall Indemnify the party no. 1 and Government against any claims and damages arises out of any legal dispute.

18. 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).
19. Fly ash should be used for construction of embankment for road work where embankment is more than 2m.
20. Fly ash products like paving blocks/I blocks/ tiles, Bricks etc. should be used for construction of development works.
21. As user of said land is R3 for Infrastructure Development Infrastructure Development charges shall pay to NMRDA as demanded by NMRDA.

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:

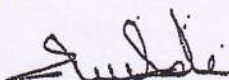
1. Acceptance letter
2. Affidavit
3. Declaration (if applicable)
4. Indemnity Bond
5. General stamp paper of Rs.100/- for Development Agreement.

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 site is finally approved by NMRDA.

On receipt of above documents, a demand note for the above charges shall be issued by NMRDA and after payment of the same, development agreement shall be executed.

Encl.: - Proformas-4 Nos.



Executive Engineer

(Development Permission Cell)

Maharashtra Metropolitan Region Development Authority