PBX No. : 2531431
2531432

Nagpur Improvement Trust

APPENDIX 'D-1'

Form for Sanction of Building Permission & Commencement Certificate
u/s 45 of M.R.T.P. Act

2021112452

Name of the Person	NITIN SUDHAKAR DANGE ; MRUNAL NITIN DANGE
Address of Applicant	IN FRONT YASHWANT STADIUM , UDASI ASHRAM,DHANTOLI, NAGPUR
Permit No. :	B.E (WEST)/ Case No. BUL-G-008982356/ Tracking No. 2021112452/ 1015 Date : 25/11/2021
Site of Proposed Work, Plot No. :	17
Mouza & Khasra :	Dabha-72,73
Layout Name :	Suyog Nagar Sahakari G.N.S.S. Dabha-72,73

Sir, With reference to your application number BUL-G-008982356 dated 24-NOV-2021 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out Development Work/ Building Permission.The Commencement Certificate and Building Permission is granted under section 45 of M.R. & T.P. Act to construct in accordance with the sanctioned plan subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit 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 Chairman, NIT may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or stilt as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT.If any construction is carried out in contravention of the sanctioned plan the NIT may require it to be demolished or altered in such a manner as it may deem fit.

6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued.

7. The initmation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" of U.D.C.P.R. to the NIT.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed Appendix "H" of U.D.C.P.R.. The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in Appendix "G" of U.D.C.P.R..This certificate shall be accompanied by 3 sets of plans of completed development.The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C, Bath & washing places shall conform to requirement contained in U.D.C.P.R.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made Chapter 10 of U.D.C.P.R. through licensed plumber as mentioned in 12 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.The Developer shall install Display Board on conspicuous place as per the clause no.2.8.3 of U.D.C.P.R.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 4 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act.1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done

23. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3A of U.D.C.P.R. and as per Clause 80 of Indian Electricity Rules 1956

24. This permission is subjected to the conditions mentioned in Regularization Letter, Release Letter, Development Agreement, NOC of Chief Fire Officer, NOC of Airport Authority, court Orders etc. whichever is applicable.

25. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

26. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of The Chairman, NIT in this regard shall be final.

27. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

28. The building construction shall be completed under the supervision of Licensed Civil Engineer/Architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

29. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structral Stability.

30. The Provisions of the Unified Development Control and Promotion Regulations for Nagpur Improvement Trust, Nagpur shall be binding on the Owner/Developer.

Enclosure : One Copy / One Set of Sanctioned Plan

2021112452

Date of Generation : 24/11/2022

(N.T.Bambal)
Building Engineer (W)
Nagpur Improvement Trust, Nagpur

Copy to : -

1. The Divisional Officer, West Division Ambazari Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

-Sd-
(N.T.Bambal)
Building Engineer (W)
Nagpur Improvement Trust, Nagpur

Receipt

Nagpur Improvement Trust

Station Road, Sadar, Nagpur

Head of Account BUILDING SEC.

PAID BY CHEQUE/DD

PBX No. : 2531431
2531432

Dated 22/11/2022 03:23:43

Receipt ID : 20221122178

Demand Note Details	
1 Demand Note ID	12022111730
2 Applicant Name	श्री नितीन सुधाकर डांगे, सौ मृनाल नितिन डांगे
3 Due Date (1)	19/12/2022
4 Due Date (2)	01/01/1900
5 Plot Number	17
6 Plot ID	2021124[illegible]
7 Layout Name	Suyog Nagar Sahakari G.N.S.S. Dabha-72,73
8 Layout Number	
9 Mouza & Khasra	Dabha-72

Y

Subject to realisation of the cheque / draft

Receipt Head Details		
1.	PREMIUM FOR ANCILLARY AREA	244,328.00
2.	Scrutiny Charges	3.00
3.	BUILDING CONSTRUCTION CHARGES	260,617.00
4.	STACKING CHARGES	50,000.00
5.	SECURITY DEPOSIT	75,000.00
6.	EMD FOR TREE PLANTATION	2,000.00
7.	B.K.K.U. (BANDHAKAM KAMGAR KALYAN UP-KAR)	181,613.00
8.	HERITAGE FUND	516.00
9.	PREMIUM AMOUNT FOR EXTRA FSI	216,263.00
10.	PREMIUM AMOUNT FOR EXTRA FSI (GOVERMENT SHARE)	216,263.00
	Total Amount (Rs.)	**1,246,603.00**

Cheque / DD Details
1. NIRMAL URBAN CO-OP BANK (200476, 22-11-22)

(In Words) Twelve Lakh Forty Six Thousand Six Hundred Three Rupees Only /-

E & O.E.

Cashier

Duplicate Demand Note

Copy to be forwarded By Bank to NIT

y Mobile Number for Better Service

Demand Note Id: 12022111730

Applicant Name: NITIN SUDHAKAR DANGE ; MRUNAL NITIN DANGE

Plot Number: 17

Mouza & Khasra:

Layout Name: Suyog Nagar Sahakari G.N.S.S. Dabha-72,73

Dabha - 72

CFC id : 2021112452

Scrutiny SrNo : 2022012118

Plot Area (sq. m): 270

Premium of Ancillary Area - 244328.00, Security Deposit - 75000.00, Premium Amount for Tree Plantation - 2000.00, Building Construction Charges - 260617.00, Stacking Charges - 50000.00, BANDHKAAM KAMGAAR KALYAN UPKER - 181613.00,

Amount To be Paid in (Rs.)
(If paid Before Due Date 19-Dec-2022)
1,246,603.00

(N.T.Bambal)
B.E (WEST)

Signature of Cashier

cut here

Nagpur Improvement Trust

Station Road, Sadar, Nagpur

for Online Payment Visit www.nitnagpur.org

PBX No. : 2531431
2531432

Owner's Copy

Duplicate Demand Note

Demand Note Id: 12022111730

Applicant Name: NITIN SUDHAKAR DANGE ; MRUNAL NITIN DANGE

Applicant Address: IN FRONT YASHWANT STADIUM , UDASI ASHRAM,DHANTOLI, NAGPUR

Plot Number: 17

Layout Name: Suyog Nagar Sahakari G.N.S.S. Dabha-72,73

Mouza & Khasra: Dabha - 72

CFC id : 2021112452

Scrutiny SrNo : 2022012118

Plot Area (sq. m): 270

Amount To be Paid in (Rs.)
(If paid Before Due Date 19-Dec-2022)
1,246,603.00

Sr.No	Particulars	Amount (Rs.)
1.	*Additional Scrutiny Charges for Diff. in Built Area*	3.00
2.	*BANDHKAAM KAMGAAR KALYAN UPKER*	181,613.00
3.	*Premium Amount for Tree Plantation*	2,000.00
4.	*Premium Amount for Extra FSI (Goverment Share)*	216,263.00
5.	*Security Deposit*	75,000.00
6.	*Premium Amount for Extra FSI*	216,263.00
7.	*Premium of Ancillary Area*	244,328.00
8.	*Stacking Charges*	50,000.00
9.	*Heritage Fund*	516.00
10.	*Building Construction Charges*	260,617.00
	Amount payable if payment is made before Due Date of 19-Dec-2022 (Rs.)	**1,246,603.00**

(In Words Rs. :Twelve Lakh Forty Six Thousand Six Hundred Three Rupees only)

12022111730

*Payments shall be accepted at all branches of Union Bank of India at Nagpur during its working hours through Demand Draft or Pay Order drawn in favor of Superintending Engineer, NIT Nagpur

**The calculations shown are applicable only to the case where payment is made before the due date.

(N.T.Bambal)
Building Engineer (WEST)
Nagpur Improvement Trust

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. : B·E·(W)/1900(U/L)/448 Dated : 15/03/17

Case No. : 200303276609 Layout No. : 1900/Dab/1233

Name of Applicant / Plot Holder		MANISH PURUSHOTTAM RANGANKAR	
Address		72, SUYOG NAGAR NAGPUR -15	
Application No. & Date		Application No.30394 dt. Jul 04,2002	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 04-JUL-2002 > Rs. 1000.00 19-NOV-2003 => Rs 63811.00
Mouza & Khasra		Dabha-72,73	
Name of Layout		Suyog Nagar Sahakari G.N.S.S.	
Plot Number		17	
Plot Area	As per Sale Deed	270.0000 (Sq.m)	
	Regularized Area	270.0000 (Sq.m)	
Built up Area Regularised		.0000 (Sq.m)	
User for which the plot is regularised.		Residential	
Plot Area to be surrendered to NIT		.0000 (Sq.m)	
Area of Construction to be demolished		.0000 (Sq.m)	

Schematic Plan

SCALE: N.T.S.

Reference:

PLOT BOUNDARY SHOW THUS :-

AREA SURRENDERED TO N.I.T. FOR ROAD WIDENING :-

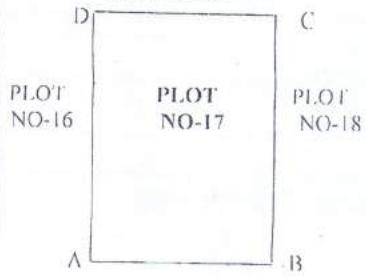
DIAMENSIONS OF PLOT IN METERS:-

AB	15.00	MT
BC	18.00	MT
CD	15.00	MT
DA	18.00	MT

DEDUCT AREA FOR ------M TANG ----- SQ.M

DEDUCT AREA UNDER ROAD WINDEN: ------- SQ.M

NET PLOT AREA REGULARIZED:- 270.00 SQ.MT



अर्जदाराने दिनांक १.१.२००१ पुर्वी पाडण्यात आलेले व हस्तांतरीत करण्यात आलेले भुखंडाचा पुरावा व सादर केलेले हमीपत्र याचे आधारे

हे नियमितीकरण खालील अटी व शर्तींवर करण्यात येत आहे.

१) महाराष्ट्र गुंठेवारी विकास (नियमाधीन करणे, श्रेणीवाढ व नियंत्रण) अधिनियम २००१ च्या कलम ५ (१) अन्वये हा भुखंड अकृषिक वापरासाठे रुपांतर केले असल्याचे मानन्यात येतो म्हणून भूखंड धारकाने अकृषिक आकारणीची शुल्काच्या भरणा तहसिलदार यांचे कडे करावा. मात्र या अधिनियमाचे कलम ३ (२) घ नुसार नियमाधीन करण्यामुळे, इमारतीच्या किंवा इमारतीच्या संदर्भात अशा प्रकारे नियमाधिन करण्यापुर्वी त्याच्या धारकांकडे नसलेल्या असा मालकी हक्क किंवा तावा प्रदान केला जात नसल्याने नगर भुमापन कार्यालयाने आखिव पत्रिकेमधे नोंद घेण्यापुर्वी रेव्हन्यु रेकार्ड नुसार भुखंडधारकाची नियमितीरकण पुर्वी पासुन मालकी हक्काची तपासणी करुन आखिव पत्रिकेत नोंद घ्यावी.

अकृषक आकारणी भरणा करुन झालयाने सक्षम प्राधिकरणाकडून अशी नोंद "आखिव पत्रिकेत" आल्यानंतर त्याची प्रत जोडून नाहरकत प्रमाण पत्र/ तावाची नोंद / इमारत नकाशे इत्यादी करिता अर्ज नागपूर सुधार प्रन्यास पाठे स्विकारल्या जातील.

२) हे नियमितीकरण यु.एल.सी./ सक्षम प्राधिकरण / न्यायालय / नगर भूमापन / व इतर ठिकाणचे दावे असल्यास भविष्यात त्याच्या निकालाचे अधिन करण्यात येत आहे. त्यावर या नियमितीकरणाचा प्रभाव राहणार नाही. तसेच अर्जदाराने दिलेल्या माहितीमधे काही अनियमितता / चुकीचे विवेचन लक्षात आल्यास हे नियमितीकरण रद्द झाल्याचे समजण्यात येईल.

३) अर्जदाराने नागपूर सुधार प्रन्यासचे नाहरकत प्रमाण पत्र घेतल्या शिवाय भूखंडाची विक्री/गहाण/हस्तांतरण विक्रीपत्र करु नये.

४) पुर्व परवानगी शिवाय भुखंडाचे विभाजन / एकत्रिकरण व इमारतीचे बांधकाम करु नये. रितसर इमारत परवाना (परिशिष्ट इ) घेवून बांधकामास सुरवात करावी व परिशिष्ट 'फ' / 'ग' / 'ह' प्रमाणे सुचना देवून बांधकाम पूर्ण झाल्यानंतर परिशिष्ट 'क' प्रमाणे इमारत भोगवटा प्रमाणपत्र प्राप्त करावे.

५) नकाशात पिवळ्या रंगाने दाखविलेले बांधकाम काढण्याची प्रकीया तसेच रस्त्याकरिता लागणा–या जागेचा ताबा अर्जदाराने ३० दिवसात नागपूर सुधार प्रन्यासला हस्तांतरीत करावयाचा आहे. मात्र तसे न केल्यास कोणतीही पुर्वसुचना न देता नागपूर सुधार प्रन्यास तर्फे कार्यवाही करण्यात येईल.

६) विकास नकाशयातील आरक्षणे /रस्ते इत्यादीकरिता नागपूर सुधार प्रन्यासने घेतलेल्या जमिनीकरीता हस्तांतरणीय विकास हक्क/नुकसान भरपाई/पर्यायी भूखंड देण्याची जबाबदारी प्रन्यासची नाही. (कलम ३ (२) ग)

७) अभिन्यासातील उपार्जित होण्याच्या प्रशमन शुल्काच्या रकमेच्या मर्यादेत विज पुरवठया व्यतिरिक्त पायाभूत सुविधा पुर्तिकरण येतील. असे शुल्क विकास नकाशयातील महत्वाचे रस्ते, मलवाहीका, पाण्याची लाईन इत्यादी करता नागपूर सुधार प्रन्यास खर्च करेल. (कलम ६ (१)) मात्र भूखंडाचे क्षेत्रफळ / उपलब्दता / पोचमार्ग इत्यादी करिता नागपूर सुधार प्रन्यास जबाबदार राहणार नाही.

Encl:

200303276609

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.

2022-2023

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

8694 civic

(हि रसिद 01/04/2022 पासून 31/03/2023 पावेतो वापरली जाईल.त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक: RCPT2223024603 **मोहल्याचे नांव:** TELANKHADI BLOCK 2

घर क्रमांक: 802/17

यूपीन: 0680020364 **इंडेक्स क्रमांक:** 68SKP0128771

घर मालकाचे नांव: V.R. CONSTRUCTION THROUGH PARTNER VIRENDRA GHANSHYAM MENDHEKAR & RAHUL GAJANAN DAGWAL

वहिवाटदाराचे नांव :

तारीख पासून : 01-04-2022 ता 31-03-2023 पावेतो

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	19452	1924	
पाणी कर (Water Tax)	12054	0	
मलजल कर (Sewerage Tax)	10494	1050	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	660	88	
अग्नी सेवा कर (Fire Service Tax)	876	88	
मलजल लाभ कर (Sewerage Bene. Tax)	656	88	
पाणी लाभ कर (Water Bene. Tax)	656	88	
पथ कर (Street Tax)	656	88	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर(Municipal Education Tax)	656	88	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	9382	0	
रा.स.शी.कर (Educn. Cess)	5242	524	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठया निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	4370	874	
सुट (Rebate)	0	350	
एकूण (Grand Total)	65154	4550	

एकूण रक्कम अक्षरी रू (In words total Rs.) SIXTY-NINE THOUSAND SEVEN HUNDRED AND FOUR RUPEES ONLY

Received Amount :₹69,704.00

(Payment is made by cash)

Manual Receipt No. :	Manual Receipt Date: 01/01/0001

दिनांक: 17/05/2022

Generated By: A-THAKARE

वसूल करणाराची पूर्ण सही

Full Signature of the Official

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महाराष्ट्र शासन

मालमत्ता पत्रक

280

गाव/पेठ : दाभा | तालुका/न.भू.का. : न.भू.अ.३ नागपूर | जिल्हा : नागपूर

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
२८०	-	-	८८५९८.३०	शेती	--

सुविधाधिकार --

हक्काचा मुळ धारक
वर्ष:१९७१

पट्टेदार --

इतर भार --

इतर शेरे --

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षांकन
२२/०८/२००५	मा.कोर्ट विद्यमान अतिरीक्त तहसीलदार गैरकृषी कर आकारणी यांचे आदेश क्र. रा.मा.क्र./के/१५६७/एन.ए.पी.३४/०४-०५ अन्वये स.न.७२,७३ पैकी प्लॉट नं.२९७ क्षेत्र ३६० चौ.मी.जागेला अकृषीक परवानगी मिळाल्याने क वर्गात नोंद कायम प्लॉट पुरते.		क वर्ग	फेरफार क्रं.३८३ प्रमाणे सही- २३/८/०५ न.भू.अ क्रं.३,नागपूर
२२/०८/२००५	महसुल अभिलेख ७/१२ नुसार स.न.७३/१ क्षेत्र २.२९ हे.आर. जागेवर धारक म्हणून नाव दर्ज असल्याने फक्त ३६०चौ.मी.जागेपुरते.		H [सुयोगनगर सहकारी गृह निर्माण संस्था मर्या.नागपूर फे.क्र.३८५]	फेरफार क्रं.३८४ प्रमाणे सही- २३/०८/२००५ न.भू.अ.क्रं.३,नागपूर
२२/०८/२००५	खरेदीने र.द.क्र.४७ दि. ६/७/०१ अन्वये रु. १९,८००/- मध्ये स.न.७२,७३ पैकी प्लॉट नं.२९७ क्षेत्र ३६०चौ.मी.		H सौ. तारा चिंतामण कोंगरे फे.क्र १५३४८	फेरफार क्रं.३८५ प्रमाणे सही- २३/८/०५ न.भू.अ.क्रं.३.नागपूर
०८/०९/२००५	मा. कार्ट विद्यमान अतिरिक्त तहसिलदार गैरकृषीकर आकारणी यांचे आदेश रा.मा.क्र. एच/१४२४८/एन.ए.पी.३६/०३-०४ अन्वये स.न.७२,७३ पैकी प्लॉट नं.५२ क्षेत्र २८२.६० चौ.मी.जागेला अकृषीक परवानगी मिळाल्याने.		क वर्ग	फेरफार क्रं.४०३ प्रमाणे सही- ८/९/०५ न.भू.अ.क्रं.३,नागपूर
०८/०९/२००५	महसुल अभिलेख ७/१२ नुसार स.न.७३/१ पैकी क्षेत्र २.२९ हे.आर. जागेवर नाव दर्ज असल्याने फक्त २८२.६० चौ.मी.जागेपुरते.		H [सुयोगनगर सहकारी गृह निर्माण संस्था नागपूर फे.क्र. ४०५]	फेरफार क्रं.४०४ प्रमाणे सही- ८/९/०५ न.भू.अ.क्रं.३,नागपूर
०८/०९/२००५	खरेदीने र.द.क्र. ४७ दि. ६/७/०१ अन्वये रु .१५,५४३/- मध्ये प्लॉट क्र.५२ क्षेत्र २८२.६० चौ.मी.		H सौ. अरुंधती दादन काटोले	फेरफार क्रं.४०५ प्रमाणे सही- ०८/०९/२००५ न.भू.अ.क्रं.३,नागपूर
०२/१२/२००५	मा.कोर्ट विद्यमान अतिरीक्त तहसिलदार गैरकृषी कर आकारणी यांचे आदेश रा.मा.क्र. के/१२८६३/एन.ए.पी. ३४/०३-०४ अन्वये स.नं. ७२,७३ पैकी प्लॉट नं. २९८ क्षेत्र ३६०.०३ चौ.मी.जागेला अकृषीक परवानगी मिळाल्याने		क वर्ग	फेरफार क्रं.५२२ प्रमाणे सही- २/१२/०५ न.भू.अ क्रं.३,नागपूर
०२/१२/२००५	महसुल अभिलेख ७/१२ नुसार स.नं. ७३/१ क्षेत्र २.२९ हे.आर.जागेवर धारक म्हणुन नाव दर्ज असल्याने फक्त प्लॉट नं. २९८ क्षेत्र ३६०.०३ चौ.मी. जागेपुरते		H [सुयोग नगर सहकारी गृह निर्माण संस्था नागपूर फे.क्र. ५२५]	फेरफार क्रं.५२३ प्रमाणे सही- २/१२/०५ न.भू.अ.क्रं.३,नागपूर
०२/१२/२००५	खरेदीने र.द.क्र. ३७३१ (छा)दि. ११.६.०१ अन्वये रु. १९,८००/-मध्ये प्लॉट नं. २९८ क्षेत्र ३६०.०३ चौ.मी		H वैशाली उदयराव गाडेकर	फेरफार क्रं.५२४ प्रमाणे सही- २/१२/०५ न.भू.अ क्रं.३,नागपूर
०२/१२/२००५	मा.कोर्ट विद्यमान अतिरीक्त तहसिलदार गैरकृषी कर आकारणी यांचे आदेश रा.मा.क्र. के/१२८३५/एन.ए.पी. ३४/०३-०४ अन्वये स.नं. ७२,७३ पैकी प्लॉट नं. ३६ क्षेत्र ३६०.०३ चौ.मी.जागेला गैरकृषीची परवानगी मिळाल्याने.		क वर्ग	फेरफार क्रं.५२५ प्रमाणे सही- २/१२/०५ न.भू.अ क्रं.३,नागपूर

०९/०३/२०२२	आदेशाने नोंद - तहसिलदार, गैरकृषी कर आकारणी क्र.५,यांचे कडील आदेश यांचे कडील आदेश क्रं. : रा.मा.क्र.१५६२/ NAP३४/२०२० -२०२१ दि. : ०८/०६/२०२१ अन्वये ख.क्र.७२,७३ मधील भूखंड क्र.१५५ , क्षेत्र १६२.०० चौ.मी. गैरकृषी करण्यात परवानगी मिळाल्याने क वर्गात रुपांतरीत नोंद तसेच र.द.क्र.३९८६ दिनांक २७/०८/२००२ अन्वये सुयोगनगर को हाऊ सोसा कडून खरेदीने नोंद दर्ज		H जसजीत कौर अलग	फेरफार क्रं.१६२ प्रमाणे सही- ०९/०३/२०२२ न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
०३/०४/२०२२	विशेष फेरफार खरेदी नोंद - दु.नि. नागपूर १ यांचेकडील र.द.क्र. ८५२४/२०२१ दिनांक २३/१२/२०२१ अन्वये ख.क्र. ७२ ,७३ भूखंड क्र. १७ क्षेत्र २७०.०० चौ.मी सह मिळकत श्री.नितीन सुधाकर डांगे व इतर १ यांच्या कडून खरेदीने नोंद दर्ज	दु.नि. नागपूर १ ८५२४/२०२१ २३/१२/२०२१	H व्हि.आर.कंस्ट्रक्शन तर्फे भागीदार विजेंद्र घनश्याम मेंढेकर व्हि.आर.कंस्ट्रक्शन तर्फे भागीदार राहुल गजानन डगवाल	फेरफार क्रं.१६२१२ प्रमाणे सही- ०३/०४/२०२२ न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

हि मिळकत पत्रिका (दिनांक ४/३/२०२२ ८:१२:३२ AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ४/६/२०२२ ११:५४:११ AM
वैधता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन ०९१७१००००१९४५२८९ हा क्रमांक वापरावा.

PROPOSED RESIDENTIAL MULTY FAMILY BUILDING
ON PLOT NO.-172/4, NO.-75,73/MC/JLA-DAHIA
SUDDA NAGAR SAHARA (BIHTA), NEMAN
SAHARA (E) SANJEEVNA NAGPUR
BELONGING TO
SHRI. MITHI SUDHAKAR DANGE
SAU. ARPANA MITHI DANGE

F.S.I. /MULTI-UP AREA CALCULATION

Sr.No.	Particulars	Area in Sq.mt.	Percentage (%)	FSI Area
A	Plot area as per 7/12			
B	Deduction for set back			
C	Net Plot Area (A-B)			
D	Permissible FSI			
E	Permissible Built-up Area (C x D)			
F	Proposed Built-up Area			
	Ground Floor			
	First Floor			
	Second Floor			
	Third Floor			
	Fourth Floor			
G	Excess / Deficit (E-F)			

AREA STATEMENT

Sr.No.	Description	Area in Sq.mt.	Percentage (%)
1	Plot Area		
2	Deduction for Road Widening		
3	Deduction for Reservation		
4	Net Plot Area (1-2-3)		
5	Permissible FSI		
6	Permissible Built-up Area (4 x 5)		
7	Proposed Built-up Area		
	Ground Floor		
	First Floor		
	Second Floor		
	Third Floor		
	Fourth Floor		
8	Total Built-up Area		
9	Excess / Deficit (6-8)		

PARKING AREA STATEMENT

Sr.No.	Description	Required	Provided
1	Two Wheeler		
2	Four Wheeler		
3	Visitor Parking		

CARPET AREA KEY PLAN

TYPICAL FLOOR PLAN

SITE PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED TYPICAL SECOND, THIRD, FOURTH FLOOR PLAN

TERRACE FLOOR PLAN

FRONT ELEVATION

SECTION AT A-A

SECTION AT B-B

SANCTIONED

NIT