



Nagpur Metropolitan Region Development Authority

APPENDIX D-2

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND SUB-DIVISION LAYOUT



Permit No - 27266

Approval No. : NMRDA/LT/2023/APL/00059

Proposal Code : NMRDA-23-07887

Date : 03/04/2023

To,

SHUSRUT SHRIDHAR RAUT, VIJAY YASHWANTRAO RAUT
KH NO:54/A,54/B/1, MOUZA:UMARGAON, TAH-DIST:NAGPUR

Sir/Madam,

With reference to your application No **NMRDA202300042**, dated **25-01-2023** for the land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section - , to carry out development work in respect of land bearing Revenue S.No. / Khasra no. / Gut no **54** , City Survey No / F.P.No , Mouje **UMARGAON** situated at Road / Street - Society - , it is to inform you that, land sub-division layout is hereby **tentatively approved and recommended for demarcation**, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority after developing them to the satisfaction of the Authority.
3. If you wish that the Authority has to carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the Authority.
4. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation No. 3.5. (applicable in case where owner is not allowed to develop)
5. This permission does not entitle you to develop the land which does not vest in you.
6. • Submitted proposed layout plan is for Residential purpose on land bearing kh no. 54/A, 54/B/1, Mouza – Umargaon, Tah - Nagpur (Gramin). The proposal is submitted by Shri. Shushrut Shridharrao Raut and Shri. Vijay Yashawantarao Raut. • As per sanctioned D.P plan the land is out of sector and the user of land as per SM – 3 is agriculture and 24.00 m road widening (MDR – 45). The land is within 750.00 m from Gaathan. • Submitted proposal is scrutinized as per the provision of UDCPR and not found as per the provision of UDCPR. Hence, we may inform applicant to comply the following points as given below. 1) Plot no 59 is not mention on layout plan. 2) As per required front margin for Major district road, plot no 1 is non buildable. Also front marginal zoning shown for plot no 1, 2 and 3 is incorrect. It should be 30.00 m from the centre of road. 3) Towards eastern side of layout, adjacent khasara no shown is incorrect. It should be kh no 54B/2, 54B/3, 54A/1. Submitted for reassign the layout proposal.

Signature Not Verified

Digitally signed by SANJAY
NARENDRA CHIMURKAR
Date: 2023.04.12 17:28:34 IST
Reason: Approved Certificate
Location: Nagpur Metropolitan Region
Development Authority



Executive Engineer,
Nagpur Metropolitan Region Development Authority,

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