Nagpur Metropolitan Region Development Authority

No.: E.E./NMRDA / DP/Agree/995 Nagpur, dt. 29/8/2023

To,

Smt.Anita Harish Agrawal
Through POA Holder Shri. Krishanu Harish Agrawal
R/o. Plot No. 287, Near Power Substation,
Wardhaman Nagar, Nagpur-440008

Subject :- Sanction of **Residential** Layout Plan/ Land Subdivision for land bearing Khasra No. **129/1/1** of Mouza **Mahalgaon,** Tah. **Kamptee,** Dist. Nagpur under section 45 of MRTP Act 1966.

Reference :- Your application dated **17/04/2023**

Kindly find enclosed herewith a copy of Development agreement executed between NMRDA and you along with copy of final approved Layout Plan of above mentioned land appeoved by Hon. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of MRTP Act 1966 for **Residential** use you are informed to get the drawings, designs & specifications of Development Works i.e. Asphalted (BM+SDBC) or you may option for C.C. Road, RCC/DWC Double wall Corrugated 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), Grey water recycling & reuse plant along with necessary drainage line etc. 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 and Grey Water Disposal as per clause no. 13.4 of UDCPR-2020 etc. approved from NMRDA through Executive Engineer-2, Nagpur Metropolitan Region Development Authority, Nagpur. One set of typical drawings and sections of development works is enclosed herewith for your reference.

Encl :- As above.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Copy submitted to :-

The Hon'ble Collector, Nagpur for information.

Copy to :-

1. The Chief Accountant & Finance Officer, NMRDA with Original Agreement for **FDR Customer ID No. 695179, dated 08.08.2023, from Union Bank, Wardhaman Nagar Branch, Nagpur valid upto Dt. 08.08.2028** record and safe custody
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer (East), Nagpur Metropolitan Region Development Authority.

-sd-

Executive Engineer
Nagpur Metropolitan Region Development Authority

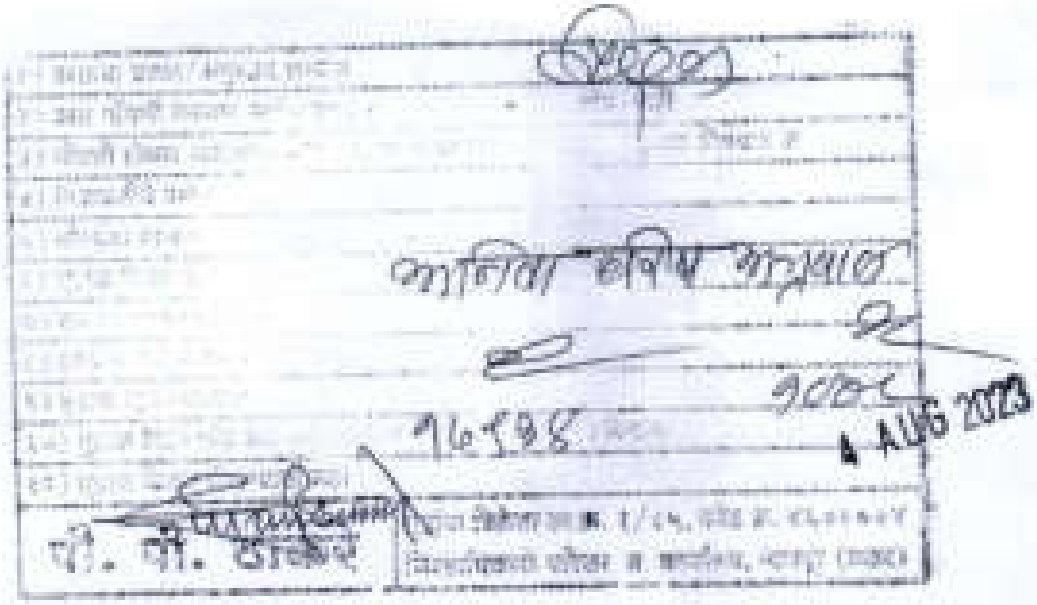


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NAGPUR TREASURY
52AA 731073
02 AUG 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this, the 28th day of **August, 2023** between the **Nagpur Metropolitan Region Development Authority**, declared by Govt. of Maharashtra for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R.-55/UD-7 Dtd. 04.03.2017 represented by its Executive Engineer, Nagpur Metropolitan Region Development Authority (here in after referred to as Party No. 01), which expression shall unless repugnant to the context or meaning there of be deemed to include its **Smt.Anita Harish Agrawal Through POA Holder Shri. Krishanu Harish Agrawal R/o. Plot No. 287, Near Power Substation Wardhaman Nagar, Nagpur-440008.** (here in after referred to as the Party No. 02), which expressions shall unless repugnant to the context or meaning there of be deemed to include its administrators, successors, representative and assigns on the other part, witnessed as under:-



WHEREAS the said Party No. 02 is the absolute owner of land admeasuring **38800.00 Sq.mt (3.88 HR)** layout is approved comprised in **Khasra No. 129/1/1 of of Mouza Mahalgaon, Tah. Kamptee, Dist. Nagpur.**

The aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt. 04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region.

WHEREAS, the Tentative layout plan is approved by Hon. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on dated **11.05.2023** and Hon. Metropolitan Commissioner, NMRDA has approved the final layout plan under Section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order **dated 01.08.2023.** The **Tahsildar, Kamptee** has issued NA sanad for land admeasuring **36060.94 Sq.mt. (3.606094 HR)** Out of **38800.00 Sq.mt (3.88 HR)** from Agricultural use to non-agricultural for the **Residential** purpose vide order **dated 23.06.2023**

WHEREAS the Party No. 02 desirous to get the layout on the aforesaid land to develop for the **Residential** purposes, in accordance with the plans, specifications and Development Control &Promotion Regulations and

WHEREAS the aforesaid land is situated in the area covered by the Nagpur Metropolitan Region as per Government of Maharashtra, Urban Development Department Notification, Dt. 04.03.2017, the said land is under jurisdiction of Nagpur Metropolitan Region Development Authority. The party No. 01 has control over the area in the matter of development of layout of said land; and

WHEREAS the Party No. 02 has applied for the development permission to the Party No 1 for developing the said land and Party No. 02 has given acceptance to the Terms and Conditions of Party No. 01 to develop the land as per plans, suggestions and directions of Party No. 01

in the manner of size, location, specifications and designs of plots and development works including Asphalted Road (BM+S.D.B.C.), RCC/DWC 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), Grey water recycling & reuse plant along with necessary drainage line etc. 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 and Grey Water Disposal as per clause no. 13.4 of UDCPR-2020 etc.,

WHEREAS in view of the acceptance given by the said Party No.2, the Party No. 01 has approved the Development Permission of aforesaid land in question, it is hereby agreed as under:-

(1) The Party No. 02 hereby agrees, to develop the layout at his own Risk and cost as per the drawings, designs & specifications approved by the Party No. 01 and as per Terms & Conditions of letter No. **EE-1(NMRDA)/340, Dt. 18.08.2023 of A.E. (NMRDA), Nagpur** and N.A. sanad of **Tahsildar, Kamptee** Dt. **23.06.2023.**

(2)(a) That the Party No. 01 doth hereby accord sanction to the said Party No. 02 to have the layout in the aforesaid area admeasuring **36060.94 H.R. (3.606094 HR)** Out of **38800.00 Sq.mt (3.88 HR)** bearing/comprised in **Khasra No. 129/1/1 of of Mouza Mahalgaon, Tah. Kamptee; Dist. Nagpur** developed in accordance with the sanctioned plan, a copy of which is herewith attached and which forms part of this agreement subject to the conditions that the Party No. 01 shall not be responsible to provide an approach road and street lighting to the layout of this land nor it shall bear/incur any expenditure for its construction and provision etc. in any way respectively.

(b) The Party No. 02 shall be solely responsible for the quality of development works in the layout. If required, Party No.01 may direct the Party No.02, to carry out the tests and submit reports for the development works & construction material used by the contractor. The Party No.02 shall abide by such directions and bear costs of such tests.

(3) That the said Party No.2 doth hereby agree:-

(a) To complete /execute all development works i.e. including Asphalted Road (BM+S.D.B.C.), or you may have option for C.C Road, RCC/DWC 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), Grey water recycling & reuse plant along with necessary drainage line etc. 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 and Grey Water Disposal as per clause no. 13.4 of UDCPR-2020 etc., in this layout, strictly in accordance with plans, drawings, specifications, designs which are approved by Party No.01 and in accordance with instructions which may be given on that behalf by Party No. 01 from time to time. The Party No.02 shall be solely responsible to arrange for electrification & street lighting in the layout at its own cost.

(b) To deposit with Party No.01 refundable sum of **Rs. 12,71,088/-** being **5%** of estimated development cost @ Rs. 65.52/- lakhs per Hector towards **security deposit** for completion of all development works mentioned above. Security Deposit shall bear no interest.

Party No.02 has accordingly deposited **Rs. 12,71,088/-**vide **FDR Customer ID No. 695179, dated 08.08.2023, from Union Bank, Wardhaman Nagar Branch, Nagpur valid upto Dt. 08.08.2028** with Party No. 01.

(c) To deposit with Party No.01 nonrefundable sum of **Rs. 12,71,088/-** being **5%** of estimated development cost @ Rs. 65.52 /- lakhs per Hector towards **Periodical supervision** charges and for grant of certificate at different stages of development as prescribed by Party No 01 in order to ensure that works are proceeding according to specifications, standard designs, lines & level prescribed by Party No. 01.

Party No.02 has accordingly deposited **Rs. 12,71,088/-** vide **Receipt No. 2023070544, Date 12.05.2023** with Party No. 01.

(d) The Party No. 02 shall have to deposit non refundable levy, assessment and development charges as per clause 124 B of M.R. & T.P. Act 1966 (Amended) on total land under the layout.

Party No.02 has accordingly deposited **Rs. 6,91,416/- Receipt No. 2023070544, Date 12.05.2023** with Party No. 01.

(e) Party No. 02 shall agree to bear and pay to party No. 01 the non refundable cost of proportionate construction to capital costs of sewage disposal scheme in peripheral area by Party No.01 @ Rs. 3,00,000/- per Ha.

Party No.02 has accordingly deposited **Rs. 11,64,000/- Receipt No. 2023070544, Date 12.05.2023** with Party No. 01.

(f) Party No.2 shall have to deposit non refundable Premium calculated at 15% rate of said land as prescribed in the Annual Statement of Rates of the year granting such Development Permission as per Appendix–I. Regulation No.10.4.4 (xxxxiii) of Sanctioned Unifide Development Control and Promotion Regulations-2020

Accordingly Party No. 02 has deposited Rs. **39,69,240/- Receipt No. 2023070544, Date 12.05.2023** with Party No. 01.

(g) If the aforesaid land is covered by Town Planning Scheme in future, the party no. 02 shall be liable to pay to the Party No.01 the betterment and development charges which may be assessed on the plot(s) in accordance with the provisions of the Maharashtra

Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017)/Maharashtra Regional & Town Planning Act 1966.

Provided that the Party No. 02 shall be liable to pay development charges to the *Party No.01* in respect of the unsold plots in layout and the purchasers shall be responsible to pay development charges to the *Party No.01* in respect of the plots sold to them. The Party No. 02 doth bind itself to incorporate a clause in the sale deed of each plot to the effect that the plot(s) is sold subject to the responsibility of the purchaser/s to pay betterment/ and development charges to the *Party No.01* in accordance with the provisions of the Nagpur Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017) / Maharashtra Regional & Town Planning Act 1966.

(4) The Party No. 02 shall be solely responsible for all the data and calculations thereof supplied in connection with the land under sanctioned layout. If any error is found subsequently, the Party No. 02 shall agree to modify the design, layout, alignment of roads, sizes of plots etc., as may be decided by the Party No. 01.

(5) The Party No. 02 shall agree to adjust the irregular portions of the land as may be necessary in accordance with the scheme/layout plan approved by the Party No. 01 for the said area, for which purpose the Party No. 02 may either be required to transfer its land to the Party No. 01 or purchase some land from the owners of the adjoining lands or from the Party No. 01 at the rates and on the conditions as may be decided by the Party No. 01 and till such adjustment is made by Party No. 02, the irregular plots in this layout shall not be sold or used in any manner whatsoever, by the Party No. 02.

(6) ***(a)*** Party No. 02 shall lay internal sewer lines at its own cost and construct a common S.T.P. within the layout to connect internal sewer lines and solid waste management system as per Clause no.13.5 of UDCPR-2020.

(6) Party No. 02 shall make adequate arrangement for Rainwater harvesting and solid waste management system as per Clause no.13.5 of UDCPR-2020.

(7) The Party No. 02 shall agree to lay C.I./ D.I./HDPE water pipe lines and to connect these pipe lines to the main water pipe line as and when laid by Party No. 01 / Nagpur Municipal Corporation / Municipal Council / Gram Panchayat /Maharashtra Jeevan Pradhikaran, till then the Party No. 02 shall preserve the existing wells, borewells, if any, and also shall construct wells and set up electric water pumps for supply of potable water as may be prescribed by the Party No. 01.

(8) Prior to occupation of building Party No. 02 shall makes full arrangement of water supply by digging the wells etc.

(9) The Party No. 02 shall construct the buildings after getting the plots released & Building Plans sanctioned from Party No. 01 in accordance with the applicable Zoning Regulations and Development Control and Promotional Regulations.

(10) The party No. 02 after completion of development works such as Asphalted Road (BM+S.D.B.C.), RCC/DWC 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), Grey water recycling & reuse plant along with necessary drainage line etc. 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 and Grey Water Disposal as per clause no. 13.4 of UDCPR-2020 etc., in the layout, the Party No. 02 shall also transfer it to the Nagpur Municipal Corporation/Grampanchayat / Municipal council, free of cost for maintenance and Party No. 02 shall be responsible for maintenance & management of all above works at its

own cost, till these are taken over by the Nagpur Municipal Corporation / Grampanchayat / Municipal Council after taking proper tests.

(11) Recreational open space shall be for the common use of all the residents or occupants of the layout/ building unit.

a) On sanction of the development permission, the recreational open space shall be deemed to have been vested in the society / association of the residents / occupants of the layout/building unit except as specified otherwise. In case such society or association is yet to be formed, the owner shall give undertaking to the Authority at the time of occupation certificate in case of Group Housing Scheme and at the time of final approval in case of plotted layout, that he will transfer the recreational open space at a nominal cost of Re.1/- to the society/ association whenever it is formed. The recreational open space shall not be sold/leased out / allotted/ transferred for any purpose, to any other person and it shall not be put to any other use except for the common use of society / association of the residents/occupants as mentioned in Regulation No.3.4.7 as per UDCPR Clause No.3.4.2. Accordingly party no. 2 has submitted undertaking on dated **04.07.2023**.

b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.

c) Party No. 02 shall have to get the Amenity Spaces released from the Party No. 01 and have to develop and use the same as per the relevant provisions of applicable U.D.C.P.R. and building plans of the amenities shall be got approved along with the regular proposal of the development on the land and development of amenities shall be carried out ahead of development on the land of Party No. 02.

(12) The Party No. 02 shall agree that any amount due to the Party No.1 on account of development works taken up by the Party No. 01 as per the terms of this agreement or on any account, that the due amount shall be a first charge on land and shall be recovered by the Party No. 01 as per the law. The Party No. 02 shall recite this and other terms in the sale deed/s of the plot(s) that shall be sold by the Party No. 02 and shall be binding on the purchasers.

(13) The Party No. 02 shall not sub-divide the land in this layout without obtaining prior written permission of the Party No. 01.

(14) In the matter of use and construction in this layout land, the Party No. 01 shall have an unfettered control in accordance with the Unified Development Control & Promotional Regulations and zoning regulation as may be in force from time to time. In the event of sale of land the Party No. 02 shall incorporate in the sale deed the conditions to the above effect of this agreement.

(15) It is hereby agreed between the parties hereto that in the event of breach on the part of Party No. 02 of any of the terms and conditions expressed herein or his failure to comply with any of the terms & conditions expressed herein mentioned, the Party No.1 will not grant permission for construction of the building on this layout or in any part thereof.

(16) The Party No. 02 shall be solely responsible for providing electrification in layout and shifting of L.T. line/ H.T. line of MSEDCL affected in the layout at his/ its own risk & cost with necessary permission from relevant competent authority.

(17) The Party No. 01 shall release the plots in favor of the Party No. 02 in proportion to the development works carried out to the satisfaction of the Party No. 01. The Party No.2 shall not transfer the plots in the layout before release of the same by Party No. 01. The plots in the layout shall be released in the following manner:

(a) 20% plottable area along with mandatory Amenity Space shall be released after execution of agreement and after due approval of development plans, design specification of development works from NMRDA.

(b) 30% of total plottable area shall be released after completion of 1st stage roads, handing over land for DP/RP roads to NMRDA & after development of all open spaces.

(c) 15% of the total plottable area of the layout shall be released after completion of RCC/DWC pipe sewer lines with SFRC cover and

RCC pipe Storm Drains with SFRC grills, rainwater harvesting system.

(d) 15% of the total plottable area of the layout shall be released after completion of laying of CI/ DI/ HDPE water pipe lines and providing wells with electric pumps where necessary for supply of potable water and construction of RCC wall for nalla canalization and solid waste management system as per Clause no13.5 of UDCPR-2020 as certified by the Party No. 01.

(e) 15% of the total plottable area of the layout shall be released after completion of 2nd stage Road and Asphalted Road (BM+S.D.B.C.), solid waste management system as per Clause no13.5 of UDCPR-2020, as certified by the Party No. 01.

(f) 5% of the total plottable area of the layout, subject to minimum of One (01) no. of plot, shall be released after completion of Sewage Treatment Plant (STP) as per MPCB norms and as certified by Party No. 01 and after completion of all development works and handing over the same to Nagpur Municipal Corporation/Gram Panchayat/Municipal Council for maintenance.

Till handing over of all development works, Party No. 02 shall be solely responsible for maintenance of services in the layout at his own cost. In case the Party No. 02 fails to construct STP in the layout due to non occupancy in the Layout. Party No. 02 can submit Bank Guarantee (BG) from Nationalized Bank/Scheduled Bank for the amount required for construction of STP. B.G. shall valid for a period or 3 years and after construction of STP the Bank Guarantee (BG) will be released by Party No. 01.

Note :-If the Party No. 02 opts to furnish a Bank Guarantee as a Security Deposit towards entire Development Cost plus 5% cost variation charges for 5 year's validity, then 90% plots shall be released by Party No. 01 and remaining 10% plots shall be released after completion of Development works in the layout by Party No. 02 as certified by Party No. 01 and after handing over of all development works to Gram Panchayat/ Municipal Council / Nagpur Municipal Corporation for maintenance.

(18) The amount of Security Deposit (S.D.) shall be refunded to Party No. 02 after completion of all the development worksduly certified by the Party No. 01 and after compliance of obligations as per this agreement and after one year from the date of handing over of Development works to Gram Panchayat/Nagar Parishad/NMC, Security Deposit shall bear no interest.

(19) Party No. 02 has submitted affidavit, declaration & Indemnity Bond, undertaking regarding land not affected by ULC Act 1976, undertaking regarding class of land as per G.R. of Revenue Department dated 22/01/2016 on requisite stamp paper to party No. 1 in confirmation of its ownership. If any legal dispute arises regarding the said land, the Party No. 02 shall be solely responsible for it. Further Party No. 02 indemnifies Party No. 01 & Government against any claims & damages arising out of such legal disputes.

(20) It is agreed between the parties that if required the Party No. 02 shall bear the costs of the execution and registration of this agreement, other documents, deeds etc.

(21) It is also hereby agreed that in the event of difference of opinion between the parties to the agreement hereto in respect of any matter or matters contained herein, the decision of the Metropolitan Commissioner Nagpur Metropolitan Region Development Authority, shall be final and binding on Party No.02. Metropolitan Commissioner Nagpur Metropolitan Region Development Authority, shall be sole Arbitrator in case of any dispute.

*(22)*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.

*(23)*Fly Ash should be use for construction of embankment for road work where embankment is more than 2 m.

(24) Fly Ash products like paving blocks/tiles, Bricks etc. should be used for construction of development works.

*(25)*Shall have to make arrangement for solid waste Management at your own cost as per clause no. 13.5 of UDCPR.

(26) The Party No. 2 shall give access to adjoining land owner/layout owner for approach from their layout road.

(27) The plots shall be sold only after execution of Development Agreement with 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 provide Electric substation & WWTP in proposed land.

(30) Shall have to handover area under road widening to NMRDA free of cost as per clause No. 7.2 of UDCPR-2020

IN WITNESS WHEREOF the parties have set their hands on this day of 28th **August, 2023.**

WITNESSES:

1. Signature _____

Name Ravindra C. Dakate

Age 67 Occupation Service

Address 12 Mayuri Colony Besa, Nagpur

Telephone No. 9373484346

2. Signature _____

Name Sakat S. Gawai

Age 27 Occupation Service

Address 502 Chandni Krishni Apt. Great Nag Rd, Nagpur

Telephone No. 9823769317

Nagpur Metropolitan Region Development Authority

PARTY NO. 01 *through*

Executive Engineer

(NMRDA)

PARTY NO. 02

Owner :-

Smt. Anita Harish Agrawal
Through POA Holder
Shri. Krishanu Harish Agrawal

Union Bank

WARDHMAN NAGAR NAGPUR Print Sol: 00000

Mandate-BINDEY

Receipt / Advice / Ac / TD CM / TDR ID/No: 695179
MR SUPERINTENDING ENGINEER NARDIA MC
MS ANITA B AGRAWAL

Receipt Date: 08-08-2023
Value Date: 08-08-2023

Received from

₹ Twelve Lakh Seventy One Thousand Eight only.

Under DEIC-DEP.REINVEST.CERT.
For 0 Mths 0 Dys

Subject to the terms and conditions applicable to the scheme.

Account No.	509300300091562
Customer ID	201000977
Deposit Amt.	12,71,088.00
Period	5 Y 0 M 0 D
Interest % p.a.	6.70
Due Date	08-08-2028
Maturity Value*	
Yield % p.a.	17,71,983.00

Authorised Signatory Authorised Signatory

*Additional interest benefit of 0.50% will be included

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 129/1/1 , P.H. NO. -20 , MOUZA - MAHALGAON TAH. - KAMPTEE, DIST. - NAGPUR.

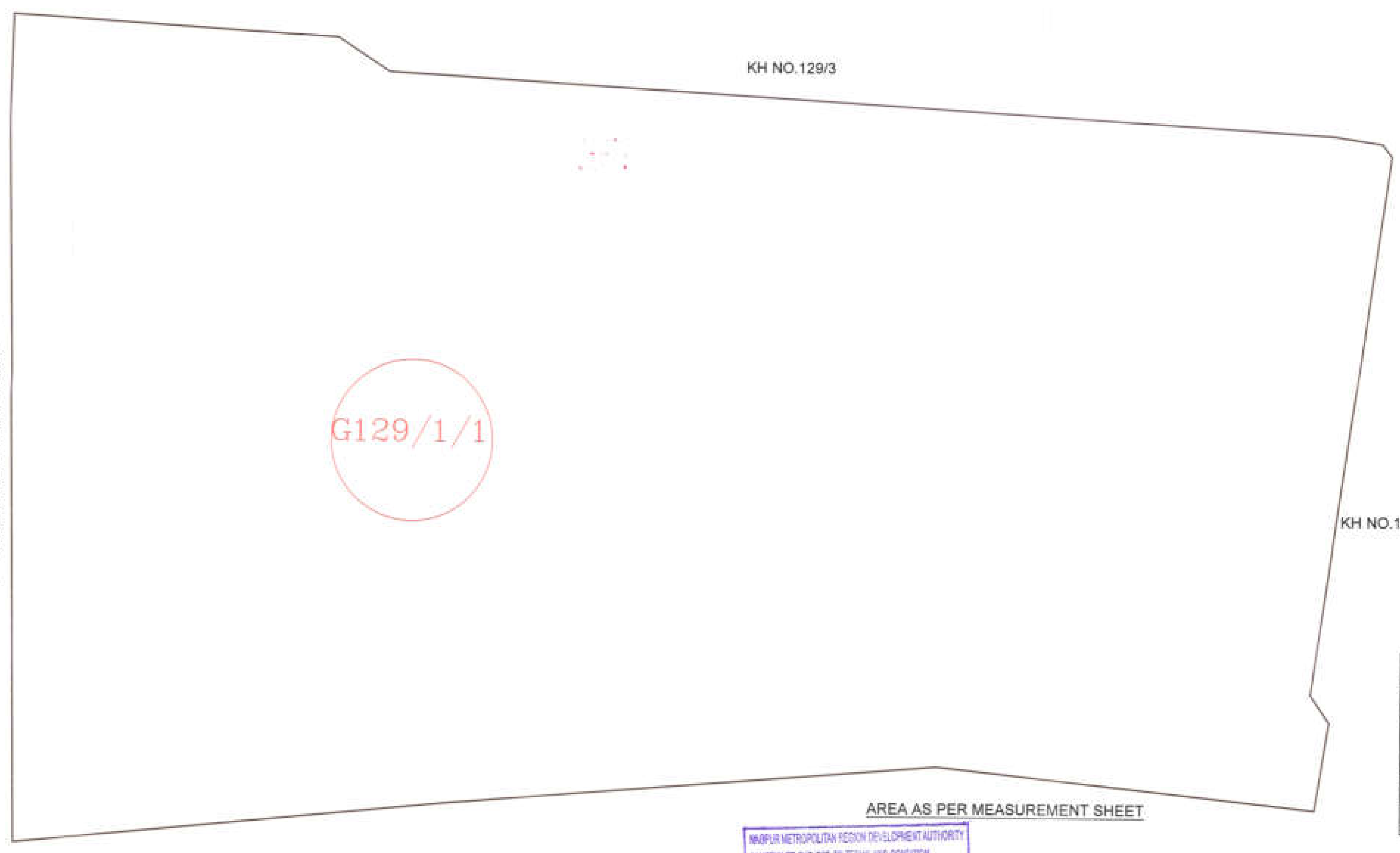
BELONGING TO :-
1) MRS.ANITA HARISH AGRAWAL

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	36060.94
	a) As per ownership document (7/12, CTS extract)	38800.00
	b) as per measurement sheet	36060.94
	(c) as per site	36060.94
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	0.00
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	0.00
3.	Balance area of plot (1-2)	36060.94
4.	Amenity Space (if applicable)	
	(a) Required -	1803.05
	(i) Adjustment of 2(b), if any -	---
	(c) Proposed -	3609.28
5.	Net Plot Area (3-4 (c))	32451.66
6.	Recreational Open space (if applicable)	
	(a) Required -	3606.09
	(b) Proposed -	3607.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	6051.58
8.	Service road and Highway widening	447.51
9.	Plotable area	22270.33
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.45
11.	Area for inclusive housing	
	(a) Required -	6490.33
	(b) Proposed -	--
12.	Area for ESS	25.00
13.	Area for WWTP	50.00

Project Details

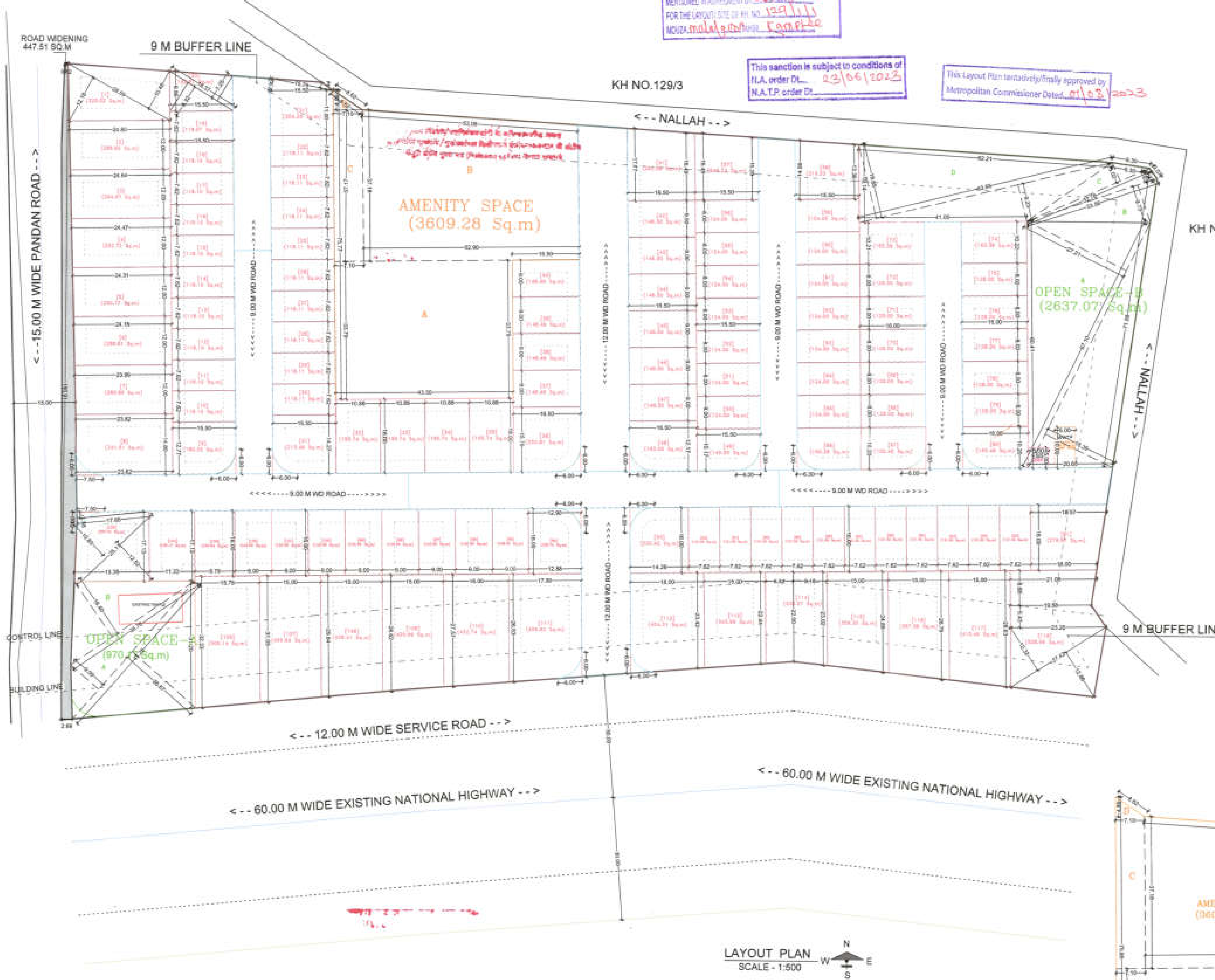
Proposal Code - NMRDA-23-50512
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Layout Approval
Layout Demarcated/Final
Khasra No. - 129/1/1
Sheet No. - 129/1/1
Tahsil : KAMPTEE
Mouza : MAHALGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :



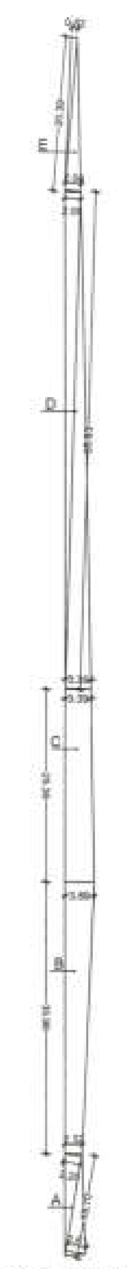
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT Dt. 28/08/2023
FOR THE LAYOUT SITE OF KH. NO. 129/1/1
MOUZA Mahalgaon

This sanction is subject to conditions of N.A. order Dt. 23/06/2023
N.A.T.P. order Dt.

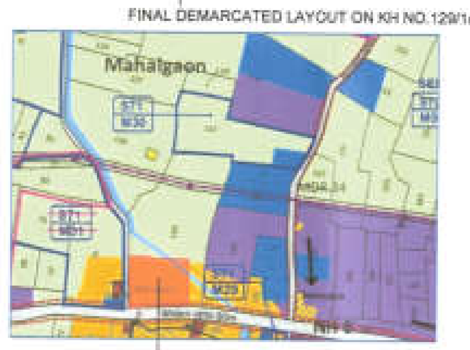
This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 01/03/2023



LAYOUT PLAN
SCALE - 1:500

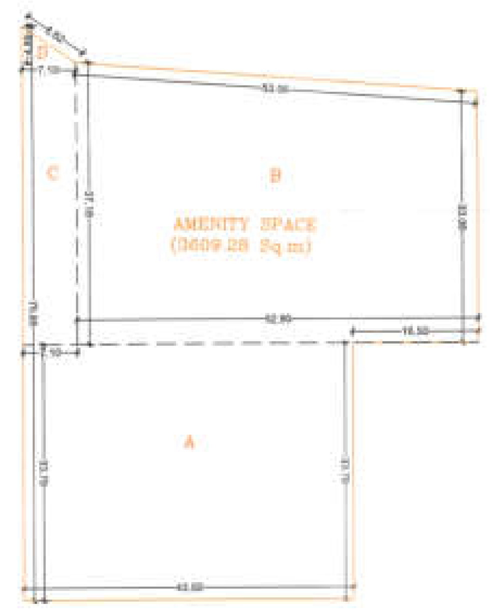


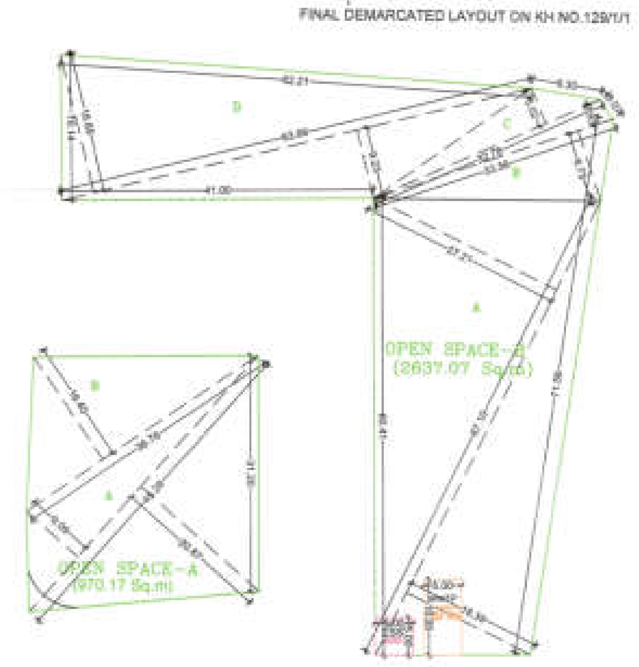




FINAL DEMARCATED LAYOUT ON KH NO.129/1/1

FINAL DEMARCATED LAYOUT ON KH NO.129/1/1





PLOT NO.	SIZE (M)	AREA (SQM)	DEDUCT TANGENT AREA (SQM)	DEDUCT E.S.S & WWTP AREA (SQM)	NET AREA (SQM)	TOTAL NET AREA (SQM)
OPEN SPACE A	0.5 X (9.09 + 20.87) X 45.28	678.294			970.106	3607.117
	0.5 X 36.76 X 16.40	301.432				
		979.728	9.62			
OPEN SPACE B	0.5X(18.39+27.21)X67.10	1529.88			2637.011	
	0.5X(9.73+2.93)X33.56	212.434				
	0.5 X 32.78 X 5.02	82.277				
	0.5 X (18.65+9.23) X 63.66	887.42				
		2712.011		75		
AMENITY SPACE	43.50 X 33.79	1469.865			3609.543	3609.543
	0.5 X (37.18 + 33.08) X 52.90	1858.377				
	0.5 X (37.18 + 37.17) X7.10	263.942				
	0.5 X 7.10 X 4.89	17.359				
		3609.543				
ROAD WIDENING	0.5X(2.61+2.29)X13.70	33.565			447.509	447.509
	0.5X(3.89+2.32)X35.96	111.695				
	0.5X(3.89+3.39)X25.63	93.31				
	0.5X(3.39+2.08)X65.83	180.374				
	0.5X(0.82+2.08)X20.39	29.565				
		447.509				

WAVE
DESIGNERS & PLANNERS

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Anita Harish Agrawal

Postal Address : Plot No. 287, Near Power Sub Station, Nagpur-440035, Maharashtra

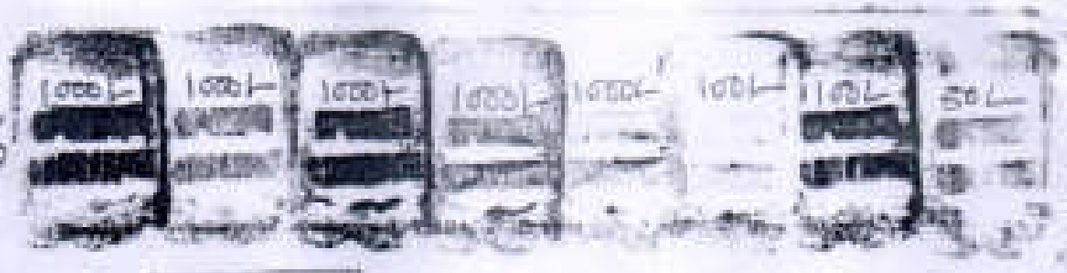
Phone No. 9823298881

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Demarcated/Final

SITE ADDRESS :
KH. NO. 129/1/1, P.H. NO. 20 MOUZA-MAHALGAON, TAH.-KAMPTEE, DIST.-NAGPUR.

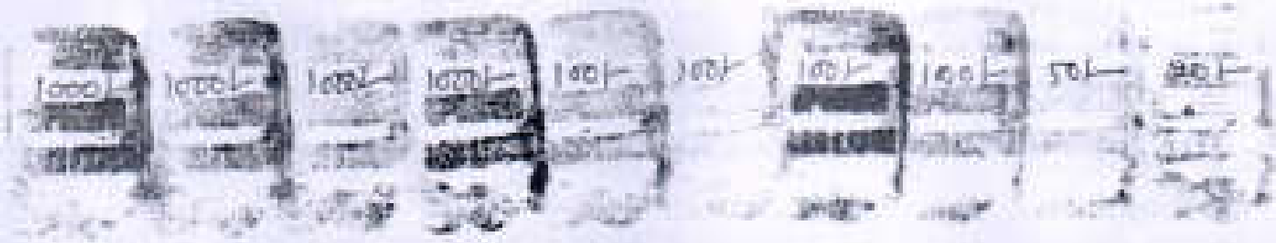
SCALE - 1:500
JOB NO - NMRDA-23-50512
CHECK BY -
SUBMISSION DRAWING

3



Rs. 52501/-

Stamp Duty Eligible
Addl. Tehsil Office
Nagpur on 10 JAN 1996



Rs. 44701/-

Stamp Duty Eligible
Addl. Tehsil Office
Nagpur
on 7 Feb 1996

Addl. Sub-Registrar

SALE DEED VALUED AT Rs.1,30,000/-
(RUPEES ONE LAC THIRTY THOUSAND ONLY) (2,72,730)

THIS SALE DEED is executed on this 22nd day of FEBRUARY 1996 by Shri Sunil S/o. Gopalrao alias Baburao Wathode, aged about 34 years, resident of Jaripatka, Nehal, Nagpur (hereinafter called the VENDOR), which expression shall always mean and include his heirs, successors, executors, assigns etc.and all such other persons claiming through or under him IN FAVOUR OF Smt.Pushpadevi W/o.Gangaram Agarwal, aged about 52 years, resident of 287, Wardhman Nagar, Nagpur (hereinafter called the VENDEE),which expression shall always mean and include her heirs, successors, executors, assigns etc.of the OTHER PARTS.



Addl. Sub-Registrar, Class-I
Nagpur

WHEREAS the Vendor was the sole, exclusive and absolute owner of the field survey No.36/1,area 10.00 acres (4.04 hectares), L.R.Rs.15=75, Right-Bhumiswami with 1/3rd right in the pucca well to fetch water for irrigation, situated in Mouza - Mahalgaon, Tahsil Kamptee, Dist.Nagpur, by virtue of allotment of the said land to his share in the registered partition effected between Late Gopalrao alias Babanrao Warhade and his sons Vijay S/o.Babanrao Warhade, Anil S/o.Babanrao Warhade and Sunil S/o.Babanrao Warhade (the Vendor) on 2-1-1980,and a registered Sale Deed dt.29-9-1980 for consideration of Rs.45,000/- was executed in favour of Vendee who was also placed in possession of the said land in pursuance of the said Sale Deed and since then she has been in continuous possession of the said land till this date;

AND WHEREAS the Vendor had filed Special Civil Suit No.66 of 1985 against the Vendee in the court of 6th Jt.Civil Judge, Senior Division, Nagpur, claiming a declaration that the Sale-Deed dated 29-9-1980 executed by him being during his minority is null, void and invalid and also for other consequential reliefs;

AND WHEREAS the Vendee has contested the claim of the Vendor in that Suit,which Special Civil Suit is still pending before the Court of 6th Joint Civil Judge, Senior Division, Nagpur;

...3...

AND WHEREAS with a view to avoid further litigation and to normalise the strained relations between the Vendor and the Vendee, and to avoid further complications, the parties hereto arrived at an amicable settlement between them whereby the vendor agreed to execute a Fresh Sale- Deed of the same Land in favour of the Vendee and the latter agreed to compensate the Vendor by paying him the additional amount of Rs.1,05,000/-.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That the vendor hereby transfers all that piece of Agricultural Land bearing Survey No.36/1, area 4.04 hectares (10 acres), Right-Ehumiswami, L.R. Rs.15-75, situated at Village-Houza Mahalgaon, Tahsil Kamptee District Nagpur, for the total consideration of Rs.1,50,000=00 (Rupees One Lac Fifty Thousand only), out of which the Vendor had already received Rs.45,000=00 (Rupees Fourty Five Thousand only) from the Vendee on 29-9-1980 under the document dt 29-9-80 Aforesaid and the Balance of Rs.1,05,000=00 (Rupees One Lac Five Thousand only), at the time of execution of this Sale-Deed which the Vendor hereby acknowledges.

2. That the property hereby transferred is free from all encumbrances and that the Vendor has absolute, clear and transferable title to the property hereby sold.

SCHEDULE OF PROPERTY.

An Agricultural Land bearing field survey No.36/1, area 10.00 acres (4.04 hectares), L.R.Rs.15-75, Right Ehumiswami with 1/3 rd share and right in the pucca well for irrigation situated in Houza-Mahalgaon, Tahasil Kamptee, District Nagpur.

3. The Vendor hereby agrees that he has not entered into any transaction in respect of the above property with any other person and has not created any encumbrances of any kind whatsoever on the said land and that no other person has any right, title, claim or interest of any kind whatsoever in the said property and that he is the sole, exclusive and absolute owner of the said property and that this document is by way of ratification of the document already executed on 29-9-1980 in favour of the Vendee.

IN WITNESS WHEREOF the Vendor has signed this documents of his own free will, consent and mind at Nagpur on the date, month and the year first above written in presence of the attesting Witnesses, who have also signed on this document in his presence and that this document shall be binding on his heirs, successors, executors and assigns.

VENDOR.

Sd/- S.B. Wachode
(Sunil B. Wachode)

WITNESSES:

1. Sd/- A.L. Agrawal

2. Sd/- N.S. Gadbade
NARAYANRAO GADBADE
At Sarvodaya Nagar
Umred Road Nagpur-24

Copied By me
Read by me
Compared by me

सत्यप्रत

कोर्ट विद्यमान अक्षय पोयाम, तहसिलदार कामठी, यांचे कार्यालय, जिल्हा नागपूर

स.मा.क्र- 34 /एनएपी-34/मौजा-महालगांव/कामठी/2022-23
जा.क्र.प्रस्तु-1/तहसिलदार-कामठी/कावि- 603 /2023
तहसिलदार कामठी यांचे कार्यालय, कामठी
दिनांक- 23/06/2023

वाचा : मा. जिल्हाधिकारी, नागपूर यांचे अधिकार प्रदान आदेश क्रं. प्रसुत/कावि 1469/22 दिनांक 19.09.2022

परिशिष्ट "ब"

महाराष्ट्र जमीन महसूल संहिता, 1966-च्या कलम-42-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाचा सनदेचा नमुना.

ज्याअर्थी, जिल्हा - **नागपूर**, तालुका – **कामठी**, गांव – **महालगांव**, प.ह.नं.- 20, च्या क्षेत्र सर्वे क्रमांक 129/1/1, एकूण आराजी 3.88 हे.आर (38800.00 चौ.मी) पैकी अराजी 3.606094 हे.आर. (36060.94 चौ.मी.) या जमिनीच्या भोगवटादाराने **महाराष्ट्र जमीन महसूल संहिता, 1966** च्या **कलम 42-अ** च्या तरतुदीन्वये,सविस्तर/ **निवासी** /प्रस्तावित अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास **कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर** यांचे अंतिम मंजूरी अहवाल क्र.का.अभि./ नाप्रविप्रा/8394, दिनांक- 18.05.2023, अन्वये **विकास/बांधकाम** परवानगी प्राप्त केली आहे, त्याअर्थी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत जोडला आहे. **मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.**

AREA STATEMENT				
1	AREA OF PLOT (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	36060.94		
	D) AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	38800.00	SQ.M.	
	E) AS PER MEASUREMENT SEET	38800.00	SQ.M.	
	F) AS PER SITE	36060.94	SQ.M.	
2	DEDUCTIONS FOR	-	-	
	C) PROPOSED D.P./D.P.ROAD WIDENING AREA /SERVICE ROAD / HIGHWAY WIDENING	0.00	SQ.M.	
	D) ANY D.P. RESERVATION AREA	0.00	SQ.M.	

	E) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	F) EXTERNAL STRUCTURE IN PLOT	0.00	SQ.M.	
	G) NOT IN POSSESSION	0.00	SQ.M.	
	(TOTAL A+B+C+D)	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1-2)	36060.94	SQ.M.	
4	AMENITY SPACE (IF APPLICABLE)	--		
	A) REQUIRED	1803.05	SQ.M	
	B) ADJUSTMENT OF 20(A) IF ANY	--		
	C) PROPOSED	3609.28	SQ.M	
5	NET PLOT AREA (3-4(C))	32451.66	SQ.M	
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	--	--	
	A) REQUIRED	3606.09	SQ.M	
	B) PROPOSED	3607.24	SQ.M	
7	INTERNAL ROAD AREA(NET PLOT – (PLOTABLE AREA + OPEN SPACE + MSEB + EXTERNAL STRUCTURE))	6051.66	SQ.M	
8	SERVICE ROAD AND HIGHWAY WIDENING	447.51	SQ.M.	
9	PLOTABLE AREA	22270.25	SQ.M.	
10	PRO – RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9)	1.45		
11	AREA FOR INCLUSIVE HOUSING	--		
	A) REQUIRED	6490.33	SQ.M.	
	B) PROPOSED	--	--	

त्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार देय रुपांतरण करावी व या नमुद "निवासी" अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यात येते.

उपरोक्त प्रमाणे जागेचे एकुण क्षेत्रफळ 3.88 हे.आर (38800.00 चौ.मी) पैकी आराजी 3.606094 हे.आर. (36060.94 चौ.मी.), "निवासी" प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच 7774.77 (PLOABAL AREA 22270.25 + Amenity space Proposed 3609.28 = 25879.53) चौ.मीटरला 10 पैसे प्रति चौ.मीटर याप्रमाणे अकृषक महसूल कर रुपये 2588/-, ग्रामपंचायत सेस कर अकृषक करा एवढा रुपये 2588/-, जिल्हा परिषद सेस सारा 7 पट अकृषक करण्या रुपये 18116/- याप्रमाणे कर अकृषक सारा पाचे 5 पट म्हणजेच रुपये 12940/- असे एकुण रुपये 36232/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तीच अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्राधिकाऱ्याकडे वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यात आलेल्या "निवासी" अकृषक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये, **नागपूर महानगर प्रदेश विकास प्राधिकरण, यांनी दिलेल्या अटी व शर्तीच्या अधिन राहून,** ही सनद देण्यात येत आहे.

1) आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित **विकास/बांधकाम** परवानगी प्राप्त झाल्यापासून दिनांक 31 जुलै 2023 (वर्ष) रोजी संपणाऱ्या हंगामाच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 2588/- **(रुपये दोन हजार पाचशे अठ्ठ्याऐंशी फक्त)** या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकाऱ्यांकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल,

2) उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भरील,

3) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणत्याही बदल करु नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमीनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून 30 **दिवसांच्या** आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील,

4) सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वार्डस् मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल,

5) उक्त जमिनीच्या भोगवटदाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकाऱ्यास, उक्त संहितेच्या आणि तदन्वये, करण्यात आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाध न आणता त्यास योग्य वाटेल अशी आकारणी भरल्यावर आणि **कलम** 329 च्या **पोट कलम** (2) च्या अधीनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यानंतर उक्त जमीन भोगवटदार याच्या वहीवाटीत असल्याचे चालू ठेवता येईल.

त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकारी यांनी प्राधिकृत केलेल्या अधिकाऱ्याने या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे, आणि त्यांच्या पदाची मोहोर लावली आहे, आणि अर्जदाराने मुद्दा दिनांक- 23/06/2023, रोजी त्यांच्या स्वाक्षरी केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

अनिता हरिष अग्रवाल

(साक्षीदाराची स्वाक्षरी व पदनामे)

अ)----------

श्री Kishore H. Agrawal

ब)----------

श्री Chandrakant N. Dahale

(साक्षीदारांची स्वाक्षरी व पदनाम)

अ)-----

श्री Krishanv H. Agrawal

ब)-----

श्री Chandrakant N. Dahale

आम्ही जाहीर करतो की, त्याने सन्देवर स्वत: अर्जदार **श्रीमती अनिता हरीष अग्रवाल,** रा. प्लॉट नं. 287, पॉवर सबस्टेशन, नागपूर यांनी स्वाक्षरी केलेली आहे. ती **अ व ब** व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(अक्षय पोयाम)
तहसिलदार कामठी

प्रतिलीपी :-

1) मा. जिल्हाधिकारी, (अकृषक) नागपूर यांना माहीती करीता सविनय सादर.
2) **कार्यकारी अभियंता-I, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर** यांना माहिती करिता अग्रेषित.
3) **तलाठी – महालगांव,** तालुका – **कामठी,** यांना सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबत माहिती व योग्य कार्यवाहीस अग्रेषित.
4) **सह जिल्हा निबंधक (प्रभारी), प्रशासकिय इमारत क्र. 2, नागपूर** यांना माहिती करिता अग्रेषित.
5) **उप अधिक्षक,भूमी अभिलेख, कामठी** यांना माहितीस व उचित कार्यवाहिस अग्रेषित.
6) **वसूली बाकी निरंक शाखा, तहसिल कार्यालय कामठी** यांना माहिती तथा आवश्यक कार्यवाहीस अग्रेषित. तरी सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबतच्या सूचना संबंधितास देण्यात याव्यात.
7) अर्जदार **श्रीमती अनिता हरीष अग्रवाल,** रा. प्लॉट नं. 287, पॉवर सबस्टेशन नागपूर यांना माहिती तथा उपरोक्त अटी व शर्तींच्या पूर्तता व अंमलबजावणी करण्यासाठी तसेच अकृषक कराची रक्कम रुपये 36,232/- चालानच्या स्वरुपात शासनजमा करण्याकरीता रवाना.

25.06.2013

(अक्षय पोयाम)
तहसिलदार कामठी

20 Rs.



WILL

I, Smt. Pushpadevi W/o. Shri Gangaram Agrawal, resident of Wardhmannagar, Nagpur, hereby make this WILL, as I am not keeping well and anything can happen to me at any time, on this 3rd day of July, 1998.

I have not made any other WILL so far, and in case there is any other paper which may be construed as a WILL, the same is hereby revoked and I declare that this is my best WILL.

That as on date, I hold immovable properties, movable properties like, Jewellery, shares, bank and cash balances and debtors and creditors.

That I hereby allot the various assets to my Kith and Kin as detailed below :-

[1] Sevasadan Flat [my share 50%] to Preeti D/o. Gangaram.

[2] Agricultural Land at Mahalgaon
Khasara No. 129 , Area Ten acres
To, Smt. Anita W/o. Harish.

[3] Agricultural Land at JUI KALA
[Jeetpura] Hariyana to Smt. Sarnchi W/o. Dinesh.

[Contd....2]

[4] Gold ornaments / Diamonds.

[a] 50% to Preeti D/o. Gangaram.

[b] 25% to Smt. Anita W/o. Harish.

[c] 25% to Smt. Suruchi W/o. Dinesh.

[5] Silver Utensils etc.

[a] 50% to Preeti D/o. Gangaram.

[b] 25% to Smt. Anita W/o. Harish.

[c] 25% to Smt. Suruchi W/o. Dinesh.

[6] Shares of various companies :

[a] 50% or so to Harish S/o. Gangaram.

[b] 50% or so to Dinesh S/o. Gangaram.

[7] Debtors and Creditors

The entire debtors and Creditors excepting amount outstanding against Smt. Anita Agrawal and Smt. Suruchi Agrawal will go to my husband Shri Gangaram Agrawal who will recover the amount from Debtors and after paying to the creditors, balance amount will be given to Preeti D/o. Gangaram. The amount standing in the name of Smt. Anita and Smt. Suruchi will belong to them.

[8] Cash and bank balances Provident Fund etc.

The entire amount as on date of death will go to Preeti D/o. Gangaram.

I have signed this 'WILL' of my own free will, without any duress, and I am in full possession of my mental faculties and I am signing this 'WILL' after understanding fully the contents of above in the presence of witness.

I hereby appoint my husband Shri Gangaram Agrawal to execute this WILL and distribute the properties as expressed and desired by me as above.

WITNESS

(R.L. AGRAWAL)

(C.L. Patel)

Signature

P.G. Agrawal

NA PURPOSE ONLY

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C.S No., F.P. No., Sub Plot No./Gut No)	1.c)Type(1.Raw/Adjoining Land,2.Semi/Inner,3.Gunthewari)	1.d)Area in SqM as per previous record	1.g)Area as per gMeasurement Plan	1.h)Area as per PCA	1.i)Area as per pCommercial	1.j)Area in possession	1.k)Stringent Area in SqM
MAHALGAON	129/1/1 ,	Raw/Adjoining Land	36800.00	36800.00	0.00	0.00	0.00	36800.00
Total Amalgamated Plot			36800.00	36800.00	0.00	0.00	0.00	36800.00

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

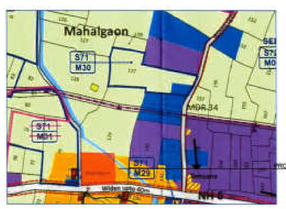
Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	326.520	0.000	326.520	1.450	0.0	1.100	418.407	Detached	0.00
2	296.520	0.000	296.520	1.460	0.0	1.100	473.109	Detached	0.00
3	294.870	0.000	294.870	1.460	0.0	1.100	469.999	Detached	0.00
4	292.720	0.000	292.720	1.460	0.0	1.100	466.568	Detached	0.00
5	290.770	0.000	290.770	1.460	0.0	1.100	463.778	Detached	0.00
6	288.910	0.000	288.910	1.460	0.0	1.100	460.662	Detached	0.00
7	286.880	0.000	286.880	1.460	0.0	1.100	457.842	Detached	0.00
8	261.130	9.830	341.910	1.460	9.00	1.100	544.708	Detached	554.33
9	197.870	7.720	190.250	1.460	9.00	1.100	303.448	Semi-detached	311.17
10	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
11	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
12	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
13	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
14	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
15	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
16	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
17	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
18	118.100	0.000	118.100	1.460	9.00	1.100	188.370	Row-House	0.00
19	118.070	0.000	118.070	1.460	9.00	1.100	188.322	Row-House	0.00
20	142.970	0.000	142.970	1.460	9.00	1.100	228.037	Semi-detached	0.00
21	204.260	0.000	204.260	1.460	9.00	1.100	325.799	Semi-detached	0.00
22	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
23	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
24	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
25	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
26	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
27	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
28	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
29	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Row-House	0.00
30	118.110	0.000	118.110	1.460	9.00	1.100	188.388	Semi-detached	0.00
31	221.210	7.720	213.490	1.460	9.00	1.100	340.617	Detached	348.34
32	195.740	0.000	195.740	1.460	9.00	1.100	312.208	Semi-detached	0.00
33	195.740	0.000	195.740	1.460	9.00	1.100	312.208	Semi-detached	0.00
34	195.740	0.000	195.740	1.460	9.00	1.100	312.208	Detached	0.00
35	195.740	0.000	195.740	1.460	9.00	1.100	312.208	Semi-detached	0.00
36	260.530	7.720	252.810	1.460	12.00	1.100	403.232	Detached	412.95
37	148.490	0.000	148.490	1.460	12.00	1.100	236.842	Semi-detached	0.00
38	148.490	0.000	148.490	1.460	12.00	1.100	236.842	Semi-detached	0.00
39	148.490	0.000	148.490	1.460	12.00	1.100	236.842	Semi-detached	0.00
40	148.490	0.000	148.490	1.460	12.00	1.100	236.842	Semi-detached	0.00
41	282.580	0.000	282.580	1.460	12.00	1.100	450.715	Detached	0.00
42	148.600	0.000	148.600	1.460	12.00	1.100	236.999	Semi-detached	0.00
43	148.600	0.000	148.600	1.460	12.00	1.100	236.999	Semi-detached	0.00
44	148.600	0.000	148.600	1.460	12.00	1.100	236.999	Semi-detached	0.00
45	148.600	0.000	148.600	1.460	12.00	1.100	236.999	Semi-detached	0.00
46	148.600	0.000	148.600	1.460	12.00	1.100	236.999	Semi-detached	0.00
47	148.600	0.000	148.600	1.460	12.00	1.100	236.999	Semi-detached	0.00
48	200.790	7.720	193.070	1.460	12.00	1.100	307.891	Detached	315.61
49	187.610	7.720	179.890	1.460	9.00	1.100	286.978	Semi-detached	294.70
50	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
51	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
52	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
53	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
54	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
55	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
56	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
57	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
58	123.990	0.000	123.990	1.460	9.00	1.100	197.764	Semi-detached	0.00
59	124.000	0.000	124.000	1.460	9.00	1.100	197.780	Semi-detached	0.00
60	124.000	0.000	124.000	1.460	9.00	1.100	197.780	Row-House	0.00
61	124.000	0.000	124.000	1.460	9.00	1.100	197.780	Row-House	0.00
62	124.000	0.000	124.000	1.460	9.00	1.100	197.780	Row-House	0.00
63	124.000	0.000	124.000	1.460	9.00	1.100	197.780	Row-House	0.00
64	124.000	0.000	124.000	1.460	9.00	1.100	197.780	Row-House	0.00
65	124.000	0.000	124.000	1.460	9.00	1.100	197.780	Row-House	0.00
66	188.070	7.720	180.350	1.460	9.00	1.100	289.808	Semi-detached	297.53
67	163.230	7.720	155.510	1.460	9.00	1.100	248.038	Detached	255.76
68	127.990	0.000	127.990	1.460	9.00	1.100	204.144	Semi-detached	0.00
69	127.990	0.000	127.990	1.460	9.00	1.100	204.144	Semi-detached	0.00
70	127.990	0.000	127.990	1.460	9.00	1.100	204.144	Semi-detached	0.00
71	127.990	0.000	127.990	1.460	9.00	1.100	204.144	Semi-detached	0.00
72	127.990	0.000	127.990	1.460	9.00	1.100	204.144	Semi-detached	0.00
73	163.380	0.000	163.380	1.460	9.00	1.100	260.591	Semi-detached	0.00
74	163.380	0.000	163.380	1.460	9.00	1.100	260.591	Semi-detached	0.00
75	128.000	0.000	128.000	1.460	9.00	1.100	204.160	Semi-detached	0.00
76	128.000	0.000	128.000	1.460	9.00	1.100	204.160	Semi-detached	0.00
77	128.000	0.000	128.000	1.460	9.00	1.100	204.160	Semi-detached	0.00
78	128.000	0.000	128.000	1.460	9.00	1.100	204.160	Semi-detached	0.00
79	128.000	0.000	128.000	1.460	9.00	1.100	204.160	Semi-detached	0.00
80	163.180	7.720	155.460	1.460	9.00	1.100	247.869	Detached	255.58
81	279.870	0.000	279.870	1.460	9.00	1.100	447.129	Detached	0.00
82	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Semi-detached	0.00
83	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
84	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
85	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
86	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
87	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
88	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
89	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
90	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
91	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
92	121.920	0.000	121.920	1.460	9.00	1.100	194.462	Row-House	0.00
93	228.140	7.720	220.420	1.460	12.00	1.100	351.670	Semi-detached	359.39
94	206.460	7.720	198.740	1.460	12.00	1.100	316.999	Detached	324.71
95	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
96	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
97	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
98	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
99	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
100	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
101	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
102	143.990	0.000	143.990	1.460	9.00	1.100	229.664	Semi-detached	0.00
103	188.540	0.000	188.540	1.460	9.00	1.100	249.691	Semi-detached	0.00
104	192.170	0.000	192.170	1.460	9.00	1.100	306.511	Semi-detached	0.00
105	307.220	9.810	297.810	1.460	9.00	1.100	474.866	Detached	484.30
106	500.140	0.000	500.140	1.460	0.0	1.100	797.723	Detached	0.00
107	496.530	0.000	496.530	1.460	0.0	1.100	791.326	Detached	0.00
108	438.410	0.000	438.410	1.460	0.0	1.100	699.284	Detached	0.00
109	420.990	0.000	420.990	1.460	0.0	1.100	671.479	Detached	0.00
110	432.740	0.000	432.740	1.460	0.0	1.100	690.220	Detached	0.00
111	464.540	7.730	456.820	1.460	12.00	1.100	726.828	Detached	738.36
112	432.230	7.720	424.510	1.460	12.00	1.100	676.774	Detached	684.49
113	343.960	0.000	343.960	1.460	0.0	1.100	548.618	Detached	0.00
114	336.670	0.000	336.670	1.460	0.0	1.100	536.994	Detached	0.00
115	359.300	0.000	359.300	1.460	0.0	1.100	573.084	Detached	0.00
116	367.380	0.000	367.380	1.460	0.0	1.100	611.871	Detached	0.00
117	418.460	0.000	418.460	1.460	0.0	1.100	662.053	Detached	0.00
118	638.660	0.000	638.660	1.460	0.0	1.100	1019.883	Detached	0.00
Total:	22382.120		22270.25				35521.28		

Amenity CALCULATION

Name	Area
AMENITY SPACE	3609.28
TOTAL	3609.28

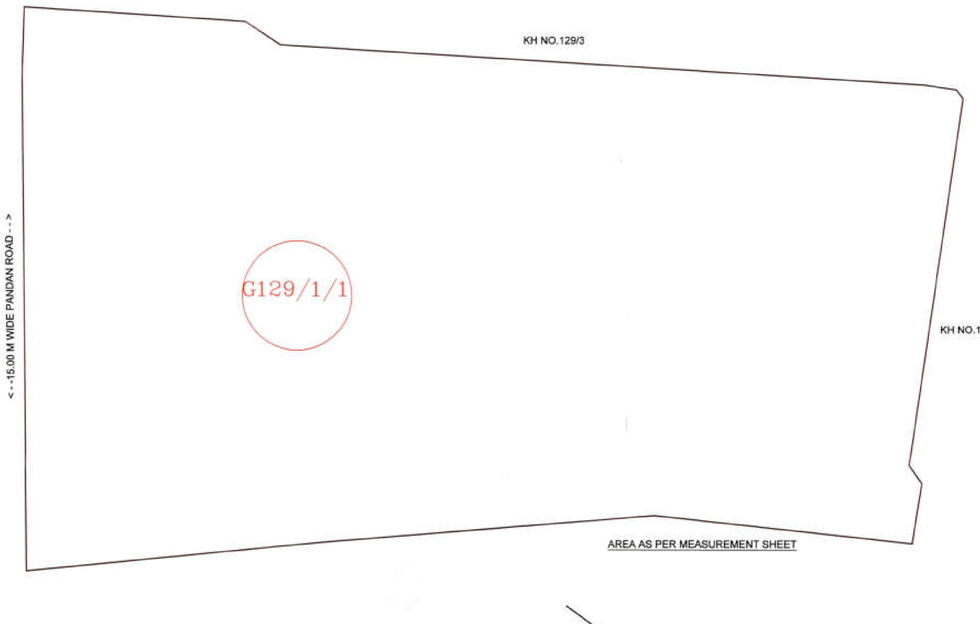
RECREATIONAL CALCULATION

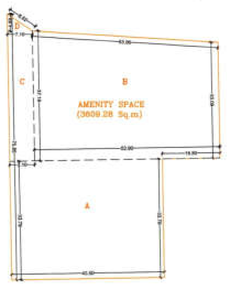
Name	Area
OPEN SPACE-A	970.17
OPEN SPACE-B	2637.07
TOTAL	3607.24



PROPOSED LAYOUT KH NO.129/1/1


PROPOSED LAYOUT KH NO.129/1/1





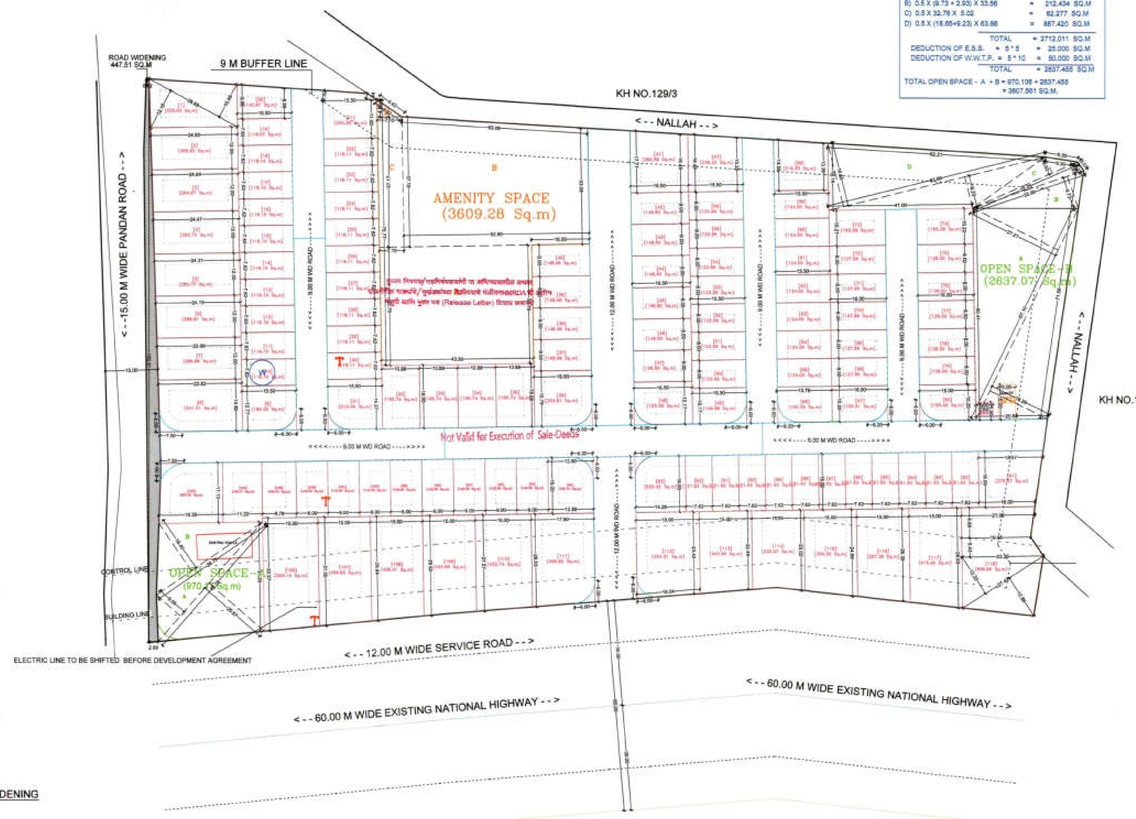
AMENITY SPACE

A) 43.50 X 33.79	= 1469.865 SQ.M
B) 0.5 X (37.18 + 33.08) X 52.90	= 1858.377 SQ.M
C) 0.5 X (37.18 + 37.17) X7.10	= 265.942 SQ.M
D) 0.5 X 7.10 X 4.89	= 17.359 SQ.M
TOTAL	= 3609.543 SQ.M



ROAD WIDENING

A) 0.5 X (2.61 + 2.28) X 13.70	= 33.566 SQ.M
B) 0.5 X (3.89 + 2.32) X 35.96	= 111.695 SQ.M
C) 0.5 X (3.89 + 3.39) X 25.36	= 92.310 SQ.M
D) 0.5 X (3.39 + 2.09) X 65.83	= 180.374 SQ.M
E) 0.5 X (0.82 + 2.08) X 20.39	= 29.666 SQ.M
TOTAL	= 447.606 SQ.M



LAYOUT PLAN
SCALE - 1:500

Project Details

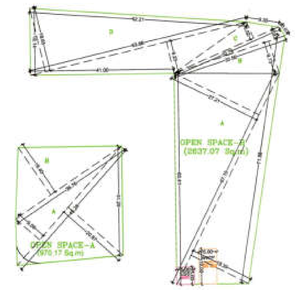
Proposal Code - NMRDA-23-31688
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Layout Approval
Layout Tentative
Cts No./Survey No. - 0
Sheet No. - 129/1/1
Tahsil : KAMPTEE
Mouza : MAHALGAON
Prorata Value : 0.00
Separation/CRZ Zone Area :

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO. - 129/1/1 , P.H. NO. -20 , MOUZA - MAHALGAON
TAH. - KAMPTEE, DIST. - NAGPUR.

BELONGING TO :-
1) MRS.ANITA HARISH AGRAWAL

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	36060.94
	a) As per ownership document (7/12, CTS extract)	36800.00
	b) as per measurement sheet	36800.00
	(c) as per site	36060.94
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / highway widening	0.00
	(b) Any D.P. Reservation area	0.00
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	0.00
3.	Balance area of plot (1-2)	36060.94
4.	Amenity Space (if applicable)	
	(a) Required -	1803.05
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	3609.28
5.	Net Plot Area (3-4 (c))	32451.66
6.	Recreational Open space (if applicable)	
	(a) Required -	3606.09
	(b) Proposed -	3607.24
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	6051.66
8.	Service road and Highway widening	447.51
9.	Plotable area	22270.25
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.45
11.	Area for inclusive housing	
	(a) Required -	6490.33
	(b) Proposed -	---



OPEN SPACE

OPEN SPACE - A
A) 0.5 X (9.09 + 20.87) X 45.28 = 679.394 SQ.M
B) 0.5 X 36.76 X 16.40 = 301.432 SQ.M
TOTAL = 979.726 SQ.M
DEDUCTION OF TANGENT = 9.62 SQ.M
TOTAL = 970.106 SQ.M

OPEN SPACE - B
A) 0.5 X (18.39+ 27.21) X 67.10 = 1529.88 SQ.M
B) 0.5 X (9.73 + 2.93) X 33.56 = 212.434 SQ.M
C) 0.5 X 32.76 X 5.02 = 82.277 SQ.M
D) 0.5 X (18.65+0.23) X 63.66 = 887.420 SQ.M
TOTAL = 2712.011 SQ.M
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M
DEDUCTION OF W.W.T.P. = 8 * 10 = 80.000 SQ.M
TOTAL = 2637.455 SQ.M

TOTAL OPEN SPACE - A + B = 970.106 + 2637.455
= 3607.561 SQ.M.

Signature valid
Digitally signed by SANJAY NARENDRA DHIMLE
Date: 2023.06.23 17:01:01 IST
Reason: Approved Zoning Plan
Location: Nagpur Metropolitan Region Development Authority

Town Planner
Date: 19/05/2023

Executive Engineer
Date: 19/05/2023

Assistant Engineer
Date: 19/05/2023

Technical Engineer
Date: 19/05/2023

WAVE
DESIGNERS & PLANNERS
Flat no.G+4,3 Tanishk Apt,Chhotodhatti Road,
Near Ajni Sq.Nagpur-440003

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW/LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Anita Harish Agrawal

Postal Address : Plot No. 287, Near Power Sub Station, Nagpur-440008,Maharashtra

Phone No.9823256661

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KH. NO. 129/1/1 , PH. NO. 20,MOUZA-MAHALGAON, TAH. KAMPTEE, DIST. NAGPUR.

Name of Engineer : UMAKANT MANOJ BAGLE

ADDRESS OF OFFICE	
OFFICE - flat no.102, plot no.31, arunodaya apartment, prashant nagar, wardha road, ayn square, nagpur-440015	
OWNERS SIGN - Verified by applicant Anita Agrawal	ENGINEER'S SIGN - Signature Valid Digitally signed by UMAKANT MANOJ BAGLE Date: 2023.06.23 17:01:01 IST Reason: Approved Zoning Plan Location: Nagpur Metropolitan Region Development Authority
SCALE - 1:100	24/05/23
JOB NO - NMRDA-23-31688	CHECK BY -

SUBMISSION DRAWING

प्र.क्र.प्लान-१/तहसिलदार-आमली/कावी-609 /2023
दि. 7.JUN. 34 एन.ए.पी.- 240/2023
मौजा :महालगाव ता. कामठी
क्षेत्रफळ :
दि. 23/06/23