



नागपूर सुधार प्रत्यास

(www.nitnagpur.org)

नागरी सुविधा केंद्र

आवेदन पत्र

आवेदन पत्र क्र.		दिनांक	30.8.23	
संपूर्ण नाव	तुषार शरदराव ठवरे व शतर लाल			
पत्रव्यवहाराचा पत्ता	फॅल्टाट. वॉ. 104, श्री वयल अफोर्टमेंट, दत्तात्रय नगर, महाबल्लभर सभास्थल, छोटी मजलीद, उमरेड रोड, नागपूर			
ई मेल आय डी	ADHISH.ITE @GMAIL.COM			
मोबाईल क्र.	9	5	1	1
प्लॉट आय.डी.	6	4	6	6
गुंठेवारी विभाग	बांधकाम परवानगी	ना.ह.प्रमाणपत्र	नामांतरण	भूखंड एकत्रीकरण
मेट्रो विभाग	बांधकाम परवानगी	अभिन्यास मंजूरी	भूखंड नियमितीकरण	भूखंड एकत्रीकरण
रचना विभाग	अभिन्यास मंजूरी	भाग नकाशा व भू उपयोग प्रमाणपत्र	भूखंड एकत्रीकरण	भूखंड विलगीकरण
संपत्ती विभाग	नामांतरण	ना.ह.प्रमाणपत्र	एकत्रीकरण	भूखंड विलगीकरण
अर्जाचा विषय	Regarding Verification of Email to MAHARERA			
संपूर्ण नाव	तुषार शरदराव ठवरे व शतर लाल		 सही	
अभिनि्यासाचे नांव	मेट्रो विभाग/नगर रचना विभाग / गुंठेवारी / संपत्ती विभाग			
मीजा	वेळा (हरिचंद्र)		खसरा क्र.	16612 (पार्ट)
भूखंड क्र.				
भूखंडधारकाचे नांव	तुषार शरदराव ठवरे			
सोबत जोडावयाचे दस्तावेज				

TUSHAR S. DAWARE & DIGVIJAY S. DAWARE

FLAT NO. 104M SHREE NAYAN APARTMENT, DATTATRY NAGAR, NAGPUR- 440024. MB - 9518773282

To,
Joint Director
Town Planning, Nagpur Metropolitan Region Development Authority
Nagpur

विकास परवानगी कक्षा
ना.म.प्र.
6539
आवक क्र. 28/11/23
दिनांक

Subject :- Emailing of Sanction Layout Plan to MahaRERA Authority on notified email id as per Order No. 45/2023 dtd. 15.05.2023 by MahaRERA

नागपूर महानगर प्रदेश विकास प्राधिकरण
411
29/8/23

Respected Sir,

In compliance of Order No. 45/2023 dtd. 15.05.2023 by MahaRERA Authority we most humbly request you to please forward our Residential Plotted Layout Plan/Land subdivision for Land bearing Kh No. 166/2(Part) of Mouza Wela (Harishchandra) Tah Nagpur(Rural) Dist Nagpur. We have got the sanction of layout and development agreement was done on 23.08.2023 bearing letter No. E.E./NMRDA/DPC/Agree/993.

We have applied for RERA Registration of our Project in which we got query from MahaRERA authority regarding sanctioned layout plan to be email by Santioning Authority in compliance Order No 45/2023, we request you to please forward the Sanctioned Plotted residential Plotted Layout Plan to MahaRERA authority on notified email id ie mahareracc.nagpur@gmail.com.

Thanking You.

Yours Faithfully
For Tushar Sharadrao Daware &
Digvijay Sharadrao Daware



Authorised Signatory

Enclosers:

1. Sanctioned Plotted residential Plotted Layout Plan
2. Development Agreement 2023 bearing letter No. E.E./NMRDA/DPC/Agree/993.

Date :- 25.08.2023

Place:- Nagpur

AE


28.8.23



Nagpur Metropolitan Region Development Authority

No.: E.E./NMRDA / DPC/Agree/393

Nagpur, dt. 23/08/2023

To,

Shri Tushar Sharadrao Daware,
Shri Digvijay Sharadrao Daware,
R/o. Flat No. 104, Shri Nayan Apartment,
Dttatray Nagar, Mahakalkar Sabhagruh,
Chhoti Masjid, Umred Road, Nagpur-440012.

Subject:- Sanction of Residential Plotted Layout Plan/ Land Subdivision for land bearing Khasra No. 166/2 (Part) of Mouza Wela (Harichandra) Tah. Nagpur (Rural) Dist. Nagpur under section 45 of MRTP Act 1966.

Reference :- Your application dated 10/01/2023. (Online BPMS Tentative Approval Proposal No. 26229 & Final Approval Proposal No.36309)

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 approved 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. Cement Concrete Road, CC Paver Block, 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., 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 record and safe custody
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer (South), Nagpur Metropolitan Region Development Authority.


Executive Engineer

Nagpur Metropolitan Region Development Authority

30 AUG 2023

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 **6000.00 Sqm (0.60 HR.)** and minimum area **5999.23 Sqm (0.599923 HR.)** on which layout is approved comprised in **Khasra No. 166/2 (part) of Mouza Wela (Harichandra), Tahsil Nagpur (Rural); Dist. Nagpur.**

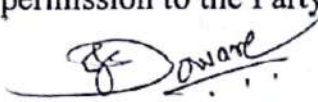
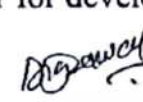
The aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt. 04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region.

WHEREAS, the Tentative layout plan is approved by Hon. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on dated **02.05.2023** 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, Nagpur (Rural) has issued NA sanad for land admeasuring **5999.23 Sqm (0.599923 HR.)** out of **6000.00 Sqm (0.60 HR.)** from Agricultural use to non-agricultural for the **Residential** purpose vide order dated **24/05/2023**.

WHEREAS the Party No. 02 desirous to get the layout on the aforesaid land to develop for the **Residential Plotted** 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.

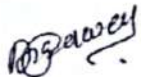
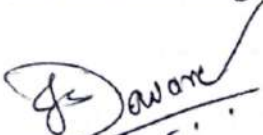
 

02 has given acceptance to the Terms and Conditions of Party No. 01 to develop the land as per plans, suggestions and directions of Party No. 01 in the manner of size, location, specifications and designs of plots and development works including Cement Concrete Road, CC Paver Block, RCC/ DWC pipe sewer 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)/336, Dt. 17/08/2023 of A.E. (NMRDA), Nagpur and N.A. sanad of Tahsildar, Nagpur (Rural) Dt. 24/05/2023.

(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 5999.23 Sqm (0.599923 HR.) out of 6000.00 Sqm (0.60 HR.) bearing/comprised in Khasra No. 166/2 (Part) of Mouza Wela (Harichandra), Tahsil Nagpur (Rural); 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 Cement Concrete Road, CC Paver Block, RCC pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CI/ DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), 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. 2,63,010/-** being **5%** of estimated development cost @ Rs. 87.67/- 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. 2,63,010/-** vide Receipt No. 20230804125, dated 02/08/2023 with Party No. 01.