in writing the reasons for making this order, the Government of Maharashtra i.e. Additional Collector, Nagpur and President of Committee hereby exempts the said vacant land from the provisions of Chapter-III of the said Act, subject to the following conditions, namely -

1) The land exempted under this exemption order shall be used for the purpose of providing plots and/or constructions of tenaments in accordance with the terms and conditions of this exemption order. Any change made in the use of the land shall amount to breach of these conditions.

2) The said person shall make full utilisation of the land so exempted, for the aforesaid purpose, by providing plots on the said land in the following manner.

ACTUAL PLOT AREA		PLOTS AREA (Sq.mt.)
i) 33.34%	-	Upto 100 Sq.mtrs.
ii) 33.33%	-	Upto 250 Sq.mtrs.
iii) 33.33%	-	Upto 500 Sq.mtrs.

2) (a) In case plots are emalgamated for construction of flats 1/3 of the net builable surplus are under plots should be used for construction of Flats with a plinth area not exceeding the maximum/permissible built up area on a plot of 100 Sq.mtrs.

3) The said person shall first hand over 15%/30%, 25%/50% of land after excluding first 4000 Sq.mtrs. i.e. 5476.80 Sq.mtrs., free of cost and free from all encumbrances to the Govt. before providing plots/and/or commencing construction of tenaments on the exempted land. The said area of the land to surrendered shall be comparable to the remaining land permitted to be retained by the said in all respect such as access, frontage by the etc. in the event of any dispute, Government's decision in this respect shall be binding on the said person.

4) The said person shall get the layout/building plans approved from the concerned planning authority prior to the commencement of the constructions work. The actual construction shall be subject to the such other conditions as may be imposed by the concerned planning Authorities/Town Planning Authorities and other statutory bodies. Approved copy of layout plan/building plan shall be submitted to this office.

..3.

Yoje 1029
30/60

5) All the land (whether vacant or non-vacant) from the total holdings of the said person failing under development plan, reservations, D.P. Roads or the reservations prescribed by the Planning Authority in a layout for various public amenities as well as the internal roads (whatever there are to be transferred by local authorities rules) shall be transferred by the said person to the State Govt. concerned Planning Authority after being duly developed as per the Rules of the concerned Planning Authority without changing any consideration, either before the work actually commences or it a latter date as may be prescribed in this record. Commencement certificate shall be obtained by the said person only after land under reservation etc. if any is actually handed over to Govt./ Planning Authority if so prescribed by the concerned Planning Authority. Internal roads shall be brought upto the standard laid down by the concerned Planning Authority before they are transferred.

6) The said person shall sell the plots to the intending purchasers within a period of two years from the date of this exemption order. The said person/purchaser shall commence and complete the construction within a period of 5 years from the date of exemption order.

7) The quality of construction in case of construment of tenaments shall be subject to the building regulation of the local authorities and subject to such other condition, as may be imposed by the Municipal Corporation/ Nagpur Improvement Trust Authority/Town Planning Authority and other statutory bodies. The layout of the land to be used for construction of tenaments should be in accordance with the statutory provisions applicable in this regard. The commercial shopping area shall be restricted to the minimum prescribed under the D.C.Rules in residential area.

8) The plots/tenaments sold or otherwise transferred shall not be permitted to be resold or otherwise transferred for a period of 2 years from the date of completion of the construction of the dwelling units on the plots occupation of the tenaments.

9) The landholder shall not sell or otherwise transfer the plots tenaments to a person if he/she or any member of his/her family also owns a plot or tenament in Nagpur Urban Agglomeration and he/she shall obtain from the intending purchaser an affidavit to this effect.

..4.

NT-8
Yole/2079
39/60
SEAL OF THE JOINT SUB-REGISTRAR CLASS-II, NAGPUR CITY NO.4

10) The said person/purchaser of the plots shall not transferred the plot (with or without buildings thereon) or any part thereof to any other person, except for the purpose of mortgage in favour of any financial institution specified in sub-section (1) of the section 19 of the Act, for raising finance for the purpose of construction of tenaments/dwelling units, breach of this condition shall mean that exemption granted under this order stands withdrawn, for such defaulting person/purchaser of plot.

HOWEVER, this restriction shall cease to apply once vacant land has been built upon in accordance with the terms and condition of this exemption order. I shall then be lawful for the landholders to transfer either then whole or some part of the built up properties constructed on the exempted land. The landholder may please then transfer the non-vacant land alongwith the building to the purchasers without having to obtain the State Government permission.

11) The area required to be kept open according to the D.C.Rules, building regulations of Planning Authority, Town Planning rules and other statutory regulations shall always be kept open. This part of the land shall not be used for any construction whatsoever, even if there is a change if FSI in future, permitting additional constructions.

12) The said person shall submit from time to time neessary "Returns" prescribed by the State Govt. in order to indicate the progress of the work done by him/her.

13) If any time, the State Govt. is satisfied that there is breach of any of the conditions mentioned in this order it shall be competent for the State Govt. to withdraw by an order, the exemption from the date specified in the said order.

Provided that, before making any such order, the State Govt. shall give reasonable opportunity to the person whose lands are exempted for making representation against the proposed withdrawal.

14) When any such exemption is withdrawn or demand to be withdrawn under these conditions the provisions of the Cahpter-III of the said Act shall apply to the land as if they had not been exempted under order.

15) The said person shall advertise the entire scheme within one year from the date of this exemption/sanction order of the State Government in atleast two local newspapers giving full details of the scheme including area and final selling price for Plot/Tenaments (Plinth and Carpet area) specifications, locations, terms and conditions of allotment of Plots/ Tenarnents. The said person shall submit the monthly progressive report to Competent Authority with list of Purchasers, with their addresses. phone number, occupation & details of plot.

..5.

16) The said person is permitted to transfer the total/part area under scheme submitted on surplus land by him/her to any group of purchasers intending to propose a Co-operative Housing Society (under Co-operative Society's Act, 1960).

17) Prior to such transfer, the land holder shall after first handover to Government 15%/30%, 25%/50% as mentioned in condition No. 3 above.

All above conditions shall be binding on the transferee i.e. Proposed/Regd. Co-op. Housing Society and its members and the Promoter/Builder and his purchasers.

18) The Transferee Housing Society shall submit a list of subsequent members of society/purchasers of plots to this office within two years, and promoter/Builder Agency shall submit a list of subsequent purchasers of tenaments to this office within 5 years from the date of this order alongwith relevant documents (i.e. Affidavits etc)

19) Government expects that the concept of low rise, low cost construction technology without sacrificing the standard and specifications, be adopted to maximum possible extent, less reliance should be placed on use of cement and steel by having load bearing walls made of bricks of good quality and strength by using low lost building technology.

20) The Government reserves the right to alter any of the conditions prescribed herein.

21) The Government also reserves the rights to revoke the exemption granted for the entire land or part thereof, if the land is required for the public purpose.

22) The land under scheme is earmarked for Residential use in revised sanctioned development plan of Nagpur City.

Details regarding applicant and the vacant land possessed by Shri Maroti Rama Bobade and other for which exemption is sought and hereby granted under section (10(1)(a) of the Urban Land (Ceiling & Regulation) Act, 1976.

1)	Name of the person/persons holding the land	:	Shri Maroti Rama Bobade and other
2)	Name of Power of Attorney Holder/ Developer appointed by land owner	:	K.C. Dadhe, 407, Gandhar Appts, Surendra Nagar, Nagpur
3)	Status of the person/persons	:	Family
4)	No. & date of application	:	15-9-2000
5)	Name of Urban Agglomeration in which land for which exemption is sought is situated	:	Nagpur

..6.

नगन-४
जुलै २०२१
३३/६०
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-I, NAGPUR CITY NO.4
सह दुय्यम निबंधक, वर्ग-१, नागपूर शहर क्र.४

6) Description of the property for which exemption is sought :

i)	District	:	Nagpur
	Taluka	:	Nagpur (City)
	Village/Mouza	:	Chinchbhuwan, Kh.No.310/1-2-3-4-5
ii)	Total area of holding	:	41189.43 Sq.Mtrs.
iii)	Area not included in scheme	:	6102.00 Sq.Mtrs.
iv)	Area under D.P. reservation as per Development Plan - Road	:	10858.00 Sq.Mtrs.
v)	Remaining Land	:	24229.43 Sq.Mtrs.
vi)	Land to be handed over free of cost to Government.	:	5476.80 Sq.Mtrs.
vii)	Area under open space, public utility & internal roads.	:	
viii)	Land to be used for providing plots/constructing tenaments.	:	11828.75 Sq.Mtrs.
ix)	Area exempted under this order	:	24229.43 Sq.Mtrs.

7) Total number of plots to be provided :-

i) Total No. of plots upto 100 Sq.mt.	:	42 Nos/4007.50 Sq.Mtrs.
ii) Total No. of plots upto 250 Sq.mt.	:	24 Nos/3945.25 Sq.Mtrs.
iii) Total No. of plots upto 500 Sq.mt.	:	10 Nos/3876.00 Sq.Mtrs.

ADDITIONAL COLLECTOR AND
COMPETENT AUTHORITY, U.L.C.
NAGPUR.

To,
Shri Maroti Rama Bobade
and Other,
Through P.O.A.H. Shri K.C. Dadhe,
407, Gandhar Appts., Surendra Nagar,
Nagpur.

Copy submitted for information to :

1) The Secretary to Govt. of Maharashtra Housing and Special Assistance Department, Mantralaya, Bombay-32.

Copy forwarded with compliments for information and necessary action to :

1) The Assistant Director of Town Planning, Branch office, Nagpur.
2) The Circle Engineer, Nagpur Improvement Trust, Nagpur
3) The City Engineer, Nagpur Municipal Corporation, Nagpur
4) The Registrar of Stamps, Collectorate, Nagpur.

-sd-
ADDITIONAL COLLECTOR AND
COMPETENT AUTHORITY, U.L.C.
NAGPUR.

नमुना - ४
५०५८ / २०२१
३२/६०

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.1