NMRDA
नागपूर महानगर प्रदेश
विकास प्राधिकरण

Nagpur Metropolitan Region Development Authority

No.: E.E./NMRDA / DPc/Agree/ 688 Nagpur, dt. 13/07/2022

To,

Smt. Aparna Ishwar Ganvir & Other Five Through
P.O.A. Ashish Ishwar Ganvir
R/o. C.R.P.F. Camp road,
Near Corporation school, Shivangaon,
Milind Nagar, Airport,
Nagpur-440005.

Subject :- Sanction of **Residential** Layout Plan/ Land Subdivision for land bearing **Khasra No. 13/1/B of Mouza Isasani, Tah. Hingna** Dist. Nagpur U/S 45 of M.R.T.P. Act 1966

Reference :- Your application dated 07/12/2021.

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'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur for Residential use U/S 45 of M.R.T.P. Act 1966 you are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road/CC paver blocks, RCC pipe sewer lines with SFRC covers, Grey Water Treatment, Recycling & Reuse system with Drainage lines as per clause 13.4 of UDCPR, RCC pipe storm drains with SFRC grills and rainwater harvesting system, CI / DI water-pipe lines, Sewage Treatment Plant (STP), Compound Wall to open space and 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, electric supply lines, RCC canalization wall 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.

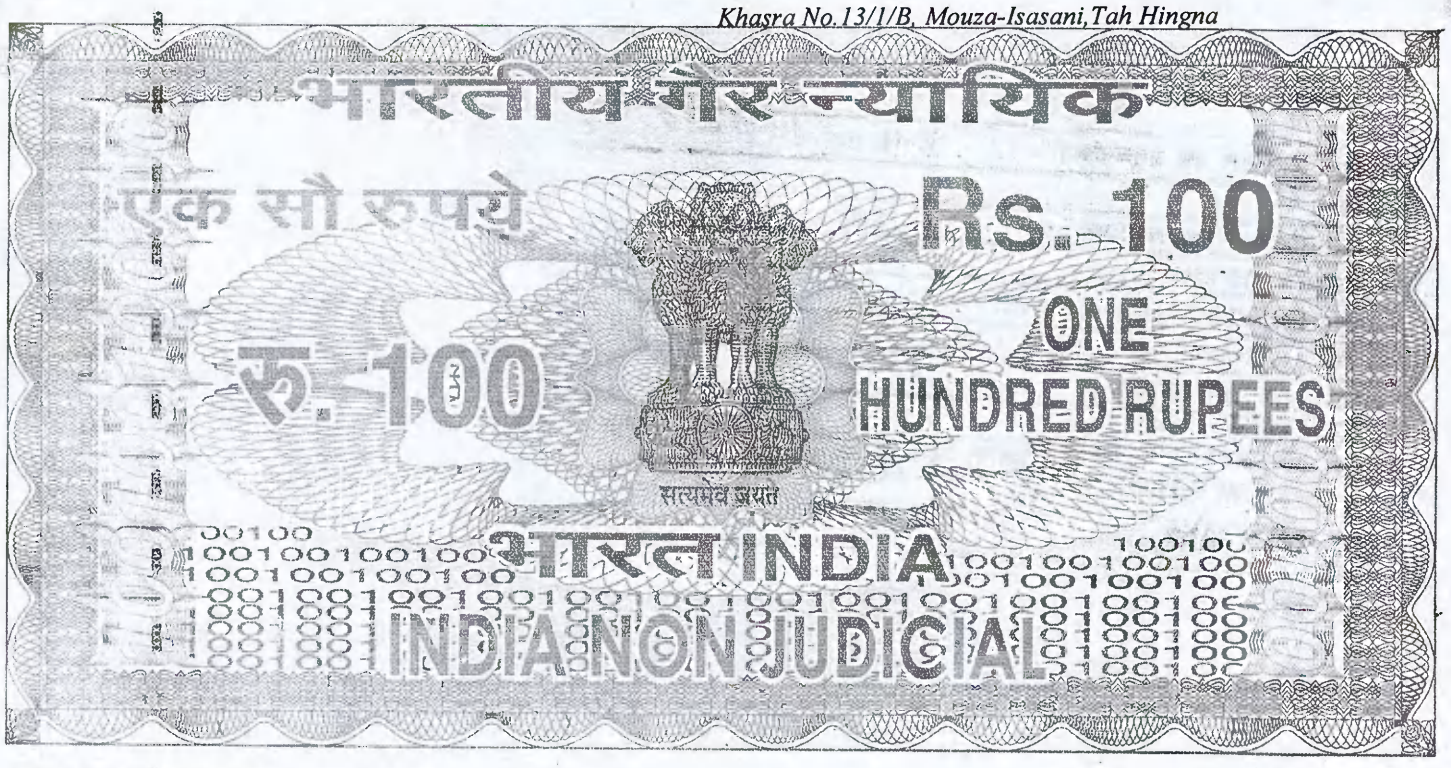
Executive Engineer
Nagpur Metropolitan Region Development Authority

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 (West), Nagpur Metropolitan Region Development Authority.

Executive Engineer
Nagpur Metropolitan Region Development Authority



महाराष्ट्र MAHARASHTRA ◐ 2021 ◐ ZP 570663

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this, the.....day of **July, 2022** 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 thereof be deemed to include **Smt. Aparna Ishwar Ganvir, Shri. Ashish Ishwar Ganvir, Smt. Priti Ishwar Ganvir, Smt. Megha Ishwar Ganvir, Smt. Shobha Ishwar Ganvir, Smt. Sumita Ishwar Ganvir Through P.O.A. Shri. Ashish Ishwar Ganvir, R/o. C.R.P.F. Camp road, Near Corporation school, Shivangaon, Milind Nagar, Airport, Nagpur-440005.** (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 **10000.00 Sqm (1.00 HR.)** and minimum area is **8365.968 Sqm (0.8365968 HR.)** on which layout is approved comprised in **Khasra No. 13/1/B of Mouza Isasani, Tahsil Hingna; 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 **31.12.2021** 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 12.04.2022.** The Hon. Collector, Nagpur has permitted the conversion of the aforesaid land admeasuring **10000.00 Sqm (1.00 HR.)** and minimum area is **8365.968 Sqm (0.8365968 HR.)** from Agricultural use to non-agricultural for the **Residential** purpose vide order **dated 01/06/2022.**

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 Cement Concrete Road, CC Paver Block, RCC pipe sewer line with SFRC covers, Grey Water Treatment, Recycling & Reuse system with Drainage lines, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), 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 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)/7038, Dt. 07/06/2022 of A.E. (NMRDA), Nagpur** and N.A. order of Hon. Collector, Nagpur Dt. **01/06/2022.**

(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 **10000.00 Sqm (1.00 HR.)** and minimum area is **8365.968 Sqm (0.8365968 HR.)** bearing/comprised in **Khasra No13/1/B of Mouza Isasani, Tahsil Hingna** developedin 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, Grey Water Treatment, Recycling & Reuse system as per clause 13.4, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), 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 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. 4,38,350/-** 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 Diposited of **Rs. 4,38,350/-** vide **Receipt No. 20220704358, dated 04/07/2022** with Party No. 01.

(c) To deposit with Party No.01 nonrefundable sum of **Rs. 4,38,350/-** being **5%** of estimated development cost @ Rs. 87.67 /- 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. 4,38,350/-**vide **Receipt No. 20220704356, dated 04/07/2022** 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. 3,74,000/-** vide **Receipt No. 20220704356, dated 04/07/2022** 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.3,00,000/-** vide **Receipt No. 20220704356, dated 04/07/2022** with Party No. 01.

(f) 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 MaharashtraMetropolitan 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.

(b) 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 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), 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 etc., in the layout, Grey Water Treatment, Recycling &

Reuse system with Drainage lines, the Party No. 02 shall also transfer it to the Nagpur Municipal Corporation / Gram panchayat / 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 ofplotted 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 05/07/2022.

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.

(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 favour 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 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 pipe sewer lines with SFRC covers 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-2020as certified by the Party No. 01.

(e) 15% of the total plottable area of the layout shall be released after completion of 2nd stage and Cement Concrete/CC Paver Blocks Road and 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, 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 as certified by Party No. 01, Grey Water Treatment, Recycling & Reuse system with Drainage lines as per clause 13.4 of UDCPR 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 works duly 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 to hand over area under D.P. Road widening to NMRDA prior to submission of building plans.

(29) Shall have make agrrement for Grey water treatment, recycling and reuse as per 13.4 of UDCPR - 2020.

(30) Shall have to hand over area under D.P. road widening to NMRDA free of cost then TDR will be issued as per clause no. 11.2 of UDCPR – 2020.

IN WITNESS WHEREOF the parties have set their hands on this day of..... **July, 2022.**

WITNESSES:

1. Signature _____

Name Pravin M. Purenwar

Age 44 Occupation Service

Address S.T. Quarter No. E-5

Ghat Road Nagpur - 18

Telephone No. 9975658057

2. Signature _____

Name Ritesh R. Bagde

Age 40 Occupation Service

Address 97, Sanyal Nagar

Nari Road Nagpur

Telephone No. 8007137400

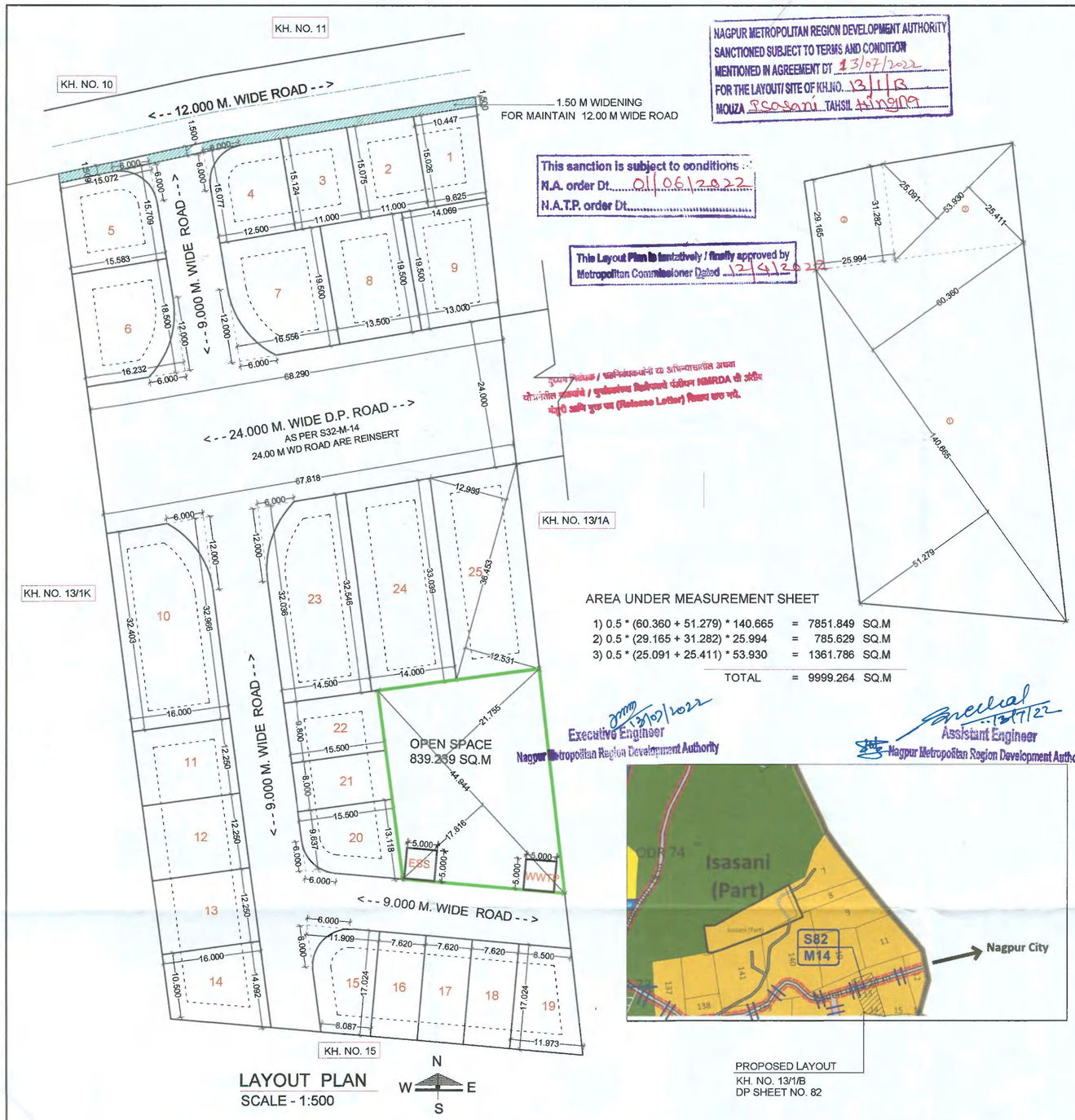
Nagpur Metropolitan Region
Development Authority
PARTY NO. 01 *through*

Executive Engineer
(NMRDA)

PARTY NO. 02

Owner :-

Smt. Aparna Ishwar Ganvir
Shri. Ashish Ishwar Ganvir
Smt. Priti Ishwar Ganvir
Smt. Megha Ishwar Ganvir
Smt. Shobha Ishwar Ganvir
Smt. Sumita Ishwar Ganvir
Through P.O.A.
Shri. Ashish Ishwar Ganvir



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT 13/07/2022
FOR THE LAYOUT/ SITE OF KH.NO. 13/1/B
MOUZA Isasani TAHSIL Hingna

This sanction is subject to conditions :-
N.A. order Dt. 01/06/2022
N.A.T.P. order Dt.

This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 12/9/2022

मुख्य नियोजन / प्रतिनियुक्तीचे या अभिन्यासातील अथवा योजनेतील आरक्षणे / मुलभूत सेवांचे संदर्भात NMRDA ची अंतिम मंजूरी आणि मुक्त पत्र (Release Letter) मिळाल पर्यंत.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

AREA UNDER MEASUREMENT SHEET

1) 0.5 * (60.360 + 51.279) * 140.665	=	7851.849	SQ.M
2) 0.5 * (29.165 + 31.282) * 25.994	=	785.629	SQ.M
3) 0.5 * (25.091 + 25.411) * 53.930	=	1361.786	SQ.M
TOTAL	=	9999.264	SQ.M

PROPOSED LAYOUT
KH. NO. 13/1/B
DP SHEET NO. 82

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 13/1B, P.NO. 46 , MOUZA - ISASANI TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :-

1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA ISHWAR GANVIR
5) MS. SHOBHA ISHWAR GANVIR
6) MS. SUMITA ISHWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

	AREA STATEMENTS :		
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	=	10000.000 SQ.M
	B) AS PER MEASUREMENT SHEET	=	9999.264 SQ.M
	C) AS PER SITE	=	9999.264 SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING (24.00 M D.P. ROAD)	=	1633.296 SQ.M
	B) ANY D.P. RESERVATION AREA	=	0.000 SQ.M
	TOTAL A+B	=	- 1633.296 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	=	8365.968 SQ.M (100 %)
4	AMENITY SPACE :		
	A) REQUIRED	=	0.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	=	0.000 SQ.M
	C) BALANCE PROPOSED	=	0.000 SQ.M
	NET PLOT AREA (3- 4C)	=	8365.968 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	=	836.596 SQ.M (10%)
	B) PROPOSED	=	839.239 SQ.M (10.03%)
7	INTERNAL ROAD AREA	=	1625.875 SQ.M (20.04%)
8	SERVICE ROAD / HIGHWAY WIDENING	=	000.000 SQ.M
9	PLOTABLE AREA	=	5850.854 SQ.M (69.93%)
10	SPACE FOR E.S.S. & W.W.T.P.	=	50.000 SQ.M. (0.60%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	=	1.429

OPEN SPACE	D.P. ROAD WIDENING AREA
0.5 * (17.816 + 21.755) * 44.944 = 889.239 SQ.M	0.5 * (68.290 + 67.818) * 24.000 = 1633.296 SQ.M
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M	
DEDUCTION OF WWTP = 5 * 5 = 25.000 SQ.M	
TOTAL = 839.239 SQ.M	

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-12-2020 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA IHSWAR GANVIR
5) MS. SHOBHA IHSWAR GANVIR
6) MS. SUMITA IHSWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal Harshe
NMRDA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
06-01-2022	LAY-02	1:500	DHAWAL		

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN

WAVE INFRAVENTURE
ENGINEERS . DEVELOPERS . CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(10.447 + 9.625)*15.026	150.801	0.000	150.801	1	150.801	215.495	12.000	1.100	237.044
2	0.5*(15.026 + 15.075)*11.000	165.556	0.000	165.556	1	165.556	236.579	12.000	1.100	260.237
3	0.5*(15.124 + 15.075)*11.000	166.095	0.000	166.095	1	166.095	237.349	12.000	1.100	261.084
4	0.5*(15.124 + 15.077)*12.500	188.756	7.720	181.036	1	181.036	258.701	12.000	1.100	284.571
5	0.5*(15.072 + 15.583)*15.709	240.780	7.720	233.060	1	233.060	333.042	12.000	1.100	366.347
6	0.5*(15.583 + 16.232)*18.500	294.289	14.920	279.369	1	279.369	399.218	24.000	1.100	439.140
7	16.556 * 19.500	322.842	14.920	307.922	1	307.922	440.021	24.000	1.100	484.023
8	13.500 * 19.500	263.250	0.000	263.250	1	263.250	376.184	24.000	1.100	413.803
9	0.5*(14.069 + 13.000)*19.500	263.923	0.000	263.923	1	263.923	377.146	24.000	1.100	414.860
10	0.5*(32.403 + 32.966)*16.000	522.952	14.920	508.032	1	508.032	725.978	24.000	1.100	798.576
11,12,13	12.250 * 16.000	196.000	0.000	196.000	3	588.000	840.252	9.000	1.100	924.277
14	0.5*(10.500 + 14.092)*16.000	196.736	0.000	196.736	1	196.736	281.136	9.000	1.100	309.249
15	0.5*(11.909 + 8.087)*17.024	170.206	7.720	162.486	1	162.486	232.192	9.000	1.100	255.412
16,17,18	7.620 * 17.024	129.723	0.000	129.723	3	389.169	556.122	9.000	1.100	611.734
19	0.5*(8.500 + 11.973)*17.024	174.266	0.000	174.266	1	174.266	249.026	9.000	1.100	273.929
20	0.5*(9.637 + 13.118)*15.500	176.351	7.720	168.631	1	168.631	240.974	9.000	1.100	265.071
21	15.500 * 8.000	124.000	0.000	124.000	1	124.000	177.196	9.000	1.100	194.916
22	15.500 * 9.800	151.900	0.000	151.900	1	151.900	217.065	9.000	1.100	238.772
23	0.5*(32.036 + 32.546)*14.500	468.220	14.920	453.300	1	453.300	647.765	24.000	1.100	712.541
24	0.5*(32.546 + 33.039)*14.000	459.095	0.000	459.095	1	459.095	656.047	24.000	1.100	721.651
25	0.5*(12.939 + 12.531)*36.453	464.229	0.000	464.229	1	464.229	663.383	24.000	1.100	729.721
		TOTAL			25	5850.854	8360.870			9196.957

जिल्हाधिकारी, नागपूर यांचे कार्यालय, नागपूर

रा.मा.क्र-231/एनएपी-34/मौजा-ईसासनी/हिंगणा/2021-22
जा.क्र.प्रस्तु./जिल्हाधिकारी/कावि-1011/2022
जिल्हाधिकारी नागपूर यांचे कार्यालय, नागपूर
दिनांक- 01/06/2022

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,** तालूका – **हिंगणा,** गांव – **ईसासनी,** प.ह.नं.- 46अ, च्या शेत सर्व्हे क्रमांक 13/1/**ब,** एकूण आराजी 1.00 हे.आर (10000.00 **चौ.मी**) पैकी आराजी 0.8365968 हे.आर (8365.968 **चौ.मीटर**) या जमिनीच्या भोगवटादाराने **महाराष्ट्र जमीन महसूल संहिता,** 1966 च्या **कलम** 42-अ च्या तरतुदीन्वये ~~औद्योगिक/वाणिज्य~~/**निवासी**/~~शैक्षणिक~~ अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास **कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर** यांचे अंतिम मंजूरी अहवाल क्र.का.अभि./नामप्रविप्रा/6873,दिनांक 19/04/2022,अन्वये **विकास**/~~बांधकाम~~ परवानगी प्राप्त केली आहे. ज्यासंबधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. **मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.**

AREA STATEMENT				
1	AREA OF LAND (MIN.AREA OF A,B,C TO BE CONSIDRED)			
	D) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	10000.000	SQ.M.	
	E) AS PER MEASUREMENT SHEET	9999.264	SQ.M.	
	F) AS PER SITE	9999.264	SQ.M.	
2	DEDUCTIONS FOR			
	C) PROPOSED D.P./D.P.ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING (24.00M D.P.ROAD)	1633.296	SQ.M.	
	D) ANY D.P. RESERVTION AREA	0.000	SQ.M.	
	TOTAL(A+B)	-1633.296	**SQ.M.**	
3	**BALANCE AREA OF PLOT (1-2)**	8365.968	**SQ.M.**	(100.00%)
4	**AMENITY SPACE**			
	A) REQUIRED	0.000	SQ.M.	
	B) PROPOSED	0.000	SQ.M.	

	C) BALANCE PROPOSED	0.000	SQ.M.	
5	**NET PLOT AREA (3-4C)**	8365.968	SQ.M.	(100.00%)
6	**RECREATIONAL OPEN SPACE**			
	A) REQUIRED	836.596	SQ.M	(10.00%)
	B) PROPOSED	839.239	SQ.M	(10.03%)
7	INTERNAL ROAD AREA	1625.875	SQ.M.	(20.04%)
8	SERVICE ROAD HIGH- WAY WIDINING	0.000	SQ.M.	
9	**PLOTABLE AREA**	5850.854	SQ.M.	(69.93%)
10	SPACE FOR E.S.S. & W.W.T.P.	50.000	SQ.M.	(0.60%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS= (5/9)	1.429	**SQ.M.**	

ज्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या **कलम 47-अ** नुसार देय रुपांतरण कराची व वर नमुद **"निवासी"** अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यांत येते.

उपरोक्त प्रमाणे जागेचे एकूण क्षेत्रफळ आराजी 1.00 हे.आर (10000.00 **चौ.मी**) पैकी आराजी 0.8365968 हे.आर (8365.968 **चौ.मीटर**), **"निवासी"** प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच 5850.854(**AREA UNDER PLOT**- 5850.854+ **Amenity space Proposed** 0.00= 5850.854) चौ.मीटरला 10 **पैसे प्रति चौ.मीटर** याप्रमाणे अकृषक महसूल कर रुपये 585/-, ग्रामपंचायत सेस कर अकृषक करा एवढा रुपये 585/-, जिल्हा परिषद सेस सारा 7 पट अकृषक कराच्या रुपये 4095/- परावर्तीत कर अकृषक साऱ्याचे 5 पट म्हणजेच रुपये 2925/- असे एकूण रुपये 8,190/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तींना अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्राधिकाऱ्यावर वर उल्लेखित **विकास/~~बांधकाम~~** परवानगीच्या अनुषंगाने सदर जमिनीवर अनूज्ञेय करण्यांत आलेल्या **"निवासी"** अकृषक वापरापोटी उक्त संहितेच्या कलम 42-**अ** अन्वये **नागपूर महानगर प्रदेश विकास प्राधिकरण, यांनी दिलेल्या अटीं व शर्तींच्या अधिन राहून,** ही सनद देण्यांत येत आहे.

1) आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकराणी ऐवजी वर उल्लेखित **विकास/~~बांधकाम~~** परवानगी प्राप्त झाल्यापासून दिनांक 31 **जूलै** 2022 (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 585/- **(रुपये पाचशे पच्यांशी फक्त)** या दराने परिगणित होणारी वार्षिक आकाराणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकाऱ्यांकडून, वेळोवेळी निश्चित करण्यांत 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 भोगवटादाराने पूर्वगामी शर्तीपेकी कोणत्याही शर्तीचे उल्लघंन केल्यास जिल्हाधिकाऱ्यास, उक्त संहितेच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल अशी आकाराणी भरल्यावर आणि **कलम** 329 च्या **पोट-कलम** (2) च्या अधीनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यानंतर उक्त जमीन भोगवटदार याच्या वहीटीत असल्याचे चालू ठेवता येईल. त्याची साक्ष म्हणून नागपूर जिल्हयाच्या जिल्हाधिकाऱ्यांनी या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे. आणि त्यांच्या पदाची मोहोर लावली आहे.

अर्जदाराने सुध्दा दिनांक- 01/06/2022, **रोजी त्यांच्या स्वाक्षरी केलेली आहे.**

(भोगवटादराची स्वाक्षरी)

श्रीमती अर्पणा ईश्वर गणविर

श्री.आशिष ईश्वर गणविर

श्रीमती प्रिती ईश्वर गणविर

श्रीमती मेघा ईश्वर गणविर

श्रीमती शोभा वि.ईश्वर गणविर

श्रीमती सुमिता ईश्वर गणविर तर्फे आममुख्त्यार,

श्री.आशिष ईश्वर गणविर Ganvir.

(साक्षीदारांची स्वाक्षरी व पदनाम)

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(साक्षीदारांची स्वाक्षरी व पदनाम)

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श्री---------

ब)---------

श्री---------

आम्ही जाहीर करतो की, ज्याने सनदेवर स्वत: अर्जदार **श्रीमती अर्पणा ईश्वर गणविर, श्री.आशिष ईश्वर गणविर, श्रीमती प्रिती ईश्वर गणविर, श्रीमती मेघा ईश्वर गणविर,श्रीमती शोभा वि.ईश्वर गणविर,**

श्रीमती सुमिता ईश्वर गणविर रा.सी.आर.पी.एफ.कॅम्परोड,कार्पोरेशन शाळेजवळ, शिंवनगांव, नागपूर-05,यांनी स्वाक्षरी केलेली आहे. ती **अ व ब** व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(मुळ सनद मा. जिल्हाधिकारी यांचे व्दारा स्वाक्षरीत.)

स्वा/-
(आर.विमला)
जिल्हाधिकारी, नागपूर

प्रतिलीपी :-

1) **उपविभागीय अधिकारी, नागपूर (ग्रामीण)** यांना माहिती करिता अग्रेषित.
2) **कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर** यांना माहिती करिता अग्रेषित.
3) **तहसिलदार, हिंगणा** यांना माहिती तथा आवश्यक कार्यवाहीस अग्रेषित. तरी सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबतच्या सुचना संबधितास देण्यात याव्यात.
4) **तलाठी – ईसासनी,** तालुका – **हिंगणा** यांना सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबत माहिती व योग्य कार्यवाहीस अग्रेषित.
5) **सह जिल्हा निबंधक (ग्रामीण), प्रशासकिय इमारत क्र. 2, नागपूर** यांना माहिती करिता अग्रेषित.
6) **उप अधिक्षक,भूमी अभिलेख,हिंगणा** यांना माहितीस व उचित कार्यवाहिस अग्रेषित.
7) अर्जदार **श्रीमती अर्पणा ईश्वर गणविर,श्री.आशिष ईश्वर गणविर,श्रीमती प्रिती ईश्वर गणविर,श्रीमती मेघा ईश्वर गणविर,श्रीमती शोभा वि.ईश्वर गणविर,श्रीमती सुमिता ईश्वर गणविर** रा.सी.आर.पी.एफ.कॅम्परोड,कार्पोरेशन शाळेजवळ,शिंवनगांव,नागपूर-05, यांना माहिती तथा उपरोक्त अटी व शर्तींच्या पूर्तता व अमलबजावणी करण्यासाठी तसेच अकृषक कराची रक्कम **रुपये** 8,190/- चालानच्या स्वरुपात शासनजमा करण्याकरीता रवाना.

(श्रीराम मुंदडा)
जिल्हाधिकारी, नागपूर,करीता