APPLICATION FOR DEVELOPMENT OF LAND/LAYOUTS IN NAGPUR METROPOLITAN AREA.

The Government of Maharashtra vide notification No. UD/TPS/1699/1191/CR/80-99/UD-13 dt. 23.07.1999 declared Nagpur Metropolitan Region. Further under sub section (2) section 1 of NT Act 1966, Govt. vide Notifications No. NIT/2202/4025/CR-493/2002 UD-26/2002 dt. 24/12/2002 had declared that the provision of Nagpur Improvement Trust Act 1936 shall be extended to the Nagpur Metropolitan Area and by Govt. Resolution No. TPS-2409/2890/CR-355/09-UD-9 dt. 31/08/2010 Govt. of Maharashtra has appointed Nagpur Improvement Trust as the ‘Special Planning Authority’ for the Notified Nagpur Metropolitan Area. The same is published in the Government Gazette dt. 2/9/2010 (but excluding the area of the Nagpur Municipal Corporation, the Kamptee Municipal Council, the Kalmeshwar Municipal Council, the Kamptee Cantonment Board and area notified for Nagpur Airport Development Corporation as ‘Special Planning Authority’. The Notified Nagpur Metropolitan Area admeasures approximately 3577.16 sq. km. and consists of 9 Tahalis i.e. Nagpur (Rural), Hinnga, Parshioni, Moula, Kamptee (Entire Tahalis) & Seoner, Kalmeshwar, Umred & Kuh (Part Tahalis) and 736 Villages of these Tahalis (List enclosed).

The land owners/layout owners/plots owners of Nagpur Metropolitan Area excluding the area as mentioned above, whose land falls within Residential, Commercial, Industrial, Public Utility Zone as per the sanctioned Regional Plan of Nagpur District dt. 06/05/2000 and who wish to develop their layout/plots should submit their layout plans for approval to NIT along with ownership documents such as sale deed/lease deed, 7/12 extract, revenue record, location map, ULC orders, NA orders etc. and those land owners who have NA land layouts, TP sanctioned lands/layouts and NATP sanctioned lands/layouts are directed to submit their layout plans for approval & for development agreement with the Nagpur Improvement Trust along with ownership documents such as sale deed/lease deed, 7/12 extract, revenue record, revenue maps, location maps, ULC orders, NA orders etc. The lay owners/land owners/plot owners who have final sanctioned NA & TP layouts are also directed to submit their plans to the Nagpur Improvement Trust for development agreement along with ownership documents such as sale deed/lease deed, 7/12 extract, revenue record, revenue maps, location maps, ULC orders, NA orders etc.

The building plan shall be considered only after execution of development agreement with NIT and after release of plots by NIT or after payment of development charges to the NIT.

Similarly the landowners/plot owners/layout owners of the finally sanctioned layout (Final N.A. & T.P sanctioned) who have executed the building on their plots of the sanctioned layout should submit their proposed plans in quadruplicate duly signed by them and Architect/Licensed Engineer/Structural Engineer/Supervisor who are registered with Nagpur Improvement Trust along with requisite fee and ownership document such as sale deed/lease deed, 7/12 revenue record, revenue map, location map, ULC order, NA order, Copy of NA & TP sanction layout etc. to Nagpur Improvement Trust.

The process of preparation of Development Plan of Nagpur Metropolitan Area is under progress. The Land owners/Layout owners who have NA orders of lands/layouts and who have final sanctioned NATP layout should submit their relevant documents to NIT for record so that these lands/layouts shall be incorporated in proposed Development plan of Nagpur Metropolitan Area.

The prescribed procedure of applications for approval of layouts/building plans and list of villages covered under Nagpur Metropolitan Area is available in the office of Nagpur Improvement Trust website www.nitnagpur.org. It may kindly be noted that the development taken up or building construction started without obtaining permission from Nagpur Improvement Trust shall be liable for action under the provision of Maharashtra Regional Town Planning Act 1966.

The prescribed procedure of applications for approval of the layout/building plans & list of villages covered under Nagpur Metropolitan Region is available in the office of Nagpur Improvement Trust. Sader, Nagpur & also at Nagpur Improvement Trust, Sader, Nagpur & also NT website www.nitnagpur.org. It may kindly be noted that the development taken up for building construction started without obtaining permission from Nagpur Improvement Trust shall be liable for action under the provision of Maharashtra Regional Town Planning Act 1966.

Superintending Engineer Nagpur Improvement Trust.