

# Invitation of Application

ALLOTMENT OF BALANCE PLOTS  
IN SECTOR 30  
IN NAYA RAIPUR

31<sup>st</sup> May 2014



## NAYA RAIPUR DEVELOPMENT AUTHORITY

1<sup>st</sup> Floor, Utility Block, Near Mantralaya, Capital Complex Sector-19, Naya Raipur  
Ph. 0771-2511500, Fax 0711-2511400, Email - ceo@nayarapur.com, seproject@gmail.com

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### Important Dates

S.No.	Particulars	Date
1	Last Date for Sale of Application form	23 <sup>rd</sup> June 2014
2	Last Date of Submission of Application form	26 <sup>th</sup> June 2014
3	Date of Lottery	06 <sup>th</sup> July 2014



## Naya Raipur Development Authority

1<sup>st</sup> Floor, Utility Block, Near Mahanadi Bhawan Mantralaya,  
Capital Complex Sector-19, Naya Raipur (C.G.)

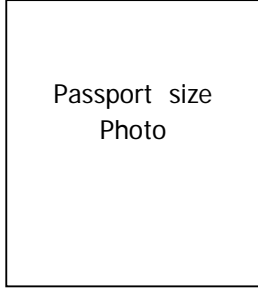
PH.NO.0771-2511500, FAX 0771-2511400, E-mail- ceo@nayaipur.com

### Application for Allotment of Balance Plots in Sector 30, Naya Raipur

Application forms can be submitted at NRDA office on or before Dt..... between 11:00 am to 4:00 PM on all working days of NRDA.

No. ....

Dated .....



Applicant's Name .....

Application Form fees Rs. 500.00 on Receipt Book No.  
..... on Dated ..... submitted by  
applicant.

(Seal)

Authorized Signature

### To be filled by Applicant

1. Applicant's Name .....

2. Father / Husband's Name .....

3. Age ..... Date of Birth .....

4. Correspondence Address .....

.....

.....

Mobile ..... Phone.....

Email ID .....

5. Permanent Address .....

.....

.....

Mobile ..... Phone.....

Email ID .....

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6. Whether the applicant is under any of the reserved category stated below, If yes, then please mark at the appropriate place. Applicant can claim benefit under only one reserved category as mentioned below, hence he/she should mark only at one of the below reservation category.

**No**       **Yes**

I. ST/ SC	10%	
II. OBC	6%	
III. Govt. /NRDA staff	2%	
IV. Freedom Fighter	4%	
V. Defence (Retired also)	2%	
VI. Physically Handicapped	1%	
VII. Nirashtrit & Sadanhin Widows	2%	

Note: In case the applicant is claiming benefit under any of the above reservation then he/she should compulsorily have to enclose Specific Certificate from the Appropriate Authority for the same.

**Note1: these criteria will be applicable on 139 plots put together**

7. Applicant should fill the details below :-

Applicant's Name	Plot Category	Type of Reservation	Applicant 's Signature

8. Details of Registration Amount submission :-

Amount of DD Rs. (In figures) .....

(in words) .....

(a) Bank Draft .....Date.....

Name of Bank..... Branch .....

City .....

Note: In case the Application form is downloaded from internet then a separate DD for the prescribed application fee shall be submitted to NRDA at the time of submitting the application.

Signature of Applicant

Name .....

## CHECKLIST

Applicant should fill the following checklist

<b>Sr. No.</b>	<b>Documents to be submitted</b>	<b>Write - YES or NO</b>
1	Duly Filled Application form with signature.	
2	Copy of receipt of Application fees	
3	If application is downloaded then DDof Rs.500/- in favor of "CEO, NRDA"	
4	DD of Registration Amount in favor of "CEO, NRDA.	
5	Documents with respect to reservation category as specified in terms and conditions, if applicable.	
6	Age proof (Copy of- Pan Card, election ID card, birth certificate, Passport or any other relevant document issued by government)	
7	Address Proof (Copy of –Passport, Ration Card, Electricity bill or any Other Government document). The address proof should have the any One of the address given by applicant in application form.	

Name of Applicant:

Signature of Applicant:

**Declaration Form**

1. I declare that the information given by me in the application form is correct and I have read and/or was explained all the terms of condition from Sl. No. 1 to 34 , I agree and accept all term & Conditions. I have not hidden any information. At any given point of time if any information filled and/or shared by me is found incorrect then in such case I agree and accept that my application shall be rejected and/or the allotment shall be cancelled and the amount deposited by me including but not limited to the EMD shall be forfeited and an Appropriate legal action can also be initiated on me.
2. In case the land is allotted to me, I promise that::
  - (a) I will use the allotted plot for residential purpose only and will construct only an individual house on it
  - (b) I will pay on time all instalments and other dues/surcharge stipulated by NRDA.
  - (c) I will regularly pay all taxes, surcharges, cess etc stipulated by Govt/Local Govt.
3. I will not subdivide the plot and sell it to any third party. All or any dispute arising between the authority and the applicant shall be submitted to arbitrator and shall be resolved by Chairman, NRDA or any official nominated by him whose decision shall be accepted by both the parties. I shall have no objection on the person nominated as arbitrator by the Chairman, NRDA even if he/she is any official of the NRDA.

Place :

Date :

Signature of Applicant

Full Name & Address

.....  
.....  
.....

## DISCLAIMER

- I. The information contained in this Application of Invitation document provided to the Applicant(s), by or on behalf of Naya Raipur Development Authority (NRDA) or any of its employees or advisors, is provided to the Applicant(s), on the terms and conditions set out in this document and all other terms and conditions subject to which such information is provided.
- II. The purpose of this document is to provide the Applicant(s), with information to assist the formulation of their Applications. This document does not purport to contain all the information each Applicant may require. This document may not be appropriate for all persons, and it is not possible for NRDA, its employees or advisors to consider the functional/investment objectives, financial situation and particular needs of each Applicant who reads or uses this document. Each Applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. NRDA, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.

### General

- A. Government of Chhattisgarh (GoCG) has decided to develop a City named "Naya Raipur" near the present day Capital City of Raipur for the State Capital functions supported by all other function required for sustainable city such as physical and social infrastructure, residential, institutional commercial and industrial developments.
- B. Naya Raipur Development Authority (NRDA) is a special area development authority established by GoCG under the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 for development and administration of Naya Raipur.
- C. NRDA is developing Naya Raipur as per the provision of the "Naya Raipur Development Plan - 2031". As a part of development, plots / parcels of land are being allotted for different uses including those for Speciality hospitals under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008." The development and construction on the land shall be governed by the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973, Naya Raipur Development Plan 2031 and "Chhattisgarh Bhumi Vikas Niyam 1984" as applicable from time to time.
- D. NRDA Invites application from Indian citizen individuals/Indian Company/Partnership firms/trust/Association of person/NRI/any other organisation or person who are interested to have residential plot on lease/license in sector 30 in Naya Raipur.

### Terms & Conditions

1. **The fixed premium rate of land is Rs. 10,600 Per Sq.mt. for all the plots specified herein.**
2. The registration amount, equivalent to 10% of the total land premium of the plot which the applicant has applied for, has to be submitted along with the application form only in the form of Demand Draft. In case of successful applicants, the below registration amount will be adjusted from the last instalment specified in the payment terms.

S. No.	Plot Category	Plot Area (in Sq. mt.)	Registration amount (in Rs.)	No. of Plots
1	1	758 to 1196	10,60,000/-	8
2	2	450 to 550.3	4,77,000/-	10
3	3	144 to 162	1,71,720/-	8
4	4	126 to 130	1,33,560/-	43

## Invitation of Application For Allotment of balance Residential Plots in Sector 30, Naya Raipur

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Note:- Any shortfall in the registration amount after allotment shall be payable by allottee also any excess registration amount after allotment shall be adjusted in the last instalment specified in the payment also.

3. Construction of only individual residential house is permitted on these plots. High density residential development like apartments etc is not permitted on these plots.
4. In case the applicant desires to withdraw its application any time after he/she is declared successful then his/her registration amount will be forfeited but the payments made by him/her as per the payment terms specified herein will be refunded.
5. The land will be allotted on License to the allottee till the completion certificate is issued to the allottee and during such License period the allottee has to pay the annual license fees of 0.25% of the total land premium. After the issuance of Completion Certificate the Lease deed will be executed for a period of 30 (Thirty) years subject to payment of lease rent at the rate of 2% (two percent) of the total land premium. The lease of the plot shall be renewed for each term of 30(Thirty) years, for two such terms subject to an increase of maximum 100% (Hundred percent) on the annual lease rent of plot at the time of renewal, for each renewal, as may be decided by the Authority, under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan)
6. Application forms can be obtained from the Office of NRDA, 1<sup>st</sup> floor, Utility block, Behind Mantralaya Building Capitol complex sector- 19 Naya Raipur 492002. The non refundable application form fee is Rs 500/- to be paid either through cash or by demand draft drawn in favour CEO NRDA .Form can also be downloaded in which case application fee to be submitted through demand draft .The last date of applying is 26-06-2014.
7. The duly filled application fees shall be accepted either through cash or by demand draft drawn in favour of CEO, NRDA.
  - a. The application form can also be downloaded from NRDA web site [www.nayaraipur.com](http://www.nayaraipur.com). In such case the demand draft of Rs 500/- has to be submitted in favour of CEO, NRDA, along with Registration amount and relevant documents.
  - b. Late application shall not be accepted. Application form with DD, Declaration form, reservation certificate (If applicable) etc. has to be submitted to the NRDA office. Incomplete applications shall be rejected. Any postal delay shall be the sole responsibility of the applicant.
8. The allotment will be held by computerised lottery system In Office of Authority. At the time of lottery, applicant or his authorised representative should be present.
9. In case of unsuccessful applicants in the lottery system, the registration amount, without any interest, will be refunded to the applicant.
10. Each family shall be allotted maximum of two Plots.
11. Only two application for each plot category shall be accepted. In case the Applicant is applying for more than one plot then he/she should submit separate application for each plot he/she is applying for.
12. The reservation in all the specified plots is as per the rules and regulation stipulated in housing schemes. The same is as below:

### Reservation criteria:

S. no	Reservation category	Percentage
1.	Scheduled caste/Scheduled tribe	10
2.	OBC	6
3.	Govt./NRDA employees	2
4	Freedom fighter	4
5	Defence employees and ex defense	2



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6.	Physically handicap	1
7.	Nirashtrit & Sadhanhin Widows	2

Applicants under the above reserved category are eligible for applying for the plots reserved for the applicable category. In case the plots reserved for the above reservation remains un-allotted then such plots shall be advertised one more time. Even after re- advertisement such plots from reserve category remains un-allotted then those plots will be included in the unreserved category.

**Note1: these criteria will be applicable on 139 plots put together**

13. The first lot of lottery shall be for each category of the reservation specified above. The next lot of lottery shall be for unreserved category. Lottery drawn for unreserved category shall include the application of unsuccessful applicants from the reserved category.

14. The successful allottee shall be issued "Letter of allotment.

15. Additional fees shall be required to be paid in case of the following

- Corner plot - 10% extra
- Plot along road above 18 mt. – 2 % extra
- Garden facing – 5% extra
- Corner + Garden Facing – 13% extra

But in no case this additional fees shall exceed 15%.

16. If the amount specified in payment terms is not paid in given time period then the allotment will be cancelled and the registration amount will be forfeited by NRDA. NRDA will not issue separate notice for such cancellation of allotment. However the remaining amount paid till date will be returned without interest. The development and payment schedule shall be as mentioned in the table below:-

S.No	Time duration	Development schedule	Payment schedule	Remarks
1.	During the time of submission of application	----	10% of the total premium as registration amount in the form of DD.	If the Plot is not allotted to the applicant then registration amount shall be returned without interest.
2.	Within 3 months of issuance of Allotment Letter.	Allottee should submit an application for building permission in prescribed format, for minimum 50% built up area of maximum permissible FAR	25% of the total premium amount	----
3.	Within six months of Allotment Letter	The allottee should have obtained the building permission for the complete	-----	If the allottee fails to deposit the prescribed premium amount and does not have building permission within the given timeframe then allotment shall be cancelled and the registration amount shall be forfeited and appropriated by NRDA. However 25 % of the

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		permissible built up area and FAR		total premium amount will be refunded without interest.
4.	Within 30 days of completion of 18 months from the date of Allotment letter.	The Allottee should have completed the construction upto plinth level.	25% of the total premium amount + 7% Simple interest on the total balance premium	If this specified 25 % of total premium amount is not paid on time or the construction is not completed upto the Plinth, including plinth, then the allotment shall be cancelled and the registration amount will be forfeited and appropriated by NRDA. In such case reserved premium amount already deposited by allottee shall be refunded without interest and the land will be taken over by NRDA, No compensation shall be paid for the construction already carried out by the allottee.
5.	Within 30 days of completion of 30 months from the date of Allotment Letter	The allottee should have completed the construction upto the slab level.	25% of the total premium amount. + 7% Simple interest on the total balance premium	If this specified 25% amount is not deposited or the construction is not completed upto slab, slab included, in the specified time period then the allotment will be cancelled and the registration amount shall be forfeited and appropriated by NRDA. In such case the premium amount deposited by allottee shall be refunded without interest and the land will be taken over by NRDA. No compensation shall be provided for the construction already carried out by the allottee.
6.	Within 30 days of completion of 42 months from Allotment letter	The allottee should also have completed the construction and should have obtained completion certificate.	15% of the total premium amount. + 7% Simple interest on the total balance premium	If this specified 15% amount is not deposited or the construction is not completed and the completion certificate is not obtained then the allotment and / or lease deed, as the case may be, shall be cancelled and premium amount shall be forfeited and appropriated by NRDA and the property shall be taken over by NRDA.  However, if any of the terms and condition of allotment letter / lease deed, as the case may be, is /are not complied then the allottee has to give an affidavit promising compliance to the uncomplied terms and condition within 90 days. In such case, and on payment of applicable charges, the lease/ allotment shall be re-allotted to the said allottee.

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17. If the premium amount is not deposit as per the time scheduled refered herein then 12 % annual interest will be applicable and an additional surcharge has to be paid by allottee and construction time will be extend but such extended time will not exceed 2 years. The additional surcharge of the total premium amount will be as follow:

Phase	Time duration	Percentage of total premium as additional surcharge
First	Upto 12 months	5%
Second	13-24 months	7%

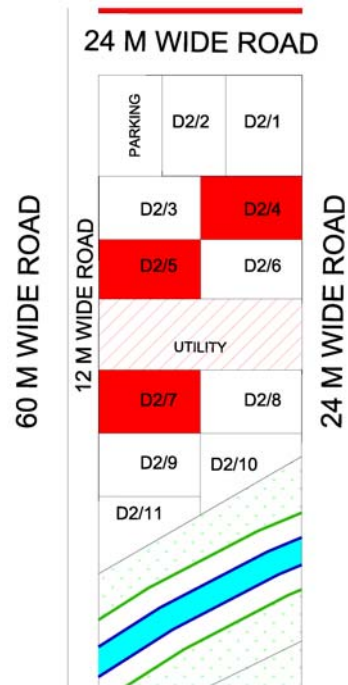
18. During the term of the allotment, allottee shall have to pay an annual license fees of 0.25 % if total premium amount. The amount shall be deposited in advance every year on first day of April .In case of lease deed is signed in the middle of the year then the fee shall be charged proportionally.
19. After the completion certificate issued by NRDA for Building work executed the lease deed will be executed. The duration of the lease period shall be according to vyayan niyam 2008.
20. It is compulsory to enclosed all necessary certificate including but not limited to duly notarized reservation certificate and declaration along with the application. All the documents including the application ,DD for registration amount, age proof and address proof, duly filled checklist and other documents, as specified in this terms and conditions should be inserted in one envelop and this envelop should be sealed and signed across and following should be written on it, " APPLICATION FOR ALLOTMENT OF RESIDENTIAL PLOTS IN SECTOR 30, NAYA RAIPUR" .Also the envelope containing the application and other document should have following clearly written.
- Name of Applicant
  - Reservation category
21. Applicant /allottee as per the rules of government should at his own cost execute lease deed and register the same within one month of execution of lease deed.
22. **NRDA will issue certificate specified by them to the applicants willing to avail a loan either from the government or lending institution/organization.**
23. Water tax, land tax, maintenance/administration fee and any other amount payable as per government rules shall be paid by the allottee/lessee from time to time.
24. The Plots layout has been decided by NRDA and any modification/ request cannot be accepted by individual or group in this regard and no claim by the beneficiary will be accepted by NRDA.
25. The allotment is not transferable to any other person till the registration of lease deed. On the death of the allottee/lessee, plot shall be transferred to nominated person of the allottee/lessee subject to the fulfillment of the conditions decided by NRDA, otherwise the amount deposited shall be returned without interest.
26. Receipt of the application fees by NRDA do not give any right of allotment to the applicant, NRDA's decision on allotment will be final and should be acceptable to all.
27. The right to accept or reject the application lies with chairman NRDA or any other official nominated by him. No reason shall be given by NRDA in case of rejection of application.
28. NRDA shall have the sole discretion to cancel such schemes/ projects for which the required applications have not been received or some dispute arises or due to any other reason which are not in the best interest of the authority.
29. All the rules and regulations of NRDA effective from time to time shall be applicable to this allotment scheme.
30. Allottee should compulsorily follow land allotment rules, regulations notices, order, declarations and all other rules and regulations along with those specified in allotment letter and lease deed etc., failing which necessary action will be taken as per the rules.

31. The Allottee will have to comply Town and Country Planning Act 1973, Land Development Regulations and Rules made by the Government time to time, Sub-rule , Order , instruction, Resolution
32. In case of any dispute arising out in relation to the terms and conditions of this allotment, the same shall be settled through arbitration in front of the Chairman, NRDA. Such dispute shall be settled through Chairman , NRDA or by any other official nominated by him and the decision shall be acceptable to all the parties. The allottee will have no right on the selection of the arbitrator, even if such arbitrator is an official of NRDA.
33. Any other information can be sought from NRDA during its working hours.
34. Provided further that, subject to the provisions of the lease agreement/development agreement/lease deed and on completion of development of complete infrastructure on the demised parcel of land as per approved plan and **on completion of construction of 80% (eighty Percent) of total residential units thereon, as per approved plan, the lessee may request to the Authority**, by written application to convert the period of lease of 30 years to free hold ownership. On receipt of such application and after verification, the Authority shall convert the lease to free hold ownership on following terms and conditions:-
- i. The lessee shall deposit within one month, from the date of intimation from the Authority, an amount equal to 1% (One Percent) of the total land premium calculated as per the prevailing guideline rate or development premium determined by the Authority, whichever is higher;
  - ii. The lessee shall deposit within one month, from the date of intimation by the Authority, a lump sum amount equal to difference of 11 years annual lease rent and the annual lease rent already paid till the date of such intimation for conversion of lease to free hold ownership; and

The lessee shall get the conversion deed registered under Registration Act,1908 at his own cost.

## DETAILS OF PLOTS TO BE ALLOTTED

### Plot Numbering for Pocket D2



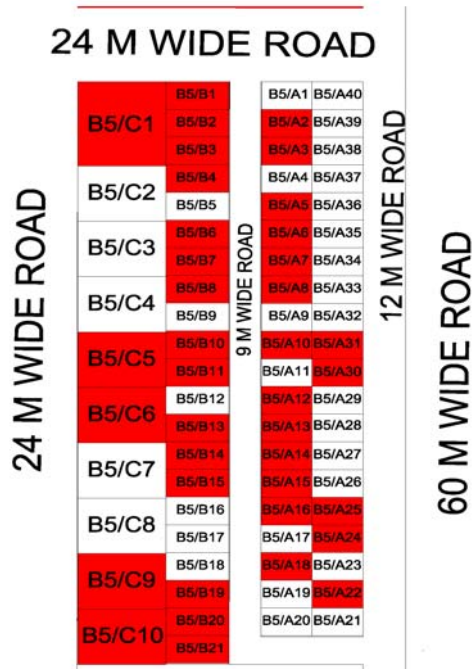
#### LEGEND

Plots Already Allotted

### Area Statement for the plots to be allotted in D2

Area Statement for Pocket No. D2					
Sl. No.	Group	Plot Category	Area (Sq.mt.)	Plot No.	Reservation Category
1	D 2	Category 1	1196.1	D2 / 1	OBC
2	D 2	Category 1	1000	D2 / 2	OBC
3	D 2	Category 1	1000	D2 / 3	General
4	D 2	Category 1	1000	D2 / 6	General
5	D 2	Category 1	1000	D2 / 8	General
6	D 2	Category 1	1000	D2 / 9	Defence Professionals (Retired also)
7	D 2	Category 1	829.8	D2 / 10	General
8	D 2	Category 1	758	D2 / 11	General

### Plot Numbering for Pocket B5



LEGEND

 Plots Already Allotted

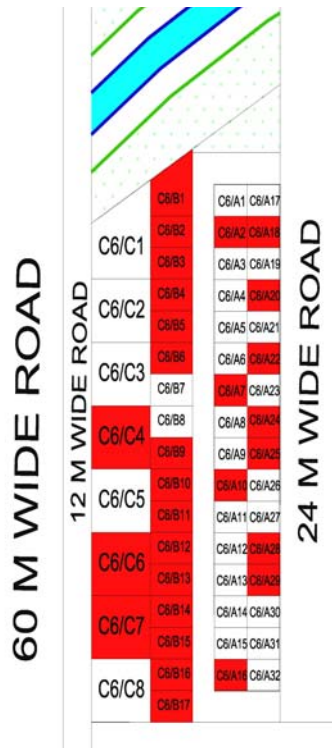
Area Statement for Pocket No. B5					
Sl. No.	Group	Plot Category	Area (Sq.mt.)	Plot No.	Reservation Category
1	B 5	Category 2	450	B5 / C2	General
2	B 5	Category 2	450	B5 / C3	NRDA & Govt. Employees
3	B 5	Category 2	450	B5 / C4	General
4	B 5	Category 2	450	B5 / C7	NRDA & Govt. Employees
5	B 5	Category 2	450	B5 / C8	General
6	B 5	Category 3	162	B5 / B5	SC/ST
7	B 5	Category 3	162	B5 / B9	OBC
8	B 5	Category 3	162	B5 / B12	SC/ST
9	B 5	Category 3	162	B5 / B16	SC/ST
10	B 5	Category 3	162	B5 / B17	SC/ST
11	B 5	Category 3	162	B5 / B18	General
12	B 5	Category 4	130	B5 / A1	Freedom Fighter
13	B 5	Category 4	130	B5 / A4	General
14	B 5	Category 4	130	B5 / A9	General


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<b>Sl. No.</b>	<b>Group</b>	<b>Plot Category</b>	<b>Area (Sq.mt.)</b>	<b>Plot No.</b>	<b>Reservation Category</b>
15	B 5	Category 4	130	B5 / A11	General
16	B 5	Category 4	130	B5 / A17	General
17	B 5	Category 4	130	B5 / A19	Freedom Fighter
18	B 5	Category 4	130	B5 / A20	OBC
19	B 5	Category 4	130	B5 / A21	General
20	B 5	Category 4	130	B5 / A23	General
21	B 5	Category 4	130	B5 / A26	General
22	B 5	Category 4	130	B5 / A27	Freedom Fighter
23	B 5	Category 4	130	B5 / A28	General
24	B 5	Category 4	130	B5 / A29	SC/ST
25	B 5	Category 4	130	B5 / A32	General
26	B 5	Category 4	130	B5 / A33	Nirashtrit & Sadanhin Widows
27	B 5	Category 4	130	B5 / A34	General
28	B 5	Category 4	130	B5 / A35	SC/ST
29	B 5	Category 4	130	B5 / A36	General
30	B 5	Category 4	130	B5 / A37	General
31	B 5	Category 4	130	B5 / A38	General
32	B 5	Category 4	130	B5 / A39	SC/ST
33	B 5	Category 4	130	B5 / A40	General

**Plot Numbering for Pocket No. C6**



LEGEND  
 Plots Already Allotted

Area Statement for Pocket No. C6					
Sl. No.	Group	Plot Category	Area (Sq.mt.)	Plot No.	Reservation Category
1	C 6	Category 2	550.3	C6 / C1	General
2	C 6	Category 2	450	C6 / C2	General
3	C 6	Category 2	450	C6 / C3	SC/ST
4	C 6	Category 2	450	C6 / C5	General
5	C 6	Category 2	450	C6 / C8	General
6	C 6	Category 3	144	C6 / B7	Freedom Fighter
7	C 6	Category 3	144	C6 / B8	OBC
8	C 6	Category 4	126	C6 / A1	General
9	C 6	Category 4	126	C6 / A3	Nirashtrit & Sadanhin Widows
10	C 6	Category 4	126	C6 / A4	General

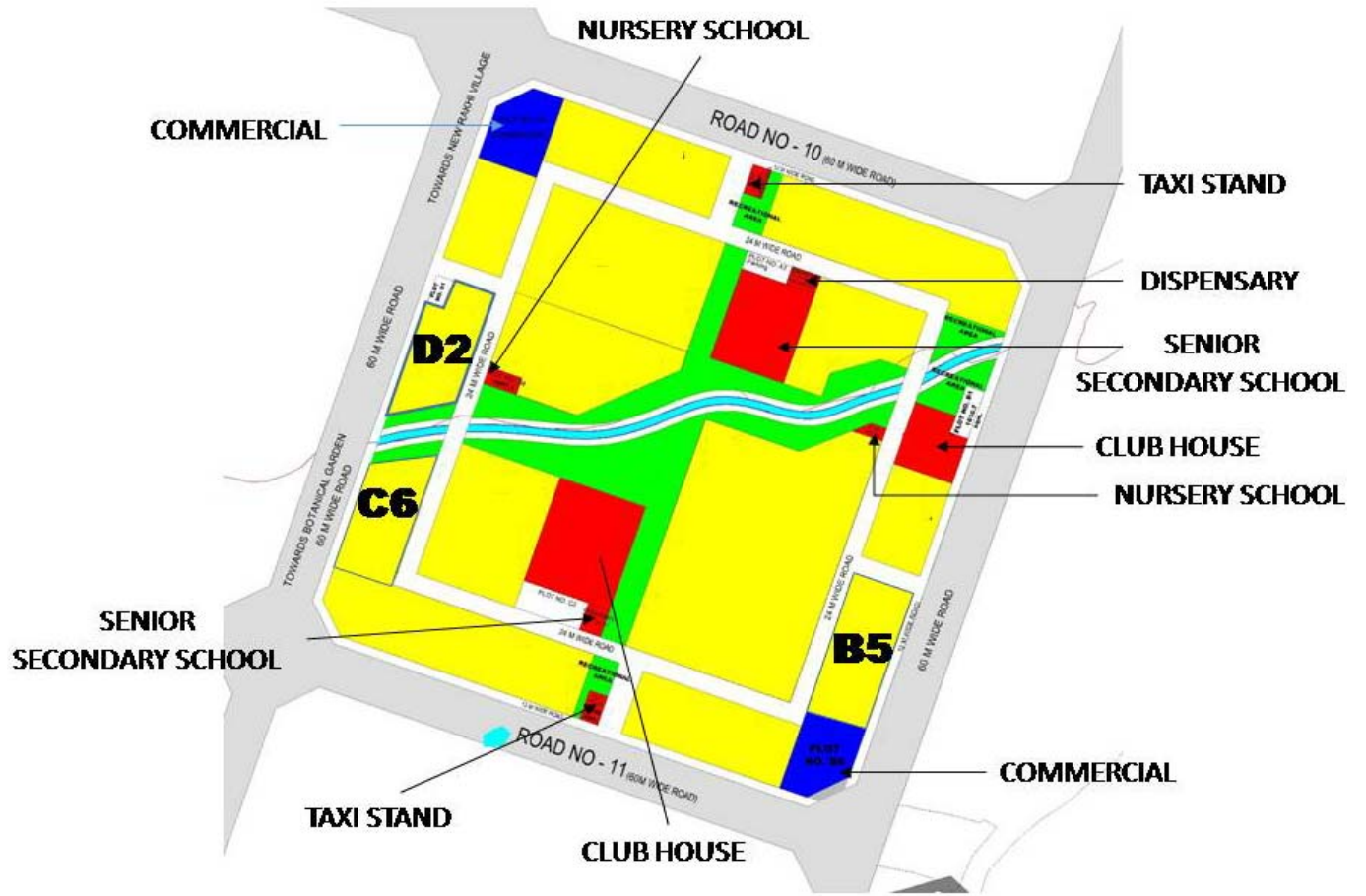


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<b>Sl. No.</b>	<b>Group</b>	<b>Plot Category</b>	<b>Area (Sq.mt.)</b>	<b>Plot No.</b>	<b>Reservation Category</b>
11	C 6	Category 4	126	C6 / A5	SC/ST
12	C 6	Category 4	126	C6 / A6	General
13	C 6	Category 4	126	C6 / A8	Phsically Handicapped
14	C 6	Category 4	126	C6 / A9	General
15	C 6	Category 4	126	C6 / A11	General
16	C 6	Category 4	126	C6 / A12	OBC
17	C 6	Category 4	126	C6 / A13	General
18	C 6	Category 4	126	C6 / A14	SC/ST
19	C 6	Category 4	126	C6 / A15	SC/ST
20	C 6	Category 4	126	C6 / A17	Nirashtrit & Sadanhin Widows
21	C 6	Category 4	126	C6 / A19	Defense Professionals (Retired also)
22	C 6	Category 4	126	C6 / A21	SC/ST
23	C 6	Category 4	126	C6 / A23	General
24	C 6	Category 4	126	C6 / A26	General
25	C 6	Category 4	126	C6 / A27	SC/ST
26	C 6	Category 4	126	C6 / A30	General
27	C 6	Category 4	126	C6 / A31	SC/ST
28	C 6	Category 4	126	C6 / A32	Freedom Fighter

Annexure – I



Annexure - II

