



Nashik Metropolitan Region Development Authority, Nashik.

S. No. ६४८/B/२२, F. P. No. ३११ Pt., Near Jain Temple, Racca Colony,
Nashik — ४२२००२ (Tel.No : ०२५३-२९५९७८७) email : nmrda.nsk@gmail.com

PUBLIC NOTICE.

NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY, NASHIK. EXPRESSION OF INTEREST (EOI)

Identification of Strategic Land Parcels for Planned Urban and Economic Development in the Vicinity of the Upcoming Nashik Ring Road, within the Nashik Metropolitan Region Development Authority's Jurisdiction.

EOI No. NMRDA/ Draft TP Schemes/ EOI/

Date :- .10.2026.

1. Background.

Nashik Metropolitan Region Development Authority (NMRDA) is the Planning and Development Authority for the Nashik Metropolitan Region and is responsible for promoting planned, coordinated and sustainable development of the Region.

The upcoming Nashik Ring Road is expected to significantly improve regional connectivity and create new opportunities for planned urban, industrial, institutional, healthcare, hospitality and other economic activities in its vicinity.

NMRDA therefore proposes to identify large, contiguous land parcels / clusters of adjoining land parcels in the vicinity of the upcoming Nashik Ring Road and other areas within the jurisdiction of NMRDA, which have potential for planned development.

Accordingly, NMRDA invites Expressions of Interest from eligible landowners / groups of landowners for identification of such land parcels.

2. Purpose of the EOI is to,

- a.** Identify sizeable and contiguous land parcels having potential for planned urban and economic development.
- b.** Understand the development aspirations and willingness of landowners in areas influenced by the upcoming Nashik Ring Road.

- c. Identify potential locations for strategically planned development in sectors such as industrial, healthcare, hospitality, residential, institutional and mixed-use development.
- d. Create a Geographic Information System - based database of potential strategic growth parcels and
- e. Enable NMRDA to undertake further planning and technical assessment and, wherever considered appropriate and legally permissible, consider suitable areas for Town Planning Schemes or other appropriate planning interventions under the Maharashtra Regional and Town Planning Act, 1966 and applicable rules, regulations and planning provisions.

3. Geographic Area.

- I. The EOI shall cover land parcels situated in the vicinity of the upcoming Nashik Ring Road and falling within the jurisdiction of NMRDA.
- II. The indicative area covered by this EOI shall be as shown in the Ring Road Influence Area / EOI Area Map annexed to this notice and/or made available on the NMRDA website.
- III. NMRDA reserves the right to define, modify or refine the area for the purpose of planning assessment based on the alignment, connectivity, existing development pattern, statutory planning provisions and other relevant considerations.

4. Eligible Land Parcels.

- I. The EOI is intended for identification of large, contiguous land parcels which can facilitate comprehensive and integrated planning.
- II. The minimum aggregate contiguous area proposed shall be:
- III. Proposed development Minimum aggregate contiguous area.

Sr. No.	Purpose	Minimum required Area. (IN acres)
1.	Industrial / Logistics development	100 acres
2.	Healthcare / Medical development	50 acres
3.	Hospitality / Tourism development	50 acres

- | | |
|--|----------|
| 4. Residential development | 50 acres |
| 5. Mixed-use / Integrated development | 50 acres |
| 6. Institutional / Educational development | 50 acres |

Land comprising multiple adjoining Gat / Survey Numbers and owned by multiple landowners may be offered collectively, provided that the land parcels form a contiguous or substantially contiguous planning area and satisfy the applicable minimum area requirement.

NMRDA may consider proposals of larger areas favourably where such areas offer potential for comprehensive infrastructure and integrated development.

5. Eligible Applicants.

The followings may submit an Expression of Interest (EOI) :-

1. Individual landowners.
2. Groups of landowners jointly offering adjoining / contiguous land parcels.
3. Registered associations or bodies representing landowners.
4. An authorised representative of a group of landowners and
5. Legal entities having ownership of the land.

Where a parcel is offered jointly by multiple landowners, the applicant shall furnish documentary evidence of ownership and authorisation from the participating landowners.

6. Landowner Willingness.

In case of land parcels comprising multiple ownerships, landowners representing at least 80% of the aggregate land area proposed under the EOI shall express their willingness to participate in the proposed planning intervention.

The 80% requirement shall be assessed with reference to land area and not merely the number of landowners.

The submission of an EOI by landowners shall indicate their willingness for their land to be considered for a future Planned Development / Town Planning Scheme or other appropriate planning intervention. It shall not, by itself, constitute transfer of land or any legally binding commitment by either the landowner or NMRDA.

7. Development Sectors.

Landowners may indicate one or more preferred development purposes, including but not limited to,

- i. Industrial and manufacturing.

- ii. Logistics and warehousing.
- iii. Healthcare / hospitals / medical institutions.
- iv. Hospitality, tourism and related activities.
- v. Residential development.
- vi. Mixed-use development.
- vii. Institutional / educational development.
- viii. Commercial development.
- ix. Integrated urban development and
- x. Other strategic economic or urban development uses.

The preferred use indicated by the applicant shall be treated as an expression of development interest only and shall not constitute any assurance regarding zoning, land use, development permission or approval of the proposed use.

8. Information to be Submitted.

Applicants shall provide the following information in the prescribed format,

A. Land Details

1. Name of village.
2. Taluka.
3. Gat / Survey Number.
4. Area of each Gat / Survey Number.
5. Total area proposed.
6. Present ownership details.
7. Nature and tenure of land.
8. Present land use / existing development.
9. Details of any existing development permissions, litigation, encumbrances or other relevant matters, if applicable.

B. Physical and Infrastructure Details

1. Existing road access.
2. Approximate distance from the proposed Ring Road.
3. Existing roads / highways in the vicinity.
4. Existing electricity infrastructure.
5. Existing water supply / water sources.

6. Existing drainage / sewerage infrastructure, if any.
7. Existing development surrounding the parcel.
8. Any other relevant infrastructure.

C. Development Proposal.

1. Preferred development sector.
2. Brief description of proposed development.
3. Broad development concept, if available.
4. Expected scale / nature of development.
5. Any special locational advantage of the parcel.

D. Landowner Information.

1. Total number of landowners.
2. Number of participating landowners.
3. Aggregate area represented by participating landowners.
4. Percentage of aggregate area represented.
5. Details of authorised representative, where applicable.
6. Declaration of willingness to participate in future planning processes.
9. GIS / Spatial Data Submission.

To facilitate scientific and GIS-based assessment, applicants shall preferably submit the boundary of the proposed land parcel in KML/KMZ or other GIS-compatible digital format, along with a location map.

The digital boundary should accurately correspond to the Gat / Survey Numbers proposed under the EOI.

Where a proposal comprises multiple land parcels, the applicant shall provide,

- a. Individual parcel boundaries and
- b. The consolidated boundary of the proposed contiguous planning area.

NMRDA may undertake independent verification of the submitted spatial information using available maps, satellite imagery, revenue records and other official sources.

10. Supporting Documents.

Applicants shall submit, as applicable.

1. Ownership / title documents.
2. Latest available 7/12 extracts / property records.
3. Mutation entries / relevant revenue records.
4. Authorisation from participating landowners.
5. Consent / willingness declarations from participating landowners.
6. Location plan.

7. GIS/KML/KMZ file.

8. Any other document considered relevant by NMRDA.

NMRDA may seek additional information or clarification from applicants wherever considered necessary.

11. Evaluation and Planning Assessment.

Submission of an EOI shall not automatically result in selection of the land parcel for a Town Planning Scheme. NMRDA shall undertake an independent planning and technical assessment of the proposals received.

The assessment may consider, inter alia,

1. Strategic location.
2. Proximity and accessibility to the Nashik Ring Road.
3. Connectivity to existing and proposed road networks.
4. Size and contiguity of the land parcel.
5. Ownership pattern and landowner willingness.
6. Compatibility with the applicable Regional Plan and other statutory planning provisions.
7. Existing and proposed infrastructure.
8. Environmental and physical constraints.
9. Existing development pattern.
10. Potential for comprehensive and integrated development.
11. Economic and employment potential.
12. Potential to support planned urbanisation.
13. Feasibility of infrastructure provision and,
14. Suitability for a Town Planning Scheme or other appropriate planning intervention.

NMRDA may, based on the above assessment, identify one or more areas for further detailed study.

12. Further Planning Process.

Based on the outcome of the assessment, NMRDA may undertake further studies, consultations and planning exercises and may, wherever considered appropriate, initiate statutory proceedings for preparation of a Town Planning Scheme or adopt any other planning mechanism available under applicable law.

Any Town Planning Scheme, if subsequently initiated, shall be undertaken separately and strictly in accordance with the Maharashtra Regional and Town Planning Act, 1966, applicable rules, regulations, sanctioned planning provisions and directions/approvals of the competent authorities.

This EOI shall not be construed as a declaration of intention under Section 60 of the Maharashtra Regional and Town Planning Act, 1966.

13. No Development Rights / No Assurance.

Submission of an EOI shall not confer any right, title, interest or entitlement upon the applicant or landowner in respect of :-

1. Change of land use.
2. Zoning.
3. Development permission.
4. Building permission.
5. FSI / development potential.
6. Inclusion in a Town Planning Scheme.
7. Reservation or allocation of land.
8. Acquisition or allotment of land or
9. Any other statutory approval.

Similarly, NMRDA shall not be liable for any expenditure incurred by an applicant in anticipation of any future planning intervention.

The EOI is intended solely to obtain information, assess landowner willingness and identify potential areas for planned development.

14. No Financial Commitment.

1. This EOI is not a tender, bid, auction or procurement process.
2. No financial consideration shall be payable by NMRDA for submission of an EOI.
3. No EOI fee shall be charged.
4. No landowner shall be entitled to any compensation, reimbursement or other payment merely by reason of submitting information under this EOI.

15. No Transfer of Land.

Submission of an EOI shall not involve or require any immediate transfer, sale, lease or conveyance of land in favour of NMRDA or any other person.

Any land readjustment, reservation, allotment, development, acquisition or other statutory consequence arising from a subsequently initiated planning scheme shall be governed exclusively by the applicable statutory provisions and the scheme ultimately sanctioned.

16. Submission of EOI.

The EOI may be submitted through the designated online mechanism made available by NMRDA.

The prescribed EOI format and GIS submission instructions shall be available on the NMRDA website.

Applicants shall ensure that all information submitted is complete and accurate.

NMRDA reserves the right to verify the information submitted from revenue records, planning records, satellite imagery, GIS data and other official sources.

17. Time Schedule.

Particular Date :-

Publication of EOI :-

Commencement of submission :-

Last date for submission :-

Initial EOI period 45 days from publication

Extension, if considered necessary Up to an additional 15 days

NMRDA reserves the right to extend the submission period by up to 15 days or modify the schedule by issuing an appropriate notice.

18. General Conditions.

1. NMRDA reserves the right to accept or reject any EOI or information received without assigning any reason.
2. NMRDA may seek clarification or additional information from any applicant.
3. NMRDA may conduct site visits, surveys and independent verification of submitted information.
4. NMRDA may consolidate adjoining proposals submitted by different applicants for planning assessment.
5. NMRDA may exclude land parcels affected by statutory restrictions, environmental constraints, existing reservations, infrastructure proposals or other planning considerations.
6. NMRDA may consider a proposal even if the applicant's preferred development use is not ultimately considered suitable.
7. The information received may be used by NMRDA for spatial planning, infrastructure planning, preparation/revision of planning proposals and other lawful planning purposes.
8. NMRDA shall not be responsible for any dispute among landowners or for any defect in title, ownership, possession or encumbrance relating to the land offered.
9. The applicant shall be solely responsible for the correctness and authenticity of the information submitted.

10. Participation in this EOI shall not create any vested right or legitimate expectation that the land will be included in any future Town Planning Scheme.

19. Authority's Discretion.

NMRDA reserves the right to modify, amend, extend, withdraw or cancel this EOI, in whole or in part, at any stage without assigning any reason.

The decision of NMRDA regarding consideration of any proposal for further planning assessment shall be final, subject to applicable law.

For Submission expression of Interest Individuals or Association may contact at the Office of the Metropolitan Commissioner,

Nashik Metropolitan Region Development Authority (NMRDA)

Survey No. 648/B-2, F. Plot No. 311 (Part),

Near Jain Mandir, Racca Colony, Nashik – 422002.

Telephone: 0253-2959787

Email: nmrda.nsk@gmail.com

Website: www.nashikmrda.in

Digitally signed by
Jalaj Sharma
Date: 23-10-2026
16:38:12

Jalaj Sharma, I.A.S.

Metropolitan Commissioner,

Nashik Metropolitan Region Development Authority

Nashik.

ANNEXURE-I.

Indicative Expression of Interest Submission Format is as given below.

Sr. No.	Particular	Details
1.	Name of applicant / authorised representative	
2.	Mobile / Email	
3.	Village	
4.	Taluka	
5.	Gat / Survey Nos.	
6.	Total area proposed (acres)	
7.	Contiguous area (acres)	
8.	No. of landowners	
9.	No. of participating landowners	
10.	Area represented by participating landowners	
11.	Percentage of area represented	
12.	Existing land use	
13.	Preferred development use	
14.	Approximate distance from Ring Road	
15.	Existing road access	
16.	Existing infrastructure	
17.	Brief development concept	
18.	KML/KMZ submitted Yes / No	
19.	Supporting documents attached	
20.	Remarks	

DECLARATION.

I / We hereby declare that the information submitted under this Expression of Interest is true and correct to the best of my / our knowledge and that I / we have the authority to submit this Expression of Interest in respect of the land described herein.

I / We understand that submission of this Expression of Interest does not confer any right or entitlement regarding change of land use, development permission, inclusion in a Town Planning Scheme or any other planning approval.

I / We express our willingness for the land described above to be considered by Nashik Metropolitan Region Development Authority (NMRDA) for planned development and, if subsequently considered appropriate and legally permissible, for a Town Planning Scheme or other planning intervention.

Name :- _____

Signature :- _____

Date :- _____

Place :- _____