

1152 8/31-82
As Per Collector Dhule's Order No 198 H Desk - I - NASR - Dated 3. 7. 1982

SCHEDULE V

WHEREAS an application has been made to the Collector of Dhule (hereinafter referred to as the Collector) which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 44 of the Maharashtra Land Revenue Code 1966 (hereinafter referred to as the said code) which expression shall where the context so admits include the rules and orders hereunder, by Shri Shankar Narayan Koraki etc being the occupant tenant of survey No HB3/2 in the Dhule village of Dhule Taluka of the District Dhule (hereinafter referred to as the applicant) which expression shall where the context so admits include his heirs, expression shall where the context so admits include his heirs, executors, administrators and assigns) for permission to use for Residential purposes the plots of land hereinafter referred to as the said plot) described in appendix I hereto and indicated by the letters Red colours on the site plan annexed hereto forming part of the Survey No HB3/2 final plot No — and adjoining H. I. Road by the same title more or less

AND WHEREAS the Dhule Municipal Council has permitted the construction of the building

NOW this is to certify that permission to use for purpose the said plot is hereby granted subject to the provisions of the said code and in the following conditions namely —

- 1) **Leveling and Clearing of the Land** — The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non agricultural purpose for which permission is granted and to prevent insanitary conditions
- 2) **ASSESSMENT** — The applicant is liable of the assessment here to fore leviable in respect of the said land shall pay to the state Government before 31st July in each year an assessment of Rs 3010 = Rs. Three thousands ten only. only during the period from 31-7-82 to 31-7-1991 and on expiry of the said period such revised Assessment as may from time to time be fixed by the Collector under the said Code.

- 3) **USE** :- The applicant shall not use the land and building erected or to be erected there of for any purpose other than Residential ~~Industrial~~ purpose hereinafter the specific purpose for which the permission is granted) without the previous sanction of the Collector

The applicant shall duly comply with the condition contained in Appendix II here to.

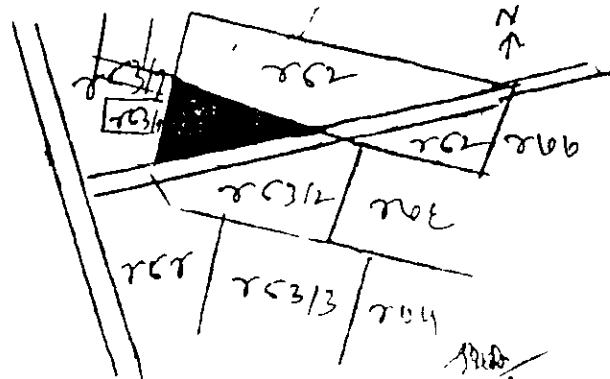
- 4) **BUILDING TIME** :- The applicant within the three years from the date of commencement on the said plot of a substantial and permanent structure failing which unless the period is extended by the Collector from time to time the permission granted shall be deemed to have been lapsed

- 5) **LIABILITY FOR RAES** :- The applicant shall pay all taxes rates and cesses leviable in the said land.

6) **PENALTY CLAUSE** :- [a] If the applicant contravenes of the foregoing conditions, the Collector may without prejudice to any other penalty to which the applicant may be liable under the provision of the said code continue the said plot in the occupation of the applicant on payment of such assessment and subject to sub section [2] of section 32 of the said code, such fine as he may direct [b] Notwithstanding anything contained in sub clause [a] shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within a time specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified periods he may cause the same to be carried but, and recover the cost of carrying out the same from the applicant, as so arrears of Land Revenue

7) **CODE PROVISIONS APPLICABLE** — Save as herein provided the grant shall subject to the provisions of the said code and rules made thereunder.

M. A. P.



11182
Shankar

APPENDIX 'I'

Length and Breadth		Total Superficial area	Boundaries	
North to South	East to West		North to South	East to West
		11. R.	Survey 482	Survey 483/1
		1-00	Road	Survey 482

APPENDIX 'II'

- The applicant shall build on the plot in accordance with the plan approved by the Planning Authorities under the Maharashtra Regional and Town Planning Act, 1966
- The Applicant shall observe the standards of building & control lines and leave the the area marked on the map annexed as open space.
- The grant shall be subject to the following special conditions : —

- -
- Enclosed : —

IN WITNESS where of the Collector of Dhule has hereunto set his hands and the seal of this office on behalf of Govt of Maharashtra and the applicant has hereunto set his hands this Day of 198

Before me

[Signature]
Tahsildar Dhule

[Signature]

[Signature]
[Signature]

Signature of the Applicant

[Signature]

Signature of the Witnesses

1)

2) *[Signature]*

3) *[Signature]*

Approved

[Signature]
Collector, Dhule

[Signature]

3. In exercise of the power vested in him under Sec. 44 of the Maharashtra Land Revenue Code, 1946, the Collector Dhule is pleased to grant Non-Agril. permission to use land measuring A. 3. (41 Acre 20 G. 10. 167/2 of Village Dhule Taluka and District Maharashtra subject to the following conditions:-

1. that the plot shall be subject to the provisions of the Maharashtra Land Revenue Code, 1946 and rules made thereunder.

2. that the grantee shall use the land together with the building and structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector Dhule.

3. that the occupants shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order (a) by constructing roads, drains etc to the satisfaction of the Collector/Municipal Council, (b) by carrying out landscaping the plots shall be disposed of or laid in any manner.

4. that the occupants shall not sub-divide the plots / or sub-plots without the permission from the Collector/Municipal Council Dhule.

5. that if the plot is sold or otherwise disposed of by the occupants, it shall be the duty to sell or otherwise dispose of the subject in the manner as mentioned in this order or sanctioned and no specific mention about this in the deeds to be executed by him.

6. that the occupants shall get the building and site plan approved from the Municipal Council Dhule before starting the construction work and submit a copy thereof to the collector.

7. that the occupants shall abide by the conditions imposed in the commencement certificate issued by the Municipal Council Dhule therein no. PRIS/924 dated 30-3-81.

8. Telephone and Electric poles if any should be shifted at the suitable places at the own cost as directed by the authorized officers.

9. that no cattle shall be kept in any residential purpose.

10. that the building shall be of a masonry construction and no easily erodible large material shall be used in its construction.

11. that the open space shall ordinarily be kept open according to the village building rules.

12. that the occupants shall get the building and site plan approved from the Collector/Municipal Council Dhule.

13. that the occupants shall construct the internal roads and gutters as shown in the approved layout of S.No. 433/2 of village Dhule Taluka and District Dhule and the possession thereof should be handed over to the local authority. This shall be done before disposing of the plots.

14. that the occupants shall commence the Non-Agril. use of the land within a period of one year from the date of this order unless the said period is extended from time to time by the Collector, the permission shall be deemed to have been cancelled.

Shah

that the occupants shall communicate the date of commencement of Non-Agril. use of the land to the Tahasildar Dhule through the Talathi Dhule within one month failing which he shall be liable to be dealt with under Rules 6 of the Mah. Land Revenue (Conversion of use of land and Non-Agril. Asstt) Rules, 1969.

16. that the occupant shall pay the Non-Agril. Asstt. in respect of the land at the rate of Rs. 0-30.1 paise per sq. Meter from the date of actual commencement of Non-Agril. use of the land for the purpose for which the permission is granted. The N.A. is liable for revision. In the event of any change in the use of land the Non-Agril. Asstt. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the Non-Agril. Asstt levied is yet to expire.

17. that the N.A.A. shall be guaranteed for a period up to 31-7-1991.

18. that the occupants shall pay the measurement fees within one month from the date of commencement of Non-Agril. use of the land.

19. that the area and N.A.A. mentioned in this order and sanad shall be liable to be altered in accordance with the actual area found or measuring the land by survey Department.

20. that the occupants shall construct the substantial building in the land within a period of three years from the date of commencement of N.A. use of land. The period may be extended by the Collector in his discretion on payment of the occupant such fine as may be imposed as per Government order.

21. that the occupants shall execute sanad in form V as prescribed in Mah. Land Revenue (conversion of use of land and N.A.A.) Rules, 1969 embodying therein all conditions of this order within a period of one month from the date of commencement of Non-Agril. use of the land.

22. If the occupants contravene any of the conditions mentioned in the order and those in the sanad (a) the Collector may without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land in the occupation of the applicant on payment of such fine and assessment as he may direct (b) notwithstanding anything contained in clause (a) above it shall be lawful for the Collector Dhule to direct the removal or alteration if any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the cost of carrying out the same from the occupants as arrears of land revenue.

4. The grant of this permission is subject to the provisions of any of the law for the time being in force and that may be applicable to the relevant other facts of the case e.g. the B.T. and A.I. Act 1948 and the Mah. Municipalities Act 1965 etc.

True copy

sd/-xx
Collector Dhule.

Signature
Tahasildar Dhule
P. K. S. S. S.

Signature
Talathi Dhule
P. K. S. S. S.

Signature
Talathi Dhule
P. K. S. S. S.

Signature