

Read:— Correspondance ending with the C. T. O.'S

No. CTS. 1071, D. 15-7-57 - M. 1026 D. 25-6-57

No. cts. 1857/2049

Dhulia 3/9-8-57

ORDER

N. A. Permission for the land measuring 5-28 and 19-2 comprised of S. No. 8 and 14/2 of Deopur respectively of Deopur, is hereby granted to the Jaihind Co-op. Housing Society Dhulia for the Purpose of construction of residential buldings subject to the following conditions:—

- 1) That the NAA shall be charged at the rate of Rs. 2408-8-0 (Rs. 506-14-0 + 1901-10-0) and that the N. A. Permission holder shall pay its 5/8th ie Rs. 1505-4-0 (316-12-0+1188-8-0) per year and L. F. cess accordingly to scale from the date of actual N. A. use. The NAA shall be subject to the revision after 31-7-59.

Read:— 1. Collector of W. K. 's order No. CTS-1857/2049 dated 9-8-1957

2. Further correspondence ending with to letter No. WK-10-11 dated 7-10-58, from the Consulting Surveyor to Govt. Poona.

No. C. T. S. - 2563.

Dhulia, 7-12-1958.

ORDER

In cancellatin of the conditions Nos. 2 to 18 of this office order No. CTS-1857/2049 dated 9-8-1957 the Collector W. K. is hereby pleased to prescribe the following conditions:—

1. CONDITIONS:—

2. Every building plot shall admeasure not less than 5000 Sq. ft. in area after actual demarcation and measurement on the site and that no plot in the layout shall be sub-divided.

3. that no construction of any kind shall be made unless the site plan and building plan are approved by the Collector.

4. No permission for construction of buildinge will be granted unless the layout roads are first constructed by the Society.

5. Not more than one half the area of any building plot shall be built and the remaining shall be kept open to sky.

6. No building of any kind shall be constructed with more than three floors (i. e. ground and two upper floors).

7. No building whatsoever shall be constructed within 10' from the bounderies of the plot on any side and such open marginal space shall not be less than 15' on that side of the boundary which adjorna a road open to the public.

8. Two main buildings will not be allowed in one plot. Ancillary structures such as a privy, bath-room, kitchen, outhouse or a garage not more than 12' in height will be allowed in the rear.

9. The distance between two buildings in the same plot shall not be less than 10'.

10. Every building shall face the road and if there are two roads, it shall face the more important of the two.

11. The floor area of any living room shall not be less than 100 Sq. ft. and that of the kitchen and store room not less than 80 Sq. ft. and none of the sides of such rooms shall be less than 8' in length.

12. The height of every room in the building shall not be less than 9' from floor or ceiling and in the case of sloping roof, the height of the lowest point of the roof shall not be less than $7\frac{1}{2}$ ' and the average height of the room not less than 9'.

13. Every room shall have windows or other apertures opening into the external air for admission of light and air. The total area of such window or windows clear of such frames shall not be less than $\frac{1}{10}$ th of the floor area of such a room.

14. Every building shall have a plinth not less than $1\frac{1}{2}$ ' above the level of the centre of the nearest road.

15. One roomed tenements or chawl like structures will not be permitted.

16. No additions to or alteration in a building shall be carried out without the previous permission of the Collector.

17. Overhanging galleries or balconies open on three sides and having no vertical supports shall be allowed provided the maximum projection of the overhanging surface does not exceed 4' and also provided that the length of such a gallery or balcony does not exceed $\frac{2}{3}$ yards the length of that side of the building to which it is attached.

18. Privies shall be constructed in that part of the plot which is most remote from the road. No privy shall be constructed within 30' of any wall.

19. Compound wall abutting the roads shall not be more than 4' in height above the level of the centre of such road except that any ornamental railing on the top of the compound wall may be allowed so that the total height shall not exceed 6'.

20. All the gates of compound walls should be open inwards and be provided with a stop which will prevent the gates from opening outwards on footpath or road.

21. All buildings shall be pucca construction and no easily combustible materials shall be used in their construction.

22. In unenclosed porch for parking vehicles open on three sides except for a parapet wall on one side and attached to the main building should be permitted in one of the open spaces of the plot excepting rear open space.

23. The porch should be parallel to the main building and it should not be more than one story in height 12' in length and 10' in width.

24. A minimum space of 5' shall be maintained between the plot and the porch boundary on that side.

25. Area covered by the porch should not be counted while computing the built over area of the plot.

26. Building lines and control lines as prescribed by Govt. for the prevention of Ribbon Development shall be observed.

27. that the measurement fees shall be borne by the occupant.

28. that the land shall not be used for any purpose other than residence without previous permission of the Collector.

29. that the Municipal building Byelaws shall be observed.

30. that the occupant shall inform the C. T. S. O. Dhulia in writing the date on which N. A. use commences within a period of one month from such commencement.

31. that the N. A. use must commence within a period of six months from the date of the original N. A. permission order.

32. that in case of failure to build within the prescribed period of three years, N. A. permission shall be liable to be cancelled in addition to the penalty mentioned in the condition below.

33. that the sanad shall be executed in form 'M' within a period of two months after actual commencement of N. A. use.

34. (a) If the grantee contravenes any of the foregoing conditions, the Collector may without prejudice to any other penalty to which the grantee may be liable under the provisions of the Bombay L. R. code, continue the said plot in occupation of the grantee on payment of such fine or assessment as he may direct.

(b) Notwithstanding anything contained in clause (a) above, it 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 prescribed in that behalf by the Collector, on such removal or alteration not being carried out within a time prescribed in that behalf by the Collector, he may cause the same to be carried out and may recover the cost of carrying out the same from the grantee as an arrears of L. R.

Sd/- M. A. Deshmukh,

Collector of W. Khandesh.

To,

The Chairman, Jai-hind Co-operative Housing Society, Dhulia.

Copy with the case papers forwarded to the C. T. S. O. Dhulia for further necessary action.

Sd/-

(Mah. P. Dhulia)

for Collector West Khandesh