

READ: 1) Application dated 14.10.1964 of Shri. Motiram Mahadu & Lakhan Mahadu Wani of Old Dhulia.

"X-X-X-X-X-X"

Collector's Office, Dhulia
No.OTS.WS.2922 NABR 48/65.

Dhulia 24.11.1965

ORDER

In cancellation of this office order No.589 NABR 4/65 dated 17.4.1965 for the non-commencement of H.A. use fresh permission is hereby granted to Shri. Motiram Mahadu & Lakhan Mahadu Wani of Dhulia to convert to H.A. use of B.No. 15, 17 of Debar measuring A. 5 G. 13, A. 13 G. 1, respectively as shown in the map dated 2.8.64 for residential purpose.

1. That H.N.A.A. at the rate of Rs. 1-1-0 per 100 square yards shall be revised from the day on which H.A. use begins. It will be liable to be revised after 31st July, 1967 and thereafter. It is to used for residential purpose and as such the grantee shall pay 5/8 of the total H.A.
2. That the H.A. permission shall be cancelled for non-commencement of H.A. use within 6 months.
3. That the occupant shall inform the Mamlatdar Dhulia in writing through the village officer the date on which the H.A. use commenced within a period of six months from such commencement.
4. That the occupant shall execute a sanad in form 'H' within two months from the date of actual commencement of H.A. use.
5. That the land shall be used only for permitted purpose.
6. That the plinth of the building in the plot shall not be less than 2 feet above the general ground level.
7. That the building shall be of a pucca construction and no easily combustible material such as grass etc. except plaster shall be used in its construction.
8. That not more than one storey shall be built over the ground floor.
9. That no cattle shall be kept in the building.
10. That the building shall face the Main road and shall be set back at a distance of 15' from the road from the rear side of the plot and also 10' from the side boundaries.
11. That the plot shall not be sub-divided without the Collector's previous permission.
12. No building shall be erected within 10' of the perimeter of the plot.
13. The distance between the main building and the rear boundary of the plot shall not be less than 20'.
14. The plot should be laid out not less than 5000 Sq. feet.
15. That the occupant shall maintain reasonable standard of sanitation within the plot to the satisfaction of the Collector, Dhulia.
16. The construction should be made strictly in accordance with the building regulations prescribed by the Government under L.R. Code.

17. That he should also observe the Rules of Ribbon Development.
18. That no side of residential room shall measure less than 10' in dimension and one side of every such room shall be abut on the surrounding open land throughout its length.
19. That the occupant shall construct the building according to the site and building plan first approved by the Collector, Dhulia. No addition or alteration shall be made without the previous permission of the Collector, Dhulia.
20. That no more than 1/2 area of the each plot shall be built upon.
21. That no construction work shall be carried out without the permission of the local authority.
22. No construction work should be started unless the building and site plan of each plot is approved by the Collector, Dhulia.
23. That the occupant shall bear the measurement charges.
24. Every room shall have window and arial projection.
25. The residential building should be constructed 100' away from the burial ground.

If the occupant contravenes any of the foregoing conditions

a) The Collector may without prejudice to any other penalty to which the occupant may be liable under the Land Revenue Code to continue the said land in his occupation on payment of such fine and H.A.A. or rent as he may direct.

b) Notwithstanding anything contained (a) above, it shall be lawful for the Collector to direct the removal or alterations of any building erected or used contrary to the conditions of this order within the time prescribed in that behalf by the collector and as such removal or alterations not being carried out within the prescribed period, he may cause the same to be carried out at and may recover the cost of carrying out the same from the occupant as an arrears of Land Revenue.

Sd/- M.R. Satrajan,
Collector, Dhulia.

Copy to :-

1. Sri. Motiram Mahadu Wani, Laxman Mahadu Wani of old Dhulia.
2. The Magistrate, Dhulia with the case papers for information and further necessary action.
3. The District Inspector of Land Records, Dhulia for information and survey corrections with sketch.

For Collector, Dhulia

Signature