

Read :- 1) Application dated 3-7-1975 from Shri. Hajaram Kishinaji Prabhudesai of Jalgaon, Tal. Jalgaon.

2) Correspondence ending with No. LNA/731 dated 11.10.1975 from the Tahsildar, Jalgaon.

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No. RB/LNA/St. 58/75.
Office of the Collector,
Jalgaon, dt. 24-8-1976.

2 R P B A

The land comprised in G.No. 53 of Pimpri Taluka Jalgaon District Jalgaon measuring 11.4.66 h belongs to Shri. Hajaram Kishinaji Prabhudesai of Jalgaon Taluka Jalgaon. Shri. Hajaram Kishinaji Prabhudesai of Jalgaon has applied that non-agricultural permission may be granted to him to use an area measuring 11.4.66 h. out of the said land for the non-agricultural purpose of Residential Building plots.

2. The enquiries made into this application revealed that :-

(1) The applicant himself is the occupant of the land and that there are no co-occupants/co-superior holders or other persons have any interest or title therein.

(2) The land is not under acquisition and is not likely to be acquired in the near future for any Govt. or public purpose.

(3) The land is not reserved for any specific purpose in the Regional/Development Plan or in the Town Planning Scheme and the concerned authorities have no objection to the land being used for the purpose of residential.

(4) The applicant has produced the layout plan/building plan duly approved by the Town Planning and Valuation Department.

(5) The layout plan and building plan produced by the applicant are in conformity with the provisions of Schedule II and III appended to the Maharashtra Land Revenue (Conversion of use of land and U.A.A.) Rules, 1969.

(6) The applicant has observed the building regulation and provision of Ribbon Development Rules as prescribed.

(7) The applicant has agreed to abide by the conditions to which the U.A. permission would be granted to him.

3. In consideration of the above points there is no objection to the non-agricultural permission applied for in this case being granted to the applicant.

3. In exercise of the powers vested in him under Section 44 of the Maharashtra Land Revenue Code, 1966, the Collector Jalgaon is pleased to grant Sri. Mohan Krishna Prabhudasa of Jalgaon non-agricultural permission to use an area measuring H. 4-60 A. out of G. No. 53 of Pinprale Taluka Jalgaon for the non-agricultural purpose of residential subject to the following conditions:-

- 1) The grant of permission shall be subject to the provisions of the Code and rules made thereunder.
- 2) That the grantee shall use the land together with the building and or structures 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 of Jalgaon. For this purpose the use of a building shall decide the use of the land;
- 3) That the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-division previously approved from the authority granting this permission.
- 4) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order. By (a) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal authority and (b) by measuring and demarcating the plots by the Survey Department, and until the land is so developed no plot therein shall be disposed of by him in any manner;
- 5) That if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the condition mentioned in this order and signed and to make a specific mention about this in the deeds to be executed by him;
- 6) That the grantee shall be bound to obtain the requisite building permission from the Collector, Jalgaon before starting construction of the proposed building or structure if any;
- 7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority, and in other cases, he shall prepare the building plans strictly according to the provisions contained in Schedule I appended to the Maharashtra Land Revenue (Conversion of use of land and H. A. A. Rules, 1969 and get them approved by the Collector of Jalgaon and construct the building according to the sanctioned plan.
- 8) The applicant shall demarcate the plots on the site and shall submit such demarcated layout for final approval.

9) The applicant shall construct roads and gutters on the site before which no plot shall be disposed off and before which no building permission shall be granted.

10) That the grantee shall commence the H.A. use of the land within the period of one year from the date of this order, unless the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

11) That the grantee shall communicate the date of commencement of that H.A. use of the land and/or change in the use to the Tahsildar Jalgaon, through the Talathi, within one month, failing which he shall be liable to be dealt with under Rule 6 of the H.L.A. (Conversion of use of land and H.A.A.) Rules, 1960.

12) That the grantee shall pay the H.A. Asstt. in respect of the land at the rate of Rs. 0.0.2 p/a per An. year from the date of commencement of the H.A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land, the H.A.A. shall be liable to be levied at a different rate irrespective of the fact that the current period of the H.A.A. already levied is yet to be expired.

13) That the H.A. Asstt. shall be guaranteed for the period ending 31.7.79 after which it shall be liable to revision at the revised rate, if any.

14) That the grantee shall pay the encumbrance fees within one month from the date of commencement of the H.A. use of the land.

15) That the area and H.A.A. mentioned in this order and the award shall be liable to be altered in accordance with the actual area found or measured in the land by the Survey Department.

16) That the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the H.A. use of the land. This period may be extended by the Collector Jalgaon in his discretion on payment by the grantee such fine/premium may be imposed as per Govt. orders.

17) That, the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector, Jalgaon.

18) That the grantee shall be bound to execute a deed in form as provided in Schedule IV appended to the H.L.A. (Conversion of use of Land and H.A.A.) Rules, 1960, embodying all the conditions of this order, within a period of one month from the date of commencement of the H.A. use of the land.

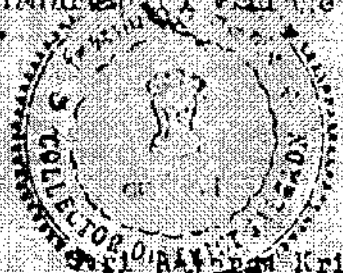
19)(a) If the grantee contravene any of the conditions mentioned in this order and those in the award, the Collector Jalgaon may, without prejudice to any other penalty to which he may be liable under the provisions of the Code continue the said land/tax plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(a) Notwithstanding anything contained in clause (a) above it shall be lawful for the Collector of Jalgaon to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as it specified in that behalf by the Collector of Jalgaon and on such removal or alteration not being carried out and recovers the cost of carrying out the same from the grantee as an arrear of land revenue.

4. The grant of this permission is subject to the provisions of any other laws for that time being in force and that may be applicable to the relevant other laws of the case e.g. the Bombay Tenancy and Agriculture Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc..

S. S. Jarwal,
Collector of Jalgaon.

To



Shri. Rajendra Krishan Prabhudas I of Jalgaon,
Taluka Jalgaon (with the approved plan).

Copy to the Tahsildar, Jalgaon with the case papers (in one file) for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N.A. use of the land in time.

Copy fwd. to the D.I.L. Jalgaon for information.

Copy fwd. w. cs. to the Asstt. Director of C.P. Jalgaon.

Copy fwd. w. cs. to the President Municipal Council, Jalgaon.

E. J. Shewale
for Collector, Jalgaon.