

- Read: 1) Application dated 17-7-79, 22-11-79 from Shri Champaklal Nanabhai Patil etc. of Jalgaon Taluka Jalgaon Distt. Jalgaon.
- 2) Correspondence ending with No. DV/JLG 445 dt. 26-2-80 from the A.D.T.P. Jalgaon.

No. BE/LNA/SF/102

Office of the Collector,

Jalgaon. Date : 18/4/80, 18/04/2022

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ORDER

The land comprised in G.No. 78 of Nimkhedi Kh. Taluka Jalgaon District Jalgaon measuring H.S.-29, R belongs to Shri Champaklal Nanabhai Suratwala etc. 2 of Jalgaon Shri C.N. Suratwala etc. 2 has applied that non agril. permission may be granted to him to use an area measuring H.S.-29, R of the said land for the non agril. purpose of residence.

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 T.P. Scheme and the concerned authorities have no objection to the land being used for the purpose of residence.

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

5) The applicant has credited an amount of Rs. 271-40 Two hundred seventy one and paise forty only on 5-4-80 to S.B.I., Jalgaon on conversion tax.

6) The layout plan and building plans produced by the applicant are in conformity with the provins of Schedule II and III appended to the M.L.B. (Conversion of use of land & NAA) Rules 1969.

7) The applicant has observed the building regulation and prevention of Ribbon Development Rules as prescribed.

8) The applicant has agreed to abide by the conditions to which the N.A. Permission would be granted to him.

In consideration of the above points there seems 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 u/s 44 of the M.L.B. Code 1966, the Collector Jalgaon is pleased to grant Shri Champaklal Nanabhai Suratwala etc. 2 non agricultural permission to use an area measuring out of G.No. 78 of Nimkhedi Kh. Tal. Jalgaon for the non agril. purpose of residence 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 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 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 of sub-plots if any approved in this order, without getting the sub division previously approved from the authority granting this permission.

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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 Deptt. 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 the that plot subject to the condition mentioned in this order and sanad to make a specific mention about this in the deed to be executed by him.

6) That the grantee shall be bound to obtain the requisite building permission from the Collector before starting construction of the proposed building structures 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 Sch. XI appended to the M.L.B. (Conversion of use of land and NAA) Rules 1969 and get them approved by the Collector of Jalgaon and construct the building according to the sanctioned plan.

8) That the grantee shall commence the N.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 is extended from time to time, failing which the permission shall be deemed to have been cancelled.

9) That the grantee shall communicate the date of commencement of the N.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 deal with under rule 6 of the M.L.B. (Conversion of use of land and NAA) Rules 1969.

10) That the grantee shall pay the N.A.A. in respect of the land at the rate of paise 2.75 per square metre from the date of commencement of the N.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 N.A.A. shall be liable to be believed at the different rate irrespective of the fact that the guarantee period of the N.A.A. already levied is yet to expire.

11) That the N.A. Asstt. shall be guaranteed for the period ending 31-7-95 after which it shall be liable to revision at the revised rate if any.

12) That the grantee shall pay the measurement fees within a month from the date of commencement of the N.A. use of the land.

13) That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

14) 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 N.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 Govt. orders.

15) 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.

16) That grantee shall be bound to execute a sanad in form as provided in Schedule IV appended to the M.L.R. (Conversion of use of land and N.A.) Rules 1969, embodying therein all the conditions of order within a period of one month from the date of commencement of the N.A. use of the land.

17(a) If the grantee contravene any of the conditions mentioned in this order and those in the sanad, 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/plot 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 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 within the specific time, he may cause the same to be carried out and recover 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 the time being in force and that may be applicable to the relevant other facts of the case e.g. the B.T. & A.L. Act, 1948, the M.V.P. Act, the Mur. Act etc...

N. Ramarao
Collector, Jalgaon

To :

1. Shri Champaklal Nanabhai etc. 2 of Jalgaon (with the approved plan).
2. Copy to the Tahsildar Jalgaon with the case papers (in files) 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.

3. Copy Fwd. to the D.I.L.D. Jalgaon for information.
4. Copy fwd. w.cs. to the A.D.T.P. Jalgaon,
5. Copy fwd. w.cs. to the president, Mun. Council, Jalgaon

sd/-

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COLLECTOR DISTRICT JALGAON

for Collector, Jalgaon

/true copy/

Special Auditor
General State Services
Class-I (Duty) Jalgaon

