

Read:-1) Application dt. 31-7-75 from Shri Raghunath Mohanlal
Rathi and others of Jalgaon Taluka Jalgaon.
2) Correspondence ending with No.
from the Tahsildar/A.D.T.P.

No.RB/LNA/SR/55/74
Office of the Collector,
Jalgaon. Date:24-6-76.

ORDER

The land comprised in G.No.47/2 to 9 of Pimprale Taluka Jalgaon district Jalgaon measuring H.1-89 R belongs to Shri Raghunath mohanlal Rathi and others of Jalgaon Taluka Jalgaon. Shri Raghunath Mohanlal Rathi and others of Jalgaon has applied that non-agricultural permission may be granted to him to use an area measuring H.1-89 R out of the siad land for the non agricultural purpose of Residential building plots.

2. The enquirites made into his this application revealed that:-

i) 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.

ii) The land is not under acquistion and is not likely to be acquired in the near future for any Government or public purpose.

iii) 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 prupose or residential.

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

v) The layout plan and building plans produceed by the applicant are in the confirmity with the provisions of Schedule II and III appended to the Maharashtra Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969.

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

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

In consideration of the above points there seem no-objection to the Non Argicultural Permission applied for in this case being granted to the applicant.

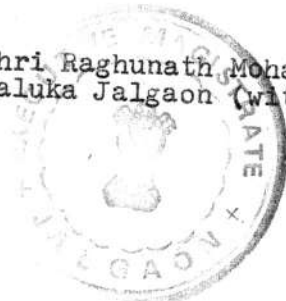
3. In exercise of the powers vested in him under Section 44 of the Maharashtra Land Revenue Code, 1966, the Collector Jalgaon is Pleased to grnat Shri Raghunath Mohanlal Rathi and others of - Jalgaon non agricultural permission to use and area measuring H.-1-89.R out of G.No. 47/2 to 47/9 of Pimprale Taluka Jalgaon for the non agricultural purpose of Residential building, subject to the following conditions :

1. The grant as permission shall be subject to the provisions of the Code and rules made the reunder.
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 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 previsiously approved from the authority granting this permission.
4. That the grantee shall develop the land strictly in accordnace with the sanctioned layout plan within a period of one year from the date of this order. By(a) constructing roads, drain etc., to the satisfaction of the Collector and the concerned Muncipal authrotity and (b) By measuring and demarcating the plots by the Survery Deptt., and until the land is so developed no plot therein shall be disposed of by him in any matter.
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 toerwise ~~dispose of that plot subject to the condtions mentioned in this order and sanad and to make a specific mentioned about this in the deeds to executed by him.~~
6. That the grantee shall be bound to obtain the requisite-building permission from the Collector Jalgaon before starting consturction of the proposed building or 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, be shall prepare the building plans strictly according to the provisions contained in Sch.II appended to the Maharashtra Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969 and get them approved by the Collector of Jalgaon.
8. The applicant shall demarcate the plots on the site and shall submit such demaracted layout for final approval.
9. The applicant shall constructed Roads and gutter on the site before which no plot shall be disposed fo and which no building permission shall be granted.
10. 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 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 N.A? use of the alnd and/or change in the use to the Tahsildar Jalgaon through the Talathi, within one month, failing which he shall to be liable to be dealt with under Rule 6 of the M.L.R. (Conversion of use of land and N.A.A.) Rules, 1969.

12. That the grantee shall pay the N.A. Asstt. in respect of the land at the rate of Rs. 0-2-0 pie per sq. yard 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 levied at the different rate irrespective of the fact that the grantee guarantee period of the N.A.A. already levied is yet to be expire.
13. That the N.A.A. Asstt. shall be guaranteed for the period ending 31-7-76 after which it shall be liable to revision at the revised rate if any.
14. That the grantee shall pay the measurement fee within a month from the date of commencement of the N.A. use of the land.
15. That the area and J.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found or measuring 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 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 per Government 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 sanad in form as provided in Schedule IV appended to the M.L.R. (Conversion of use of land and N.A.A.) Rule, 1969 embodying therein all the conditions of this order, within a period of one month from the date of commencement of the N.A. use of the land.
19. (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 contrarily to the provisions of the grant within such time as it specified in that behalf by the Collector of Jalgaon and on such removal of 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. 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 Bombay Tenancy and Agricultural Lands Act, 1958 the M.V.P. Act, The Municipal Act, etc.

S.S. Jamwal
Collector of Jalgaon.

To,
Shri Raghunath Mohanlal Rathi and others of Jalgaon
Taluka Jalgaon (with the approved plan).



Attest.
[Signature]
Executive Magistrate
Jalgaon

P.T.O.

1) Copy to the Tahsildar Jalgaon with the case papers (in two 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.

2) Copy fwd. to the District Inspector of Land Record, Jalgaon for information.

3) Copy fwd. w.c.s. to the Asst. Director of Town Planning, Jalgaon.

4) Copy fwd. w.c.s. to the President Municipal Council, Jalgaon.

For Collector, Jalgaon.