

In the Court of Sub Divisional Officer, Malkapur

R.C.No.M-F-24/Malkapur/14/78-79

O R D E R

(Passed on this 25th day of April, 1979)

This is an application of the applicant Smt J.V.Patil and others for grant of permission for conversion of land measuring 2.61 hectares from S.No.18 at Malkapur, Rent Rs. 25-50 of Malkapur for residential purpose. The land is owned and possessed by the applicants as will be seen from the copy of record of right i.e. copy of VII-XII utara.

2/ The Town Planner Buldana and Municipal Council Malkapur were requested to send their opinion. The Town Planner Buldana vide his letter No. Malkapur/685 dated 23-2-79 has recommended the application subject to following conditions;

1) any construction in the plots shall be as per the building and zoning regulations of Town Planning Scheme Malkapur No. 1(Final)

2) The applicant shall pay the amount of Rs. payable towards the contribution of the Town Planning Scheme No.1(Final) to the Municipal Council Malkapur if not already paid before carrying out actual non-agricultural use and construction in the plots.

3/ The Municipal Council Malkapur has failed to submit its opinion inspite of reminders and hence it is presumed that it has no objection to the grant of permission as applied for by the applicant.

4/ The Revenue Inspector Malkapur was directed to submit his report who has reported that there is no objection to grant of permission for conversion of land.

5/ The land is situated in the Municipal Namul and hence the N.M.S. Malkapur was directed to report the rates of non agricultural assessment as per approved standard rates of N.A. assessment. The N.M.S. Malkapur is



standard rates is 0-09 paise per Sq.Meter and for the area under plots i.e. for 15643 Sq.Meter, the N.A. assessment works out to Rs. 1407.87 per year. The area under roads, drains, open space is exempted from payment of N.A. Assessment u/s 117 M.L.R. Code and hence is excluded from the total area of layout.

6/ The District Inspector of Land Records Bulda was requested to undertake the measurement of the land. The D.I.L.R. Bulda has accordingly measured the land through the Cadestral Surveyor who reported that the area to be converted is 2-61 hectares which tallies with the application and layout and thus there is no discrepancy in the area of land.

7/ The Revenue Inspector Malkapur has reported there is a road to enter in the land in question and the land is not being used as burial ground and there is no objection to grant the permission.

8/ From the above facts there is no objection to grant the permission for conversion of land and, therefore, I under section 44 of Maharashtra Land Revenue Code, I grant permission for conversion of land measuring 2-61 hectares from S.No. 158/3 of Malkapur for ~~agricultural~~ purpose and approve the layout subject to the conditions mentioned above and the following conditions and other conditions mentioned in rule 4.

- 1) The grant of permission shall be subject to the provisions of the Code and rules made thereunder.
- 2) The land shall not be used for a purpose other than that for which permission is granted.
- 3) The applicant shall commence the N.A. use application within one year from the date of this order failing which, unless the said period is extended by the Sub Divisional Officer, from the date the permission shall be deemed to have cancelled.
- 4) The applicant shall be liable to pay such altered assessment as may be determined with reference to the altered use u/s 110 or as the case may be, section 114.



- 5) The area under High Tension electric line, if any should be kept open and no construction within 15 feet by both side should be un-
- 6) The building permission should be obtained from the Municipal Council prior to construction of building and the Municipal Council bye-laws should be observed.
- 7) The plots should not be further sub-divided
- 8) The applicant shall pay annual H.A. assessment of Rs. 140/-87 per year.

9/- Any breach of conditions is committed applicant is liable to be dealt with accordingly.



(V.N. Gondhalekar)
Sub Divisional Officer,
Malkapur.

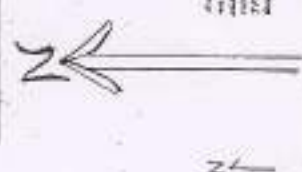
Copy forwarded to the Tahsildar, Malkapur for information and necessary action.

Copy alongwith copy of approved layout is forwarded to Shri J.V. Patil, Malkapur for information and necessary action.

(V.N. Gondhalekar)
Sub Divisional Officer,
Malkapur.

AREA STATEMENT

Sl. No.	Area in Sq. Yds.	Area in Sq. Ft.
1	5270.0	548.5
2	5270.0	548.5
3	5270.0	548.5
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96	5270.0	548.5
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98	5270.0	548.5
99	5270.0	548.5
100	5270.0	548.5



APPROVED FOR THE T.R. PLOT NO. 35
MAKAPUR TO BE CONVERTED INTO NON-AGRI-
CULTURAL PURPOSES OUT OF 5
CHAKS OF V. A. PATIL
HAKKAPUR DIST. BULDANA R.

APPROVED T.R. SCHEME NO. 1 OF T.R. PLOT NO. 35	MAKAPUR TO BE CONVERTED INTO NON-AGRI- CULTURAL PURPOSES OUT OF 5 CHAKS OF V. A. PATIL HAKKAPUR DIST. BULDANA R.	APPROVED FOR THE T.R. PLOT NO. 35 MAKAPUR TO BE CONVERTED INTO NON-AGRI- CULTURAL PURPOSES OUT OF 5 CHAKS OF V. A. PATIL HAKKAPUR DIST. BULDANA R.
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APPROVED FOR THE T.R. PLOT NO. 35 MAKAPUR TO BE CONVERTED INTO NON-AGRI- CULTURAL PURPOSES OUT OF 5 CHAKS OF V. A. PATIL HAKKAPUR DIST. BULDANA R.	APPROVED FOR THE T.R. PLOT NO. 35 MAKAPUR TO BE CONVERTED INTO NON-AGRI- CULTURAL PURPOSES OUT OF 5 CHAKS OF V. A. PATIL HAKKAPUR DIST. BULDANA R.
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