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Commission for Conversion of Agril. lands
of the Mah.L.R.Code, 1936.

Rev. Case No. 100-101-102
of BULDANA.

Whereas an application has been made to the Sub-Divisional Officer
Buldana under section 46 of the Maharashtra Land Revenue Code 1936, by
Shri DATTATRAYA RAMKISHOR DALAL inhabitant of BULDANA
being the Occupant of Survey No. 2 in the village of Buldana
in Chikhli Tahsil for permission to use for Non-Agril. use i.e. for
laying out of plots for Residential use purposes,
the plot of land described in Appendix I hereto, and indicated by the
letters A.B.C.D. on the site plan annexed hereto, forming part
of the Survey No. 2 and measuring 14 acres 3 guntas.
to the name of the said occupant or his.

And whereas the BULDANA Municipal Council of BULDANA
has permitted the construction of the building.

Now, this is to certify that permission to use for Non-Agril. use
i.e. for laying out of plots for Residential purposes the said
plot is hereby granted subject to the provisions of the said Code and on
the following conditions, namely:-

(1) Levelling and clearing of the land:- The applicant shall be bound
to level and clear the land sufficiently to render suitable for the
particular non-agricultural purpose for which permission is granted
to prevent insanitary conditions.

(2) Assessment :- The applicant in lieu of the assessment heretofore
leviable in respect of the said plot shall pay to the State Government a
the 1st day of August in each year an annual assessment of Rs. 3411-00
(Three thousand four hundred & eleven) as per Schedule Plot-wise assess-
during the fifteen years commencing on the 1st day of August 1972 and
and on expiry of the said period of fifteen years, such revised assessment
as may from time to time be fixed by the Collector under the said Code.

(3) Use :- The applicant shall not use the said land and building
erected or to be erected thereon for any purpose other than
laying out of plots for Residential use.

(4) The applicant shall duly comply with the conditions contained in
Appendix II hereto.

(5) Building time limit :- The applicant within one year from the
date hereof commences on the said plot S.No.2 of a substantial
and permanent construction; failing which unless the period is extended by
the Collector from time to time, the permission granted shall be deemed
to have been lapsed.

(6) Liability for rates :- The applicant shall pay all taxes and
cesses leviable on the said land.

(7) Penalty clause :- (a) If the applicant contravenes any of the
foregoing conditions, the Collector may, without prejudice to any other
penalty to which the applicant may be liable under the provisions of the
said Code continue the said plot in the occupation of the applicant
on payment of such fine, and assessment as he may direct.





Notwithstanding anything contained in sub-clause (a) for the Collector to direct the removal or silver or structures erected or used contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal or alteration not being carried out, and within the specified period, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as arrears of Land Revenue.

Code provisions applicable :- Save as herein provided, the shall be subject to the provisions of the said Code and the as thereunder:-

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(Map)
APPENDIX X

Length and Breadth		Total	Boundaries		Remarks
North to South	East to West	Superficial Area.	North South	East West.	
405 Feet.		24 acres and 2 gunthas.	Karnade Nagar	Karnade Nagar & Extending	
			South	80 ft. Master Road.	
			Plan.	West Side	
				Layout.	
457 Feet.		Twenty nine acres and two gunthas.			

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APPENDIX XI

- The applicant shall build on the plot in accordance with the plan approved by a Planning Authority under the Maharashtra Regional and Town Planning Act, 1968.
- The applicant shall observe the standards of building and control lines and leave the area marked on the map annexed as open space.
- The applicant shall be subject to the following special conditions:-
 - That all the plots, and except those reserved for public purposes shall be used for residential purposes only.
 - That the area in plot No. 14, 71, 72, 132 reserved for playground, open park and Primary School respectively shall be used for the said public purpose only and shall be transferred to the Revenue Department and vested in the local authority for public purposes.
 - That the area in plot No. 133, 134 and 131 reserved for Vegetable Market, shopping centre and open space respectively as per the Master Plan of Building shall require be acquired by the local authority.
 - That the Building Regulations as laid down in Schedule III Part II of the Maharashtra Land Revenue Code, Rules 1969 shall be imposed in respect of all plots in the layout.





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b) In all other respects, Municipal Council's Building Rules shall be followed.

1) The applicant shall also fulfill the conditions mentioned in the Municipal Council's letter No. 5/28 dated 28-8-71 addressed to him.

In witness whereof the Sub-Divisional Officer, Buldana has hereunto set his hand and the seal of his office on behalf of the Governor of Maharashtra, and the applicant has also hereunto set his hands this day the 3rd September 1971,

S. Lal

(Signature of the Applicant)

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(BULDANA)

Sub-Divisional Officer, Buldana.

We declare that A.B. who has signed this application is to our personal knowledge the person he represents and that he has affixed his signature hereto in our presence.

Signed: _____

S. L. Ambekar

प्रमाणित
Buldhana

मुख्य अधिकारी
नगरपालिका बल्डाना



प्रमाणित प्रतीकी की प्रमाणित प्रमाणित

Buldhana

मुख्य अधिकारी नगरपालिका बल्डाना

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महाराष्ट्र जीवन प्राधिकरण, भुसाव
परीवर्तनासाठी नाहरकत प्रमाण
निवासी प्रयोजनासाठी अकृषिक

प्रकरणात नगर प
महाराष्ट्र जीवन प्राधिकरण, भुसाव
परीवर्तनासाठी नाहरकत प्रमाण
निवासी प्रयोजनासाठी अकृषिक

प्रकरणात तहसिल
चौकशी करून १२ मुद्यावरील चौ
प्रकरणातील अ
असून, शासन निर्णय, महसूल न
२६/०९/२००० अन्वये सदर जमि
पैसे इतका आहे.

- १) या आदेशातील अटीची
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अभिन्यासाची प्रत खरेदी
आहे, याचीही जाणीव न
अभिन्यासातील खुली
प्रयोजनासाठीच करण्यात
अभिन्यासातील भूखंडांचे
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नियमानुसार अनुज्ञेय
नाममात्र रु. १/- या दराने
आदेशाच्या दिनांकापासून
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असलेल्या बांधकाम विषयक
अभिन्यासातील खुल्या जा
संरक्षण करणे, तसेच प्रत्येक

