

Case papers ending with the CTSO Dhulia's No.CTS-962 of 25-7-63.

Collector's Office, Dhulia
No.CTS-WS-2510 NASR
Dhulia: 14-8-1963.

Order.

Permission is hereby granted to Smt. Sunitibai w/o Waman Garud, of Dhulia to convert to N.A. use the S.No. 14/1 of Deopur measuring A-18-Gs-28+P.K.O-14 for residential purpose on the following conditions:-

- 1) that (N.A.A. at the rate of Rs.1-1-0 per 100 Sq.yds. shall be levied from the day on which N.A. use begins. It will be liable to be revised after 31st July, 1964 and thereafter. It is to be used for residential purposes and as such the grantee shall pay 5/8 of the total N.A.
- 2) that N.A. permission shall be liable to cancelled for noncommencement of N.A. use within 6 months.
- 3) that the occupant shall inform the City Survey Officer, Dhulia in writing through a village Officer, the date on which the N.A. use commenced within a period of one month from such commencement.
- 4) that the occupant shall execute a Sanad in form 'M' within two months from the date of actual commencement of N.A. use.
- 5) that the land shall be used only for permitted purpose.
- 6) that the plinth of the building in the plot shall not be less than 2 feet above the general ground level.
- 7) that the building shall be of a pucca construction and no easily combustible material such as grass etc. except timber shall be used in its construction.
- 8) that not more than one storey shall be built over the ground floor.
- 9) that no cattle shall be kept in the building.
- 10) that the building shall face the Main Road and shall be set back at a distance of 15' from the road 10' from the rear side of the plot and also 10' from the side boundaries.
- 11) that the plot shall not be sub-divided without the Collector's previous permission.
- 12) No building shall be erected within 10' of the perimeter of the plot.
- 13) the distance between the main building and the rear boundary of the the plot shall not be less than 20'.
- 14) the plots should be laid out not less than 6000 sq.feet.
- 15) that the occupant shall maintain reasonable standard of sanitation within the plot to the satisfaction of the Municipality.
- 16) that no side of residential room shall measure less than 10' in dimension on any one side of every such room shall about on the surrounding open land throughout its length.
- 17) that the occupant shall construct the building according

to the site and building plan first approved by the Collr. No additions or alterations shall be made without the previous permission of the Collector.

-) that not more than 1/2 area of the each plot shall be built upon.
-) that no construction work shall be carried out without the previous permission of the local authority.
-) No construction work should be started unless the building and site plan of each plots is approved by the Collector.
-) that the Occupant shall bear the measurement charges.
-) that the permission is subject to the provisions of B.T. and A.L. Act. 1948.
- 2. Every room shall have a window by and airtial projection.
- 24) If the Occupant contravenes any of the foregoing conditions.
 - a) The Collector may without prejudice to any other penalty to which the Occupant may be liable under the Land Rev.- Code and assessment as he may direct.
 - b) Notwithstanding anything contained (a) above, it shall be lawful for the Collector to direct the removal or alterations of any building erected or used contrarily to the conditions of this order within the time prescribed in that behalf by the Collector and as such removal or alteration not being carried out within the prescribed period he may cause the same to be carried out at and may recover the cost of carrying out the same from the Occupant as an arrears of Land Revenue.

Gd/- G.V. Khirsagar.
Collector, Dhulia.

Cc to:-

- 1. Shrimati Sumatibai w/o Vasam Garud, Dhulia.
- 2. The City Survey Officer, Dhulia with the case papers for information and further necessary action.
- 3. The District Inspector of Land Records, Dhulia for information and Survey corrections with sketch.

Gd/- G.V. Khirsagar.
For Collector, Dhulia.

(True copy)

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