

Recd: Application dated 12-8-1971 and 13-12-1971 from
Shrimati Supadabai W/O Vanka Bhaji of, Dhulia, Tal: Dhuli;
District: Dhulia;
2. Correspondence ending with the Tahsildar, Dhulia's letter
No. G.S.2233/71, dated 7-12-1971.

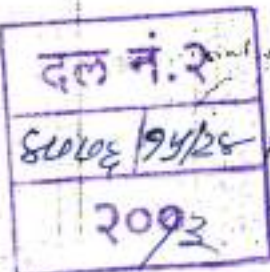
No.1872/D.NAGR.16/1971

Office of the Collector,
Dhulia Dist. 7-2-1972.

ORDER:

Permission is hereby granted to Smt. Supadabai W/O
Vanka Bhaji of Old Dhulia to convert her land bearing S.No. 4/1
of Velwadi, Taluka-Dhulia measuring 4-7 : 0 26 for residential
purpose subject to the following conditions :-

- 1) that the occupant shall be liable to pay such altered
assess. as may be determined with reference to altered use u/s 110
of 114 of the Maharashtra Land Revenue Code, 1966 as the case may be
- 2) that the occupant shall commence the N.A. use applied for,
within one year from the date of this order, failing which unless
the said period is extended by the Collector, Dhulia, the permission
granted shall be deemed to have lapsed ;
- 3) that the occupant shall inform the Tahsildar, Dhulia
through the Talathi the date on which the N.A. use has commenced
within 30 days from the date of commencement, failing which
the occupant shall be liable to pay the fine upto Rs. 500/-
(Five hundred only) ;
- 4) that the land shall be used for residential purpose
only for which the permission is granted ;
- 5) that no more than two storeys shall be built over the
ground floor ;
- 6) that the building shall be allowed to be erected on the
condition that the occupant shall provide suitable access by an
existing road or by a project road ;
- 7) that every building to be built shall face the main road.
In case of chawl it shall not measure more than 30.48 metres in any
direction ;
- 8) that no building shall be erected within 3.05 mtrs. of the
perimeter of a plot and 6.10 mtrs. from the rear boundary of the
plot ;
- 9) When there is more than one building in a plot; the same
open space shall be required round each main building as if
each main building is in a separate plot ;
- 10) that the plinth of the building is not to be less than 1.83 mtrs.
above the ground level ;
- 11) that the side of a room used for residential purpose
shall be less than 3.05 metres long. One side of every such room
shall abut on the surrounding open land through out its length ;
- 12) that privy shall be at the side or rear of the main
building and shall not be less than 3.05 mtrs. from it. They should
not be within 9.14 metres of a well and shall be screened from
public view ;
- 13) that the cattle shall be kept in any residential building.
No stable or cattle shed shall be erected within 3.05 metres of the



- 13) residential building ;
- 14) that the building shall be of pucca construction and no easily combustible material shall be used in its construction ;
- 15) that the open space shall ordinarily be two third of the plot. It may be reduced to one half if the land is of high value or the buildings are likely to be inhabited by poorer classes or in a area such as Bazar and central parts of town which are already densely built ;
- 16) that the occupant shall construct the buildings according to the site and building plan first approved by the Collector, Dhule ;
- 17) that no additions to or alterations in a building shall be carried out without the previous written permission from the Collector, Dhule ;
- 18) that occupant shall construct internal roads and gutters as shown in the approved lay-out of S.No. 41/1 of village Walwadi and the possession thereof should be handed over to the local authority thereafter. This shall be done before the disposing of the plots ;
- 19) that the occupant shall bear the measurement charges ;
- 20) that the occupant shall demarcate the land and send certified lay out to the Asstt. Director of Town Planning, Jalgaon through the Collector, Dhule for approval ;
- 21) that the occupant shall execute a Sanad in form IV as prescribed in Maharashtra Land Revenue (conversion of use of land and N.A.A.) Rules, 1969, within a period of 2 months from the date commencement of N.A. use ;
- 22) that the buildings shall be constructed at 20' distance from the road centre (Dhule, Chanchwar, Salsale, road M.D.R.) as per R.D. Rules ;
- 23) 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 provisions of Maharashtra Land Revenue Code, 1966, continue the said land in his occupation on payment of such fine and assessment as he may direct ;

Notwithstanding any thing contained in the above sub clause(s), it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the conditions of this order within such period as is specified by the Collector and such removal or alteration not shall be carried out and recover the cost of carrying out the same from the occupant as arrears of Land Revenue .

sd/-A.V. Gokak,
Collector of Dhule.

Smt. Supendral W/O Vankar Bhail of Old Dhule, Tal : Dhule
Copy with the case file to be sent to the Tahsildar, Dhule for information and necessary action.

Copy to the Dist. Inspector of Land Records, Dhule /
Asstt. Collector, D.D. Dhule.

Copy fwd. w.c. to the Asstt. Director of Town Planning, Jalgaon for information.

Cc. signed by
the Collector

for Collector, Dhule.

