

Collector's Office, Dhulia
No. CTS/WS/834 HASR 35/65
Dhulia Date 20-9-1965.

ORDER

Permission is hereby granted to the Saraswati Co-operative Housing Society District Dhulia to convert to N.A. use of S. No. 38 of Deopur measuring A 14 G. 1 for residential purpose, on the following conditions :-

- 1 That N. A. A. at the rate of Rs. 0-0-2 pies per square yard shall be levied from the day on which N.A. use begins. It will be liable to be revised after 31st July 1967 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 be cancelled for non-commencement of N.A. use within 6 months.
- 3 That the occupation shall inform the Mamlatdar, 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 constructions.
- 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 plot shall not be less than 20'.
- 14 That the occupant shall maintained reasonable standard of sanitation within the plot to the satisfaction of the Collector, Dhulia.
- 15 That the occupant should construct internal roads as showing shown in the lay-out and other sanitation arrangement at the cost

- 16 That construction should be made strictly in accordance with the building regulations prescribed by the Government under the L.R. Code.
- 17 That he should also observe the Rules and Ribbon development.
- 18 That no side of residential room shall measure less than 10' in dimension on and one side of every such room shall abut ~~xxxx~~ on the surrounding open land throughout its length.
- 19 That the occupant shall construct the building according to the site and building plan first approved by the Collector, Dhulia. No additions or alterations shall be made without the previous permission of the Collector, Dhulia.
- 20 That no construction work shall be carried out without the previous permission of the Local authorities.
- 21 That not more than 1/2 area of the each plot shall be built upon.
- 22 No construction work should be started unless the building and site plan of each plots is approved by the Collector, Dhulia.
- 23 Every room shall have a window and arial projection.
- 24 That no construction should be made within 100' from the centre of Bombay Agra Road which is a National High Way.
- 25 That the occupant should get land demarkated at his own cost as per lay-out approved by the Assistant Director of Town Planning, M.S. Jalgaon.

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 Revenue Code or to continue the said land in his occupation on payment of such fine and N.A.A. or rent as he may direct.
- (b) Notwithstanding anything contained (a) above, it shall be lawful for the Collector to direct the removal or alterations as of any building erected or used contrary to the conditions of this order within the time prescribed in that behalf by the Collector and as such removal or alterations 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.

Sd/- M. R. Natarajan
Collector, Dhulia.

Copy to The Saraswati Co-operative Housing Society, Dhulia along with approved layout.

2 The Mamlatdar Dhulia with the case papers for information and further necessary action.

3 The District Inspector of Land Records, Dhulia for information and Survey Correction with sketch.

Sd/- R.D.C.
for Collector, Dhulia